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

October 29, 2012

# TABLE OF CONTENTS

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## CONTENTS

I.	TRANSMITTAL INFORMATION .....	1
II.	LOCAL GOVERNMENT INFORMATION .....	1
III.	APPLICANT INFORMATION .....	2
IV.	AMENDMENT SITE DESCRIPTION .....	3
V.	EXISTING AND PROPOSED USES .....	4
VI.	ANALYSIS OF PUBLIC FACILITIES AND SERVICES .....	5
VII.	ANALYSIS OF NATURAL AND HISTORIC RESOURCES .....	22
VIII.	AFFORDABLE HOUSING .....	23
IX.	LAND USE COMPATIBILITY .....	23
X.	HURRICANE EVACUATION ANALYSIS .....	24
XI.	REDEVELOPMENT ANALYSIS .....	24
XII.	INTERGOVERNMENTAL COORDINATION .....	24
XIII.	CONSISTENCY WITH GOPs OF THE COUNTY LAND USE PLAN .....	25
XIV.	CONSISTENCY WITH GOPs OF THE CITY LAND USE PLAN .....	25
XV.	POPULATION PROJECTIONS .....	28
XVI.	ADDITIONAL SUPPORT DOCUMENTS .....	28
XVII.	PUBLIC EDUCATION ANALYSIS .....	28
XVIII.	PLAN AMENDMENT COPIES .....	30

**TABLES**

TABLE 1 ADJACENT LAND USES..... 4

TABLE 2 ADJACENT SITE USES..... 4

TABLE 3 SANITARY SEWER DEMAND AND CAPACITY ..... 6

TABLE 4 SANITARY SEWER IMPACT ..... 6

TABLE 5 PROJECTED PLANT CAPACITY AND DEMAND – SANITARY SEWER..... 7

TABLE 6 PROJECTED PLANT CAPACITY AND DEMAND – POTABLE WATER..... 8

TABLE 7 POTABLE WATER IMPACT ..... 9

TABLE 8 POTABLE WATER DEMAND AND CAPACITY..... 9

TABLE 9 SOLID WASTE IMPACT..... 13

TABLE 10 RECREATION AND OPEN SPACE IMPACT ..... 15

TABLE 11 PARK NEEDS ..... 15

TABLE 12 EXISTING ROADWAY CONDITIONS..... 16

TABLE 13 PROJECTED ROADWAY CONDITIONS, SHORT-TERM (2017)..... 16

TABLE 14 PROJECTED ROADWAY CONDITIONS, LONG-TERM (2035) ..... 17

TABLE 15 TRAFFIC IMPACT..... 17

TABLE 16 MASS TRANSIT ROUTES ..... 18

TABLE 17 CHANGE IN MASS TRANSIT DEMAND..... 18

TABLE 18 SCHOOL IMPACT ..... 29

# 3850 Federal

## Land Use Plan Amendment

### APPENDIX

Legal Description	I
Sanitary Sewer & Potable Water Correspondence	II
Drainage Correspondence	III
Solid Waste Correspondence	IV
Mass Transit Correspondence	V
Hurricane Evacuation Routes & Shelters	VI

### EXHIBITS

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

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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 site 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.

**To be determined.**

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

**Mr. James Koeth  
City of Fort Lauderdale  
Urban Design & Development Division  
700 NW 19th Avenue  
Fort Lauderdale, FL 33311  
E: jkoeth@fortlauderdale.gov  
Ph: (954) 828-5276**

- 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 47-27.10, ULDR**

III. APPLICANT INFORMATION

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

**Coral Ridge Golf Course, Inc.  
3801 Bayview Drive  
Fort Lauderdale, FL 33308-5835**

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

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

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

**Coral Ridge Golf Course Inc.  
3801 Bayview Drive  
Fort Lauderdale, FL 33308-5835**

- 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 Park-Open Space on the City Land Use Plan and Commercial Recreation on the Broward County Land Use Plan to Irregular (1.7). The proposed land use would permit 37 dwelling units.**

**The proposed use is a single family community with a single access to US 1. The surrounding area depicted on Exhibit E will be maintained as an open space use. The applicant is also proposing to dedicate to the city a four (4) acre area as a passive park within this area.**

IV. AMENDMENT SITE DESCRIPTION

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

**The subject site contains 21.8 gross acres (see Appendix I) and is located east of US1, north of N.E. 37<sup>th</sup> Drive and south of Commercial Boulevard in the City of Fort Lauderdale. See Exhibit A: Location Map.**

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

**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 Park-Open Space on the City Land Use Plan and Commercial Recreation on the Broward County Land Use Plan. The proposed designation is Irregular (1.7).**

- B. Current land use designations for the adjacent properties.

**Refer to below TABLE 1 and Exhibit B.**

TABLE 1 ADJACENT LAND USES		
	CITY	COUNTY
North	Park-Open Space/Low Res	Commercial-Rec./Low 5 Res
South	Park-Open Space/Low Res	Commercial-Rec./ Low 3 Res
West	Park-Open Space/Med.-High/ Commercial	Commercial-Rec./Med-High 25/ Low 5 Res./ Commercial
East	Park-Open Space	Commercial-Rec.

- 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.

**The subject site is currently vacant land. Refer to below TABLE 2 and Exhibit D: Existing Uses.**

TABLE 2 ADJACENT SITE USES	
North	Vacant/Single-Family
South	Vacant/Single Family
West	Vacant/Single-Family/ Multi-Family
East	Golf Course



- 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 amendment site is proposed to be used for 37 dwelling units (1.7 d.u. x 21.8 acres).**

- 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.

**Based upon the Broward County Planning Council's standard of 10,000 square feet per acre for non-residential uses, the maximum allowable development under the current land use designation is 218,000 square feet of park-open space.**

- 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.**

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.

**The amendment site is not currently or proposed to be served by septic tanks.**

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.

<b>TABLE 3 SANITARY SEWER DEMAND AND CAPACITY G.T. Lohmeyer</b>	
Plant Capacity	55.70 MGD
Licensed Plant Capacity	48.00 MGD
Current + Committed Plant Demand	41.47+1.468 = 42.94 MGD
Planned Plant Capacity	61 MGD
Source: City Comprehensive Plan, Wastewater Treatment Plant Flow Calculations for Facilities in Broward County June 2012	

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 presents the potential sanitary sewer demand under the existing and proposed land use designations for the subject site. Due to the low intensity of the Park-Open Space use, it is calculated as having zero impact on sanitary sewer. For the proposed single-family residential use, the rate to determine the impact is 350 gallons per day (gpd) per unit.

<b>TABLE 4 SANITARY SEWER IMPACT</b>			
	<i>Use</i>	<i>Calculation</i>	<i>Total</i>
Current	218,000 sq. ft. Park-Open Space	X 0 gpd	= 0 gpd
Proposed	37 Single-Family DUs	X 350 gpd/d.u. <sup>(1)</sup>	= 12,950 gpd
			<b>change</b> + 12,950 gpd

(1) Source: City Comp. Plan Infrast. Element Policy 1.2.2

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.

<b>TABLE 5 PROJECTED PLANT CAPACITY &amp; DEMAND – SANITARY SEWER G.T. Lohmeyer</b>		
	<b>2010</b>	<b>2020</b>
Projected Plant Capacity	55.7 MGD	61.0 MGD
Projected Plant Demand	46.7 MGD	50.2 MGD
Planned Plant Expansions	Expansion to 61 MGD.	
Funding Sources	Capital Improvements Program	
Source: City Comprehensive Plan, Infrastructure Element, Table 2		

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:** Albert Carbon  
**Position:** Public Works Director  
**Agency:** City of Fort Lauderdale  
**Ph:** 954-828-5290  
**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 (2023).**

**The City of Fort Lauderdale holds CUP #06-00123-W from the SFWMD which permits to the City to pump 52.55 MGD from the Biscayne Aquifer. The CUP expires in 2028. Demand forecasts indicate a need of**

**57.1 MGD in 2020 and 61.0 MGD in 2025. The City will meet the 2020 deficit of 4.55 MGD through the utilization of the Florida Aquifer as an Alternative Water supply. The Peele Dixie Water Treatment Plant will be utilized to process an additional 6.0 MGD of reverse osmosis (RO) Florida Aquifer waters. The combination of 52.55 of Biscayne Aquifer waters plus 6.0 MGD of Florida Aquifer waters results on a total supply of 58.55 MGD to meet the demand of 57.1 MGD in 2020 and through 2023.**

**The plan for implementation of 6.0 MGD of RO at the Peele-Dixie WTP includes the construction of 10 MGD of Florida Aquifer water supply wells at the Dixie Wellfield to supply raw water to the RO facilities. Construction costs for the RO facility is estimated to be \$31.5 Million with operating costs estimated to be \$1.8 million/year years 2013-2018 and \$3.6 million/year tear 2018 onward. The Peele-Dixie project was approved as part of the City’s Capital Improvements Program FY 2009-2013. Funding will consist of bonds and state revolving loan funds.**

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 South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.

<b>TABLE 6 PROJECTED PLANT CAPACITY &amp; DEMAND – POTABLE WATER Fiveash and Peele-Dixie Water Treatment Plants</b>	
Current Plant Capacity (Fiveash – 70 MGD, Peele – 12 MGD)	82.00 MGD
Current + Committed Plant Demand	51.76 MGD*
SFWMD Permitted Withdrawal	52.55 MGD
Expiration Date of SFWMD Permit	2028
Source: City Comprehensive Plan, *Table 3.7	

3. 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 subject site. The wellfields have a permitted capacity of 107 MGD (Prospect 87 MGD, Dixie 20 MGD) and a physical capacity of 102 MGD (Prospect 87 MGD, Dixie 15 MGD). The permit is set to expire in 2028.**

4. 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 below table presents the potential potable water demand under the existing and proposed land use designations for the subject site. Due to the low intensity of the Park-Open Space use, it is calculated as having zero impact on potable water. For the proposed single-family residential use, the rate to determine the impact is 230 gallons per day (gpd) per capita.

<b>TABLE 7 POTABLE WATER IMPACT</b>			
	<i>Use</i>	<i>Calculation</i>	<i>Total</i>
Current	218,000 sf Park-Open Space	X 0 gpd	= 0 gpd
Proposed	37 DUs x 3 pop = 111 people	X 230 gpd per capita/day <sup>(1)</sup>	= 25,530 gpd
		<b>change</b>	<b>+ 25,530 GPD</b>

(1) Source: City Comp. Plan Infrast. Element Policy 2.3.1

5. 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.

<b>TABLE 8 POTABLE WATER DEMAND AND CAPACITY</b>		
	<b>2015</b>	<b>2020</b>
Projected Plant Capacity	82 MGD	88 MGD
Projected Plant Demand	54.0 MGD	57.1 MGD
Planned Plant Expansions	6.0 RO Treatment at Peele-Dixie WTP	
Planned Wellfield Expansions	10.0 MGD Floridan Aquifer Wells	
Year and Funding Sources	2012, bonds, state revolving loan funds	
City Comprehensive Plan		

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:** Albert Carbon  
**Position:** Public Works Director  
**Agency:** City of Fort Lauderdale  
**Ph:** 954-828-5290  
**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 standard for drainage as adopted by the City of Fort Lauderdale is 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 Map." Retain the first inch of storm water runoff on-site.
- Off Site Discharge:** 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.
- Storm Sewers:** Design frequency minimum to be three-year rainfall intensity of 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 Map" and the "100 Year Flood Elevation Map."

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. Drainage within the City is achieved by a system of canals. Primary drainage canals include the New River with its North Fork and South Fork tributaries and a Tarpon Bend tributary, and the Middle River with its South and North Fork tributaries forming part of the city limit boundary. The primary canals provide drainage to the surrounding land and are controlled by a system of locks which are electronically opened in the event of excessive rains. The City's secondary drainage system includes canals and "finger" canals. In addition, small lakes, rock pits, parks and wellfields accept stormwater runoff. There are also positive gravity flow storm drain systems that collect storm water at a number of locations and feed through outfalls into water bodies.**

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 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 Basin Surface Water Management Plan has not been approved by the South Florida Water Management District for the amendment area.**

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.

**The area meets the adopted level of service. Development within the site will be required to meet the drainage standards of the City of Fort Lauderdale, Broward County Department of Planning and Environmental Protection, and the South Florida Water Management District.**

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 III: Drainage Correspondence and below:**

**Name:** Albert Carbon  
**Position:** Public Works Director  
**Agency:** City of Fort Lauderdale  
**Ph:** 954-828-5290  
**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 collects solid waste from single family and small multi-family housing units within the City. Larger multi-family units and commercial and industrial land uses are required to contract with private hauling firms to collect solid waste.**

**The City of Fort Lauderdale has entered into an inter-local agreement with Broward County for solid waste disposal service. Choice Environmental provides solid waste collection throughout the City. The current capacity at the resource recovery facilities is 1.6 million tons per year. In addition, the Broward Interim Contingency (BIC) Landfill has a capacity of 4,500,000 cubic yards. Each resource recovery facility is expandable by 33%. A third resource recovery facility location is**



reserved at the BIC Landfill. The current demand is 1.095 million tons per year at the resource recovery facilities and 80,000 – 100,000 tons per year at BIC. There are no current plans for expansion. There are no plans through the year 2020 for expansion of existing facilities.

<b>Landfill/plant capacity:</b> <ul style="list-style-type: none"> <li>• 1.6 million tons/year (2 waste to energy facilities @ 2,250 tons/day/facility)</li> <li>• 4,500,000 cubic yards at BIC Landfill</li> <li>• CDSL back up capacity, as needed</li> </ul>
<b>Current Demand:</b> <ul style="list-style-type: none"> <li>• 1.095 million tons per year at Wheelabrator facilities</li> <li>• 80,000-100,000 tons / year at BIC Landfill</li> </ul>
<b>Committed Capacity:</b> <ul style="list-style-type: none"> <li>• 1.095 mil. tons / year at Wheelabrator; none at BIC; none at CDSL</li> </ul>
Source: Broward County Solid Waste

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

The below table presents the potential solid waste demand under the existing and proposed land use designations for the subject site. Due to the low intensity of the Park-Open Space use, it is calculated as having zero impact on solid waste. The City’s level of service for single-family residential use is 7.2 pounds per capita per day. Broward County’s level of service for single-family residential use is 8.9 pounds per unit per day. In an effort to be conservative and calculate the maximum impact for the proposed use, the 7.2 pounds per capita per day rate is used.

TABLE 9 SOLID WASTE IMPACT			
	Use	Calculation	Total
Current	218,000 sf Park-Open Space	X 0 lbs per capita per day	= 0 lbs/c/day
Proposed	37 DUs x 3 pop = 111 people	X 7.2 lbs per capita/day <sup>(1)</sup>	= 800 lbs/c/day
		<b>change</b>	<b>+ 800 Lbs/c/day</b>

(1) Source: City Comp. Plan Infrast. Element Policy 5.2.1

4. 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 IV: Solid Waste Correspondence and below:**

**Name:** Andres Conde  
**Agency:** Broward County Solid Waste Operations Divisions  
**Position:** Solid Waste Compliance Agent  
**Ph:** 954-765-4202 Fax: 954-577-2392  
**Address:** 1 N. University Drive, #400, Plantation, 33324

E. Recreation and Open Space Analysis

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

**The adopted level of service for recreation and open space in the City is 3 acres per one thousand residents.**

2. 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.

**The parks and other spaces that serve the amendment site are provided below:**

Name	Type	Acreage
Bayview Park	Neighborhood	7.01
Beach Community Center	Community	0.75
Beach, Public (South Bch park to Oakland Park)	Special Use	166
Holiday Park	Large Urban Park	92
Mills Pond Park	Large Urban Park	133.04
Fern Forest Nature Center (247 acres)	Broward County Regional	10 <sup>(1)</sup>
Easterlin Park (46 acres)	Broward County Regional	4.6 <sup>(1)</sup>
		<b>Total 413</b>

(1) Can count 10% of total park acreage up to a max of 10 acres if outside of jurisdiction)

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

<b>TABLE 10 RECREATION &amp; OPEN SPACE IMPACT</b>			
	<i>Use</i>	<i>Calculation</i>	<i>Total</i>
Current	218,000 sq. ft. Park-Open Space	X 0 ac pp	= 0 acres
Proposed	37 DUs x 3 pop = 111 people	X .003 ac pp	= .33 acres
<b>change</b>			<b>+ .33 acres</b>

(1) Source: City Comp. Plan Parks and Rec Element Policy 1.1.9

**The Applicant is dedicating a four (4) acre passive park.**

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.

<b>TABLE 11 PARK NEEDS</b>			
<b>Planning Horizon</b>	<b>Population <sup>(1)</sup></b>	<b>Need</b>	<b>Available <sup>(2)</sup></b>
2015 (short)	198,983	x .003 = 597 acres	1027.2
2025 (long)	227,225	x .003 = 682 acres	1027.2

(1) City Comprehensive Plan Parks and Recreation Element, Table 1,  
 (2) Broward County Planning Council Recertified Parks & Facilities 01.27.2011

**Based upon the City’s projected 2025 population and existing park inventory, the city would provide a level of service of 4.52 acres of parkland per 1,000 residents in the long-term, which is well above the 3 ac/1,000 minimum standard. In addition, the Applicant is dedicating a four (4) acre passive park.**

**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.

**Please see below table.**

TABLE 12 EXISTING (2011) ROADWAY CONDITIONS							
ROADWAYS	LANES	AADT			Peak Hour		
		Capacity	Volume <sup>(1)</sup>	LOS	Capacity	Volume <sup>(1)</sup>	LOS
NORTH-SOUTH							
Federal Hwy/US1 North of Oakland Park Blvd	6	50,300	43,500	D	4,880	3,915	D
EAST-WEST							
Oakland Park Blvd East of US1	6	50,300	28,000	C	4,880	2,520	C
East of Andrews Ave	6	50,300	36,000	C	4,880	3,240	C
NE 38 <sup>th</sup> Street East of Dixie Hwy	2	9,880	9,800	D	962	883	D

Source: Roadway Level of Service Analysis '09/'35

(1) FDOT "2011 Florida Transportation Information"

- 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 Metropolitan Planning Organization plans and projections.

Please see below tables.

TABLE 13 PROJECTED ROADWAY CONDITIONS, SHORT-TERM (2017)							
ROADWAYS	LANES	AADT			Peak Hour		
		Capacity	Volume <sup>1</sup>	LOS	Capacity	Volume <sup>2</sup>	LOS
NORTH-SOUTH							
Federal Hwy/US1 North of Oakland Park Blvd	6	50,300	46,300	D	4,880	4,167	D
EAST-WEST							
Oakland Park Blvd East of US1	6	50,300	30,354	C	4,880	2,732	C
East of Andrews Ave	6	50,300	39,620	C	4,880	3,566	C
NE 38 <sup>th</sup> Street East of Dixie Hwy	2	9,880	9,284	D	962	836	D

Source: Roadway Level of Service Analysis '09/'35; FDOT 2011 Florida Transportation Information

<sup>1</sup>Interpolation Tinter Traffic.<sup>2</sup>Factor of .09 to convert daily volumes to peak-hour

TABLE 14 PROJECTED ROADWAY CONDITIONS, LONG –TERM (2035)							
ROADWAYS	LANES	AADT			Peak Hour		
		Capacity	Volume	LOS	Capacity	Volume*	LOS
<b>NORTH-SOUTH</b>							
Federal Hwy/US1 North of Oakland Park Blvd	6	50,300	55,826	F	4,880	5,024	E
<b>EAST-WEST</b>							
Oakland Park Blvd East of US1	6	50,300	38,670	C	4,880	3,480	C
East of Andrews Ave	6	50,300	52,815	E	5,017	4,753	D
NE 38 <sup>th</sup> Street East of Dixie Hwy	2	9,880	7,892	D	962	750	D

Source: Roadway Level of Service Analysis '09/'35  
\*Factor of .09 to convert daily volumes to peak-hour

- 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				
	<i>Use</i>	<i>Calculation</i>	<i>Total Daily</i>	<i>Total Peak</i>
Current	218,000 sf Park-Open Space	2.28 Trips/acre	= 50 trips/day	1 trip/day
Proposed	37 DUs	9.57 trips/acre	= 354 trips/day	37 trips/day
		<b>change</b>	<b>+ 304 trips/day</b>	<b>+ 36 trips/day</b>

Source: ITE TRIP Generation Report, 8<sup>th</sup> Edition

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

**No additional transportation studies are presented 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.

**Broward County Transit Routes 10, 20, 55, and US1 Breeze are located within ¼ mile of the subject site. Routes 10, 20 and US1 Breeze serve the subject site with their routes running along US1. In addition, the City’s Community Bus Route “Galt Ocean Mile” serves the site with its route along US1.**

TABLE 16 MASS TRANSIT ROUTES			
Route	Coverage	Weekday Headways	Weekend Headways
10	US1	30 min. headways	Sat: 30 min. headways Sun: 40 min. headways
20	US1	40 min. headways	Sat: 40 min. headways Sun: 60 min. headways
US1 Breeze	US1	30 min. headways	None

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

TABLE 17 CHANGE IN MASS TRANSIT DEMAND			
	Use	Calculation	Total <sup>1</sup>
Current	218,000 sf Park-Open Space	50 Trips x 1.64%	1 Trips/day
Proposed	37 single-family DUs	354 Trips x 1.64%	6 Trips/day
		<b>change</b>	<b>= + 5 trips/day</b>

Source: Broward County Transportation Element Table 3-42  
<sup>1</sup> P.M. peak hour

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 V: Mass Transit Correspondence and below:**

**Name: John Ramos**  
**Agency: Broward County Transit Division**  
**Position: Senior Planner**  
**Ph: 954-357-8450 Fax: 954-978-1189**  
**Address: 1101 Park Central South #3500, Pompano Beach 33064**

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

**The proposed land use designation will support the utilization of mass transit by developing along and near roadways which are currently served by mass transit services.**

H. Provision of Open Space

As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Objective 5.04.00 and Policies 5.04.01, 5.04.02, 5.04.03, and 5.04.03 (a. through e.)

**OBJECTIVE 5.04.00 PROVISION OF OPEN SPACE**

Establish an extensive system of public and private open space areas including natural reservations, parks, beaches, scenic vistas, golf courses, and waterways compatible with the tropical and resort character of Broward County.

**The City of Fort Lauderdale currently has an inventory of 987.64 acres of parks and open space and open space areas within the City. The applicant proposes to dedicate 4.0 acres of park space to the City of Fort Lauderdale, giving the City 991.64 acres in parks inventory. Section C., Section IV, of the Broward County Land Use Plan, allows up to 50% of the total acreage of private and semi-private golf courses that are restricted for open space to be counted to meet the Community and Regional Parks level of service (LOS) requirement. However, golf course acreage may satisfy no more than 15% of the total Community and Regional Park requirement. The City's buildout population requires 713 acres of parks, therefore, up to 107 acres of golf courses can be used for the City's park and open space requirement. The City currently does not utilize any golf course acres toward their inventory. Although the proposed land use plan amendment decreases golf course use by 21.8 acres, the City's park inventory in this regard will remain unchanged.**

POLICY 5.04.01 Local governments shall pursue programs, including acquisition of open space areas from willing sellers that will ensure the provision of and access to open space areas consistent with their adopted comprehensive plans and the Broward County Land Use Plan.

**The City of Fort Lauderdale has adopted Goals, Objectives and Policies in the Parks and Recreation Element of its comprehensive plan consistent with this BCLUP. Objectives 3.2**

**and 4.1, and Policies 3.2.1 through 3.2.4 and 4.1.3 and 4.1.4, address the provision of parks and open spaces that are accessible to a diverse population.**

POLICY 5.04.02 Residential and non-residential areas, including downtown areas, should be encouraged to provide open space and other passive recreation areas.

**The City of Fort Lauderdale Comprehensive Plan (Parks and Recreation Element) Goal 1, Objective 1.1, Objective 1.2, and Policies 1.2.1 through 1.2.4 address levels of services and require that developments meet the level of service for park land and/or open space to ensure the continued provision of open space by public agencies and private enterprises. Consistent with these objectives, the applicant will provide a Declaration of Restrictive Covenant which proposes to restrict the adjacent vacant areas depicted on Exhibit E to open space use and will also provide for the dedication of an approximately 4.0-acre public passive park to the City of Fort Lauderdale within this area.**

POLICY 5.04.03 Broward County shall strongly encourage the preservation of open space areas. Amendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.

**The subject site is 21.8 acres. The site is vacant and was formerly utilized a golf course. The proposed amendment changes the land use designation to Irregular (1.7) Residential within a Dashed-Line. The applicant proposes the dedication of 4.0 acres of passive park space to the City of Fort Lauderdale plus will provide a Restrictive Covenant to maintain the other vacant area depicted on Exhibit E as open space.**

POLICY 5.04.04 Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:

- a. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.



**To directly address the proposed conversion of the former golf course use, the applicant has offered to dedicate to the City an approximate 4.0-acre parcel for a passive park use located southwest of the amendment site. In addition, it is noted that the applicant has voluntarily offered to provide a covenant restricting the adjacent vacant areas depicted on Exhibit E for open space use.**

- b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development.

**The existing storm water level of service (LOS) will be maintained. There will be no impact to nearby residential areas.**

- c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.

**Natural resources are not expected to be significantly impacted by the proposed amendment. There are no wetlands, lakes, aquifer recharge areas, or other tree canopy on the site. All future development will comply with the City's landscaping and tree removal codes, and with the County's NatureScape or similar program.**

- d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 and Phase 2 environmental assessment.

**The applicant will conduct Phase I and Phase II environmental assessments for the amendment site.**

- e. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.

**The proposed development will be planned with open green areas as well as the proposed 4.0-acre public passive park. Access will only occur through an access point on US1.**

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 Coconut Creek 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 Coconut Creek 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.

**There are no known LAPCs within the amendment site.**

- E. "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.

**There are no endangered or threatened species or species of special concern known to inhabit the subject site.**

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

**There are no plants listed on the Regulated Plant Index known to inhabit the site.**

- G. 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 subject site is not located within a wellfield zone.**

- H. 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. The Applicant will also comply with Objective 5.04.00.**

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

**The amendment site is not ocean-front.**

#### VIII. AFFORDABLE HOUSING

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

**Policy 1.07.07 applies to amendments which propose to add 100 or more dwelling units. This application is for less than 100 dwelling units.**

#### 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 Park-Open Space on the City Land Use Plan. The proposed designation is Irregular (1.7) Residential. The proposed development will comply with the City’s Land Development Code. The proposed land use is compatible with the surrounding residential and open space uses as depicted in the**

below table.

	Land Use (City)	Existing Site Use
<b>North</b>	Park-Open Space/Low Res.	Vacant/Single-Family
<b>South</b>	Park-Open Space/Low Res.	Vacant
<b>West</b>	Park-Open Space/Med-High/Commercial	Vacant/Single-family/Multi-Family
<b>East</b>	Park-Open Space	Golf course

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 located in Hurricane Evacuation Zone B which includes areas east of US1, typically a category three (3) or higher hurricane. Hurricane shelters are provided throughout the County. Rock Island Elementary/Arthur Ashe Middle School is located in the City of Fort Lauderdale and is a designated hurricane shelter. Refer to Appendix VII: Hurricane Evacuation Routes & Shelters.**

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 amendment site is not located within a CRA.**

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.

**Not applicable.**

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

**OBJECTIVE 1.02.00 FLEXIBILITY AND IRREGULAR DENSITIES (DASHED-LINE DESIGNATIONS)**

Establish flexibility within the Broward County Land Use Plan in order to facilitate the arrangement of residential densities, and allow local governments and the private sector to respond to changing conditions.

**OBJECTIVE 1.03.00 CORRELATION OF RESIDENTIAL DENSITIES WITH TRANSPORTATION FACILITIES**

Correlate the impacts of residential development with the regional roadway network of Broward County and all existing and planned transit facilities to ensure the adequacy and safety of all transportation facilities.

**POLICY 8.07.01**

Broward County and its local governments shall determine the consistency of land use plan amendments with their Public School Facilities Elements. The consistency finding shall address whether sufficient capacity is available, or anticipated within the short or long range planning horizon of their Elements, to accommodate the projected student impact of proposed amendments. As provided for within the Amended Interlocal Agreement for Public School Facilities Planning (ILA), the School Board of Broward County shall advise the County and local governments regarding the projected student impact of amendments and the availability of capacity at impacted schools.

**Policy 12.01.01**

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.

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.

**POLICY 39.3**

The City of Fort Lauderdale shall continue to consider the individual and cumulative impacts of land use amendments on the existing and planned transportation facilities within the County.

*PARKS AND RECREATION ELEMENT***GOAL 1**

Provide levels of service for Parks and Recreation Facilities sufficient to meet the existing and future needs of the City of Fort Lauderdale's population.

**OBJECTIVE 1.1:** The City will provide park land and open space to meet a Level of Service Standard of 3 acres per one thousand residents. This 3 acre standard shall be comprised of a mix of park classifications with Local Facility Guidelines established in the policies for each Park Planning District.

**OBJECTIVE 1.2:** The City shall ensure that Parks and Recreation Facilities meet the level of service standards established within the City of Fort Lauderdale's Recreation and Open Space Element.

**POLICY 1.2.1:** To maintain the levels of service standards identified within the Recreation and Open Space Element of the City of Fort Lauderdale's Comprehensive Plan, the City shall determine whether adequate Parks and Recreation Facilities will be available when needed to serve proposed development.

**POLICY 1.2.2:** Prior to site plan approval, the City of Fort Lauderdale shall ensure that Parks and Recreation Facilities necessary to meet the level of service standards established within the City of Fort Lauderdale's Comprehensive Plan will be available consistent with state concurrency requirements (Subsection 163.3180(2)(b) Florida Statutes and Subsection 9J-5.0055(3)(b), Florida Administrative Code) Site plan approval that is granted consistent with Subsection 9-J5.0055(3)(b) shall meet design standards of the City of Fort Lauderdale.

**POLICY 1.2.3:** The City of Fort Lauderdale shall continue to review and revise, where necessary, its land development codes and regulations to ensure that all new development in the City of Fort Lauderdale meets the level of service standards established within the City of Fort Lauderdale's Comprehensive Plan.

**POLICY 1.2.4:** In order to ensure that land development contributes a proportionate share of the cost of Parks and Recreation Facilities, the City of Fort Lauderdale shall continue to implement the improvement,

**dedication and impact fee requirements contained within the Code of Ordinances of the City of Fort Lauderdale's Unified Land Development Regulations.**

**OBJECTIVE 3.2: The City will ensure that 100% of all recreational sites are accessible to all residents and visitors by 2015.**

**POLICY 3.2.1: The City shall centrally locate new park and recreation facilities in the neighborhood area to be served whenever possible.**

**POLICY 3.2.2: The City shall coordinate, with Broward County, present and future recreation sites with existing and planned transportation systems (including transit-routes).**

**POLICY 3.2.3: The City shall provide for bicycle and pedestrian access to parks and recreational facilities, especially in the case of neighborhood-serving sites.**

**POLICY 3.2.4: The City shall require accessibility for all residents, including elderly, handicapped, and economically disadvantaged others with special mobility needs, as a design criteria for new facilities and shall retrofit all existing sites by 2015.**

**OBJECTIVE 4.1: Because the City's park requirements may change in the future due to unforeseen growth or future annexations, the City of Fort Lauderdale shall continue to monitor levels of service for parks and open space, and, if necessary, shall identify and implement alternative funding mechanisms, and explore all regulatory mechanisms (including, but not limited to conservation easements, covenants, options to purchase, right of first refusal, and eminent domain) for parks and open space.**

**POLICY 4.1.3: The City shall continue and enhance use of subdivision reviews, DRIs, planned unit developments and other mechanisms to provide recreation and open space.**

**POLICY 4.1.4: The City shall maintain and improve the existing recreation lands and encourage the dedication of properties for recreation and open space uses through appropriate incentives.**

XV. POPULATION PROJECTIONS

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

Year	Population
2010	186,287
2030	237,920
Source: City Comprehensive Plan Housing Element Table 16	

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

**37 single-family dwelling units x 3 pop/du = 111 people**

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

**The proposed amendment will help provide additional housing opportunities to serve the city's current and future population.**

XVI. ADDITIONAL SUPPORT DOCUMENTS

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

**N/A.**

- B. Any proposed voluntary mitigation or draft agreements.

**N/A.**

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.

**Elementary:** Bennett Elementary  
**Middle:** Sunrise Middle  
**High School:** Fort Lauderdale High

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

School	20th Day Enrollment	Permanent Capacity	Over + Under -
<b>Bennett Elementary</b>	<b>377</b>	<b>542</b>	<b>- 138</b>
<b>Sunrise Middle</b>	<b>1,133</b>	<b>1,245</b>	<b>- 118</b>
<b>Fort Lauderdale High</b>	<b>2,040</b>	<b>1,854</b>	<b>+ 186</b>
Source: School Board of Broward County: District Educational Facilities Plan 11/12-15/16, 20 <sup>th</sup> Day Enrollment 9.19.12			

- 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.

<b>TABLE 18 SCHOOL IMPACT</b>			
	Elementary	Middle	High
Current- Park-Open Space	0	0	0
Proposed – 37 SF d.u.	X 0.225 = 9 + 9 students	X 0.113 = 5 +5 students	X 0.129 = 5 +5 students
<b>Total students = + 19 students</b>			

- 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.

**The School District’s *Tentative District Educational Facilities Plan 11/12-15/16* shows no planned capacity improvements for the schools serving the subject site.**

- 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.

**Applicant will pay school impact fees.**

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.

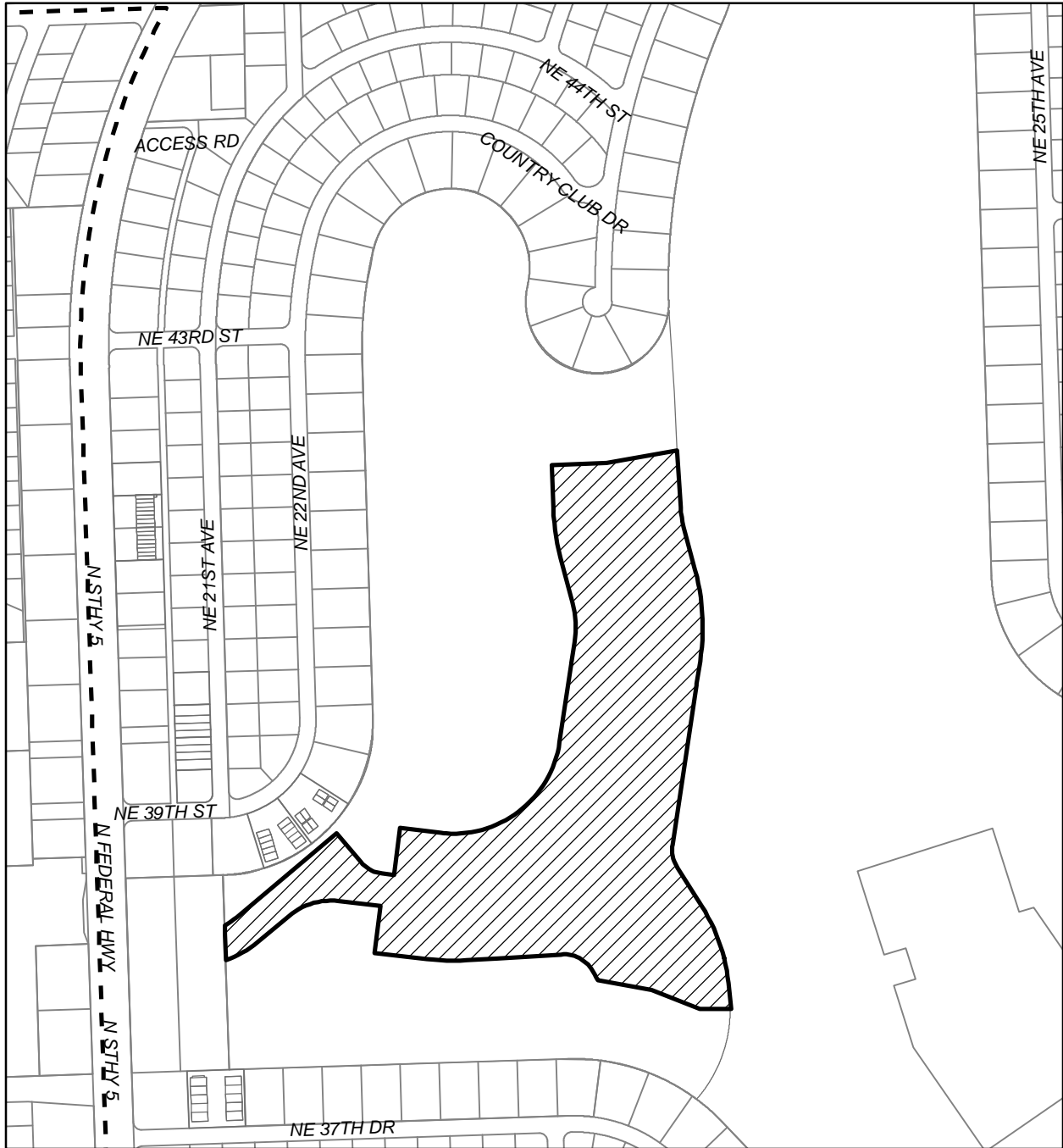
**To be provided with transmittal.**

## EXHIBITS



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

# 3850 FEDERAL Land Use Plan Amendment



## **Exhibit A SITE LOCATION**

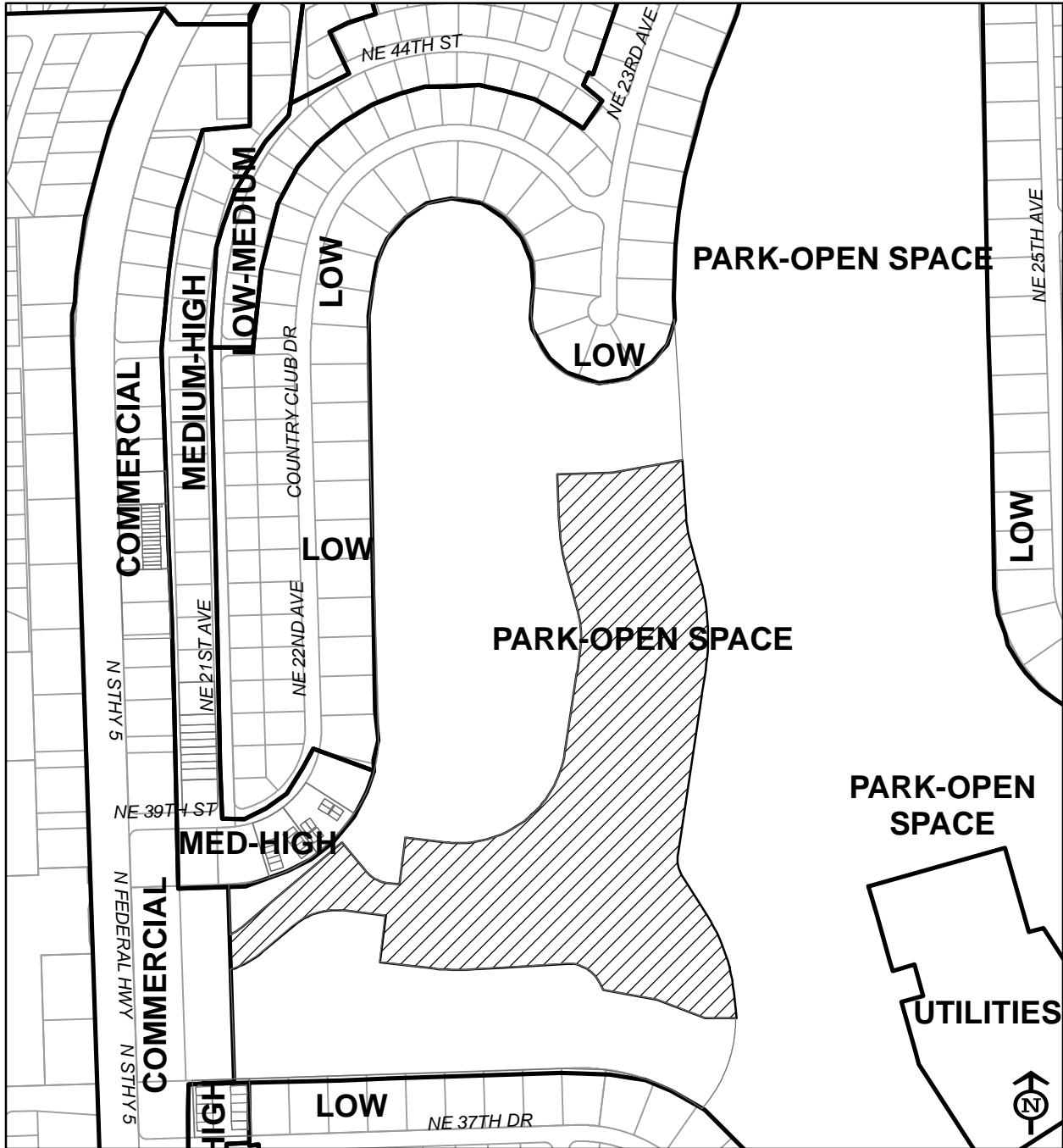
-  Amendment Site
-  Municipal Boundary





1 inch = 500 feet

Prepared by:  
 Leigh Robinson Kerr & Associates, Inc.  
 808 E. Las Olas Blvd #104  
 Fort Lauderdale, FL 33301  
 P: 954-467-6308 F: 954-467-6309  
 E: Lkerr808@bellsouth.net  
 Date: 10/22/2012

# 3850 FEDERAL Land Use Plan Amendment



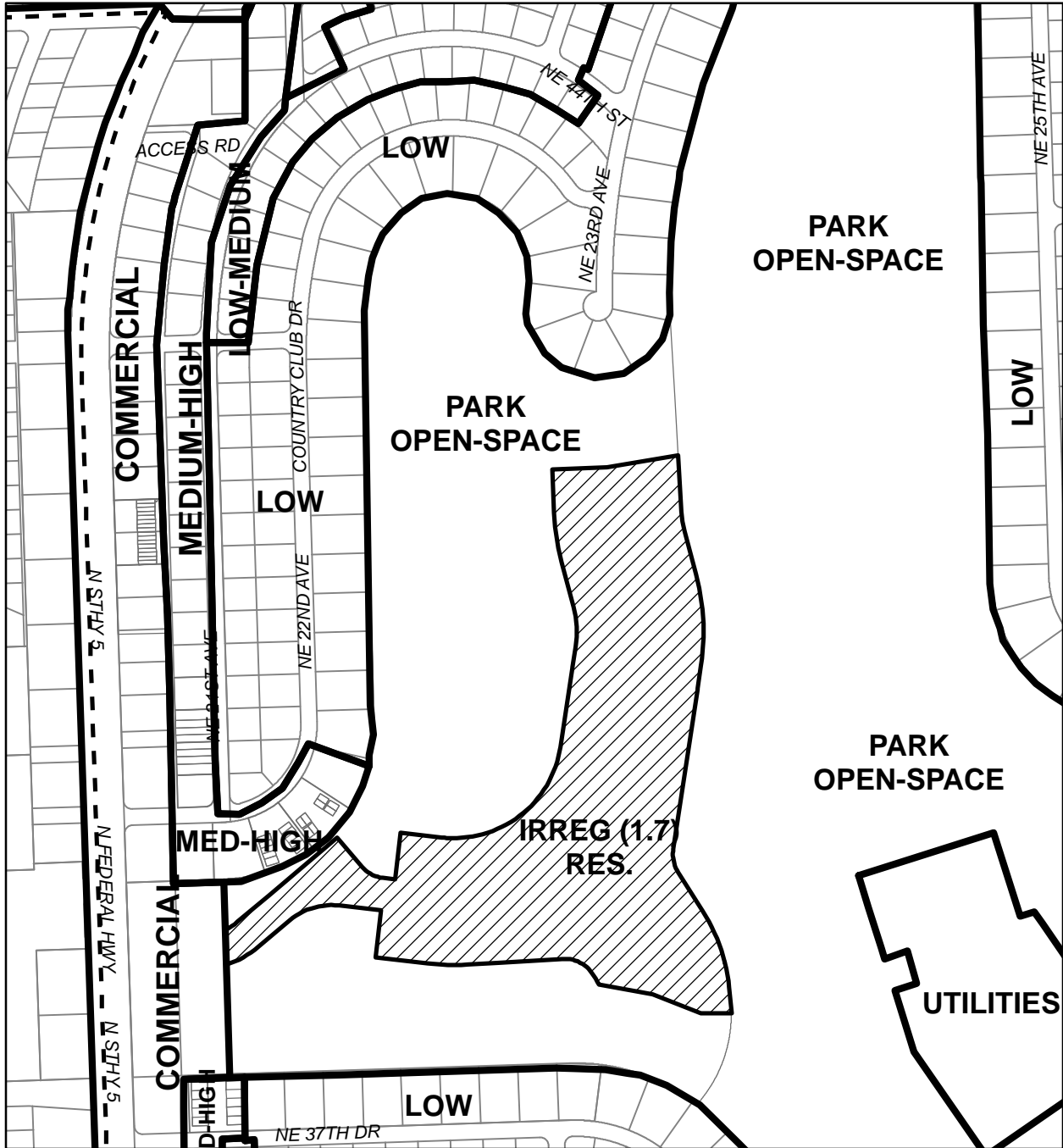
## **Exhibit B** **Current Future Land Use - CITY**

-  Amendment Site
-  Future Land Use



1 inch = 500 feet

Prepared by:  
 Leigh Robinson Kerr & Associates, Inc.  
 808 E. Las Olas Blvd #104  
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 E: Lkerr808@bellsouth.net  
 Date: 10/22/2012

# 3850 FEDERAL Land Use Plan Amendment



## Exhibit C Proposed Future Land Use - CITY

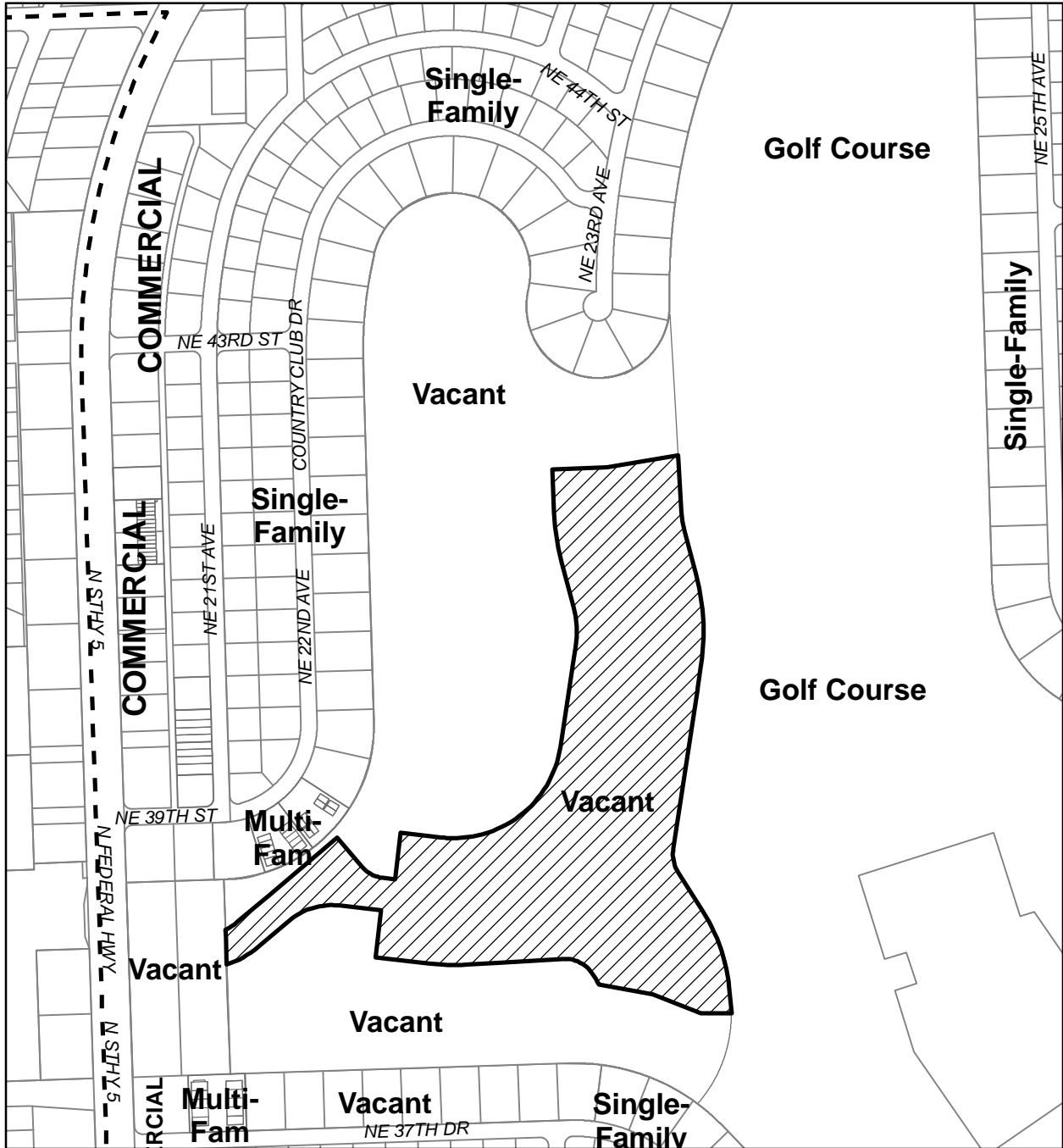
-  Amendment Site
-  Future Land Use




1 inch = 500 feet

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 Date: 10/22/2012

# 3850 FEDERAL Land Use Plan Amendment



## Exhibit D Existing Uses

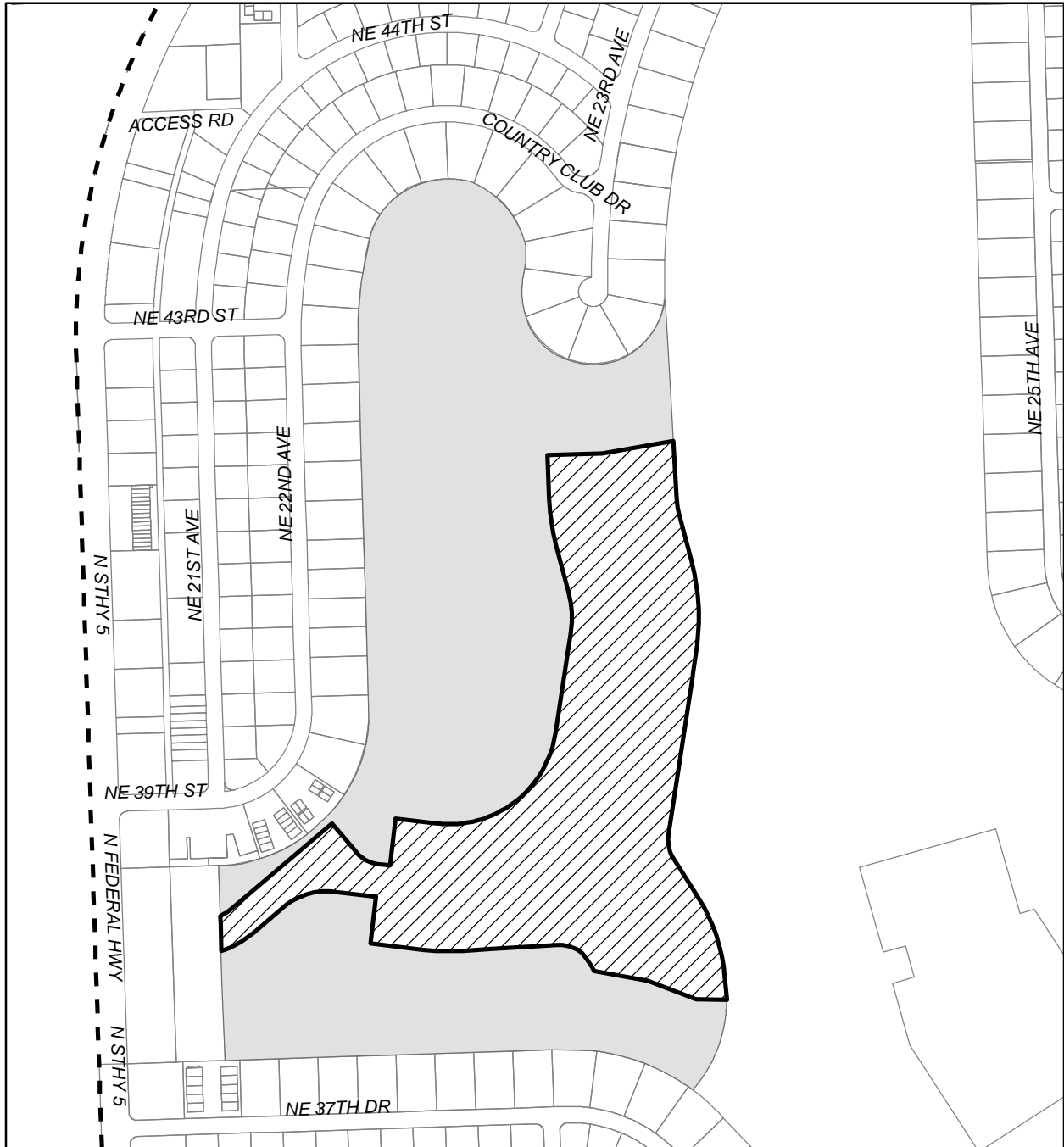
 Amendment Site







1 inch = 500 feet

Prepared by:  
 Leigh Robinson Kerr & Associates, Inc.  
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 E: Lkerr808@bellsouth.net  
 Date: 10/22/2012

# 3850 FEDERAL Land Use Plan Amendment



## Exhibit E Covenant Area

-  Amendment Site
-  Covenant Area
-  Municipal Boundary
-  Parcels



1 inch = 500 feet

Prepared by:  
Leigh Robinson Kerr & Associates, Inc.  
808 E. Las Olas Blvd #104  
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E: Lkerr808@bellsouth.net  
Date: 10/22/2012



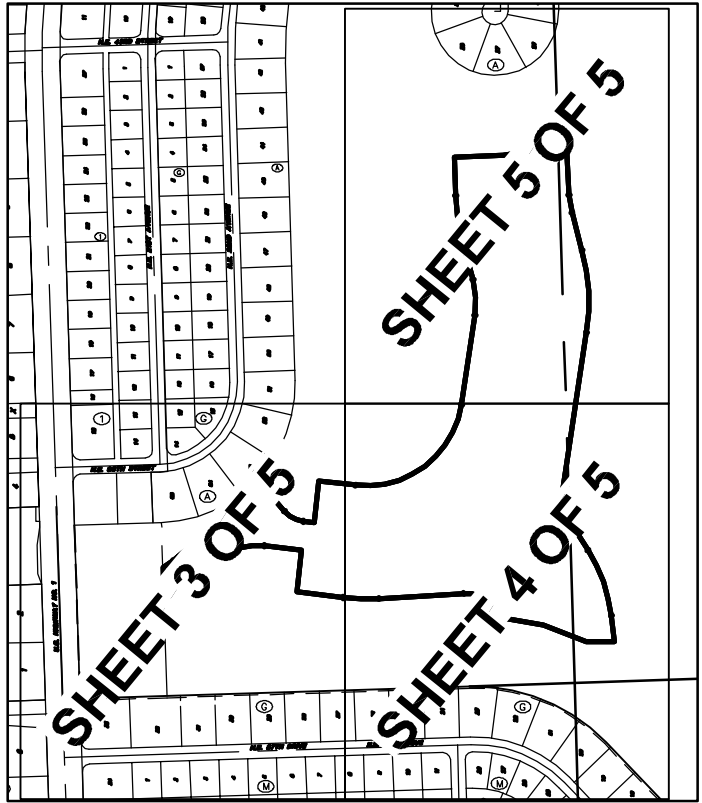
## APPENDIX

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Legal Description	I
Sanitary Sewer & Potable Water Correspondence	II
Drainage Correspondence	III
Solid Waste Correspondence	IV
Mass Transit Correspondence	V
Hurricane Evacuation Routes & Shelters	VI

**APPENDIX I**  
Legal Description/Survey

# SKETCH AND DESCRIPTION CORAL RIDGE COUNTRY CLUB L.U.P.A. BOUNDARY



**NOTES:**

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN, THE SOUTH LINE OF THE NORTH ONE HALF (N1/2) OF SECTION 24, TOWNSHIP 49 SOUTH, RANGE 42 EAST IS ASSUMED TO BEAR NORTH 88°09'25" EAST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 5 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

**CERTIFICATE:**

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

**LEGEND**

- B.C.R. BROWARD COUNTY RECORDS
- L ARC LENGTH
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- R RADIUS
- R/W RIGHT-OF-WAY
- Δ CENTRAL ANGLE

CRAVEN THOMPSON & ASSOCIATES, INC.  
LICENSED BUSINESS NUMBER #271

\_\_\_\_\_  
RAYMOND YOUNG  
PROFESSIONAL SURVEYOR AND MAPPER NO 5799  
STATE OF FLORIDA

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G:\2005\05-0100\_CORAL RIDGE LUPA\DRAWINGS\SD\_LUPA\_REV

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UPDATES and/or REVISIONS	DATE	BY	CK'D
REVISE BOUNDARY PER COMMENTS	10-3-12	RY	TCS

**CRAVEN • THOMPSON & ASSOCIATES, INC.**

ENGINEERS      PLANNERS      SURVEYOR'S

3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400

FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271

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JOB NO.: 05-0100	SHEET 1 OF 5 SHEETS
DRAWN BY: RY	F.B. N/A      PG. N/A
CHECKED BY: TCS	DATED: 10-02-12

# SKETCH AND DESCRIPTION CORAL RIDGE COUNTRY CLUB L.U.P.A. BOUNDARY

**LEGAL DESCRIPTION:**

A PORTION OF THE NORTH ONE HALF (N1/2) OF SECTION 24, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

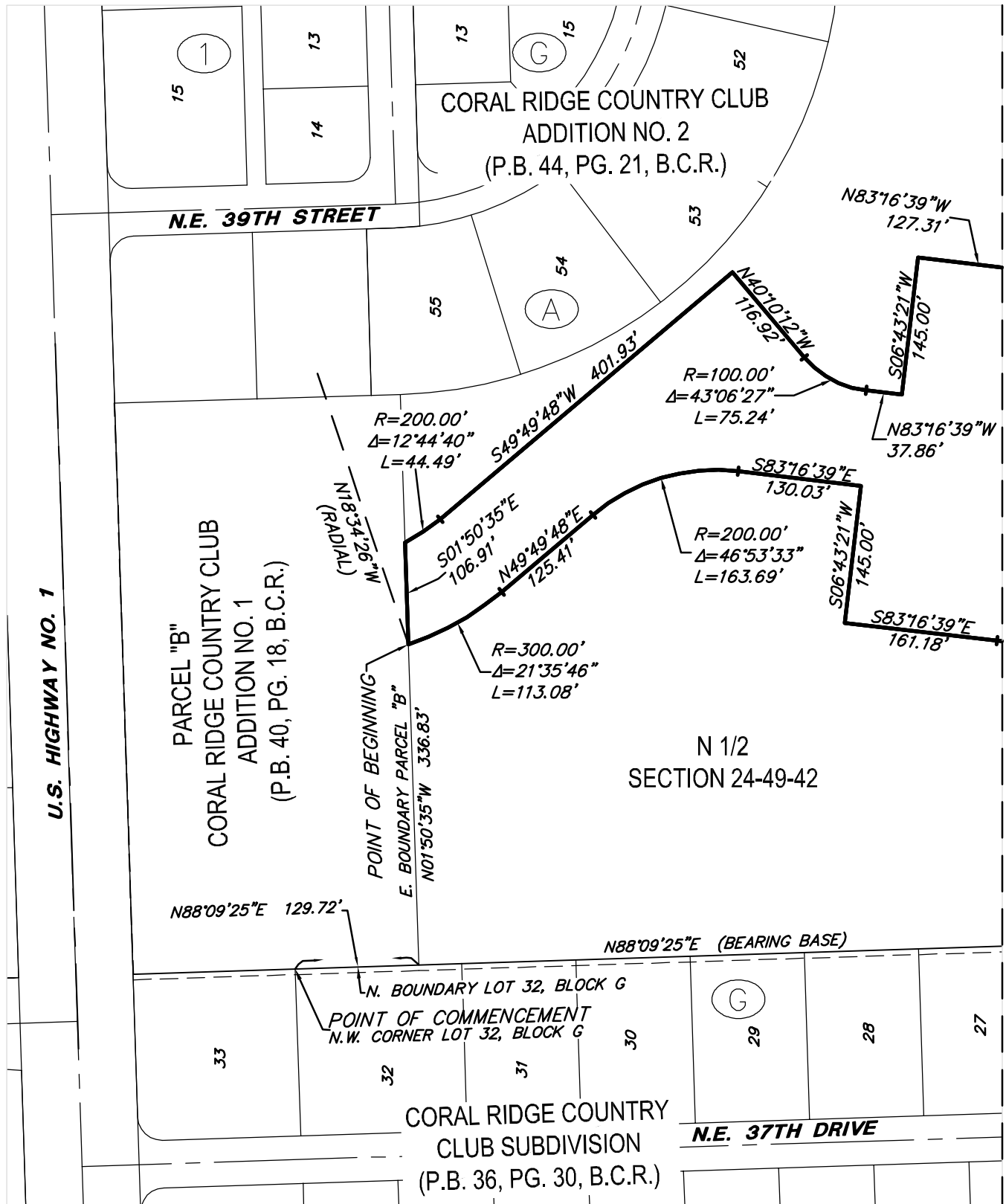
COMMENCE AT THE NORTHWEST CORNER OF LOT 32, BLOCK G, CORAL RIDGE COUNTRY CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°09'25" EAST ALONG THE NORTH BOUNDARY OF SAID LOT 32, A DISTANCE OF 129.72 FEET; THENCE NORTH 01°50'35" WEST ALONG THE EAST BOUNDARY OF PARCEL "B", CORAL RIDGE COUNTRY CLUB ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 18 OF SAID PUBLIC RECORDS, A DISTANCE OF 336.83 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS NORTH 18°34'26" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 21°35'46", FOR AN ARC DISTANCE OF 113.08 FEET TO A POINT OF TANGENCY; THENCE NORTH 49°49'48" EAST, A DISTANCE OF 125.41 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 46°53'33", FOR AN ARC DISTANCE OF 163.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 83°16'39" EAST, A DISTANCE OF 130.03 FEET; THENCE SOUTH 06°43'21" WEST, A DISTANCE OF 145.00 FEET; THENCE SOUTH 83°16'39" EAST, A DISTANCE OF 161.18 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 695.00 FEET, THROUGH A CENTRAL ANGLE OF 10°10'13", FOR AN ARC DISTANCE OF 123.37 FEET TO A POINT OF TANGENCY; THENCE NORTH 86°33'07" EAST, A DISTANCE OF 293.73 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 61°00'53", FOR AN ARC DISTANCE OF 106.49 FEET TO A POINT OF TANGENCY; THENCE SOUTH 32°26'00" EAST, A DISTANCE OF 17.51 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 155.00 FEET, THROUGH A CENTRAL ANGLE OF 07°49'42", FOR AN ARC DISTANCE OF 21.18 FEET; THENCE SOUTH 79°38'23" EAST ALONG A LINE NOT RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 167.81 FEET; THENCE SOUTH 68°54'52" EAST, A DISTANCE OF 158.58 FEET; THENCE SOUTH 89°33'44" EAST, A DISTANCE OF 96.39 FEET; THENCE NORTH 05°59'14" WEST, A DISTANCE OF 90.98 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 545.00 FEET, THROUGH A CENTRAL ANGLE OF 25°21'57", FOR AN ARC DISTANCE OF 241.28 FEET TO A POINT OF TANGENCY; THENCE NORTH 32°26'00" WEST, A DISTANCE OF 139.75 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 105.00 FEET; THROUGH A CENTRAL ANGLE OF 41°02'10", FOR AN ARC DISTANCE OF 75.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 08°36'11" EAST, A DISTANCE OF 569.05 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 695.00 FEET, THROUGH A CENTRAL ANGLE OF 23°26'47", FOR AN ARC DISTANCE OF 284.40 FEET TO A POINT OF TANGENCY; THENCE NORTH 14°50'36" WEST, A DISTANCE OF 136.35 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 305.00 FEET, THROUGH A CENTRAL ANGLE OF 11°24'59", FOR AN ARC DISTANCE OF 60.77 FEET TO A POINT OF TANGENCY; THENCE NORTH 03°25'37" WEST, A DISTANCE OF 174.45 FEET; THENCE SOUTH 80°05'25" WEST, A DISTANCE OF 134.18 FEET; THENCE SOUTH 80°06'52" WEST, A DISTANCE OF 86.69 FEET; THENCE SOUTH 87°54'49" WEST, A DISTANCE OF 168.54 FEET; THENCE SOUTH 02°09'19" EAST, A DISTANCE OF 132.78 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 695.00 FEET, THROUGH A CENTRAL ANGLE OF 12°41'17", FOR AN ARC DISTANCE OF 153.91 FEET TO A POINT OF TANGENCY; THENCE SOUTH 14°50'36" EAST, A DISTANCE OF 141.78 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 305.00 FEET, THROUGH A CENTRAL ANGLE OF 23°26'47", FOR AN ARC DISTANCE OF 124.81 FEET TO A POINT OF TANGENCY; THENCE SOUTH 08°36'11" WEST, A DISTANCE OF 310.83 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 330.00 FEET, THROUGH A CENTRAL ANGLE OF 88°07'10", FOR AN ARC DISTANCE OF 507.53 FEET TO A POINT OF TANGENCY; THENCE NORTH 83°16'39" WEST, A DISTANCE OF 127.31 FEET; THENCE SOUTH 06°43'21" WEST, A DISTANCE OF 145.00 FEET; THENCE NORTH 83°16'39" WEST, A DISTANCE OF 37.86 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 43°06'27", FOR AN ARC DISTANCE OF 75.24 FEET TO A POINT OF TANGENCY; THENCE NORTH 40°10'12" WEST, A DISTANCE OF 116.92 FEET; THENCE SOUTH 49°49'48" WEST, A DISTANCE OF 401.93 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 12°44'40", FOR AN ARC DISTANCE OF 44.49 FEET TO A POINT ON THE EAST BOUNDARY OF SAID PARCEL "B"; THENCE SOUTH 01°50'35" EAST ALONG SAID EAST BOUNDARY, A DISTANCE OF 106.91 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 950,615 SQUARE FEET OR 21.823 ACRES MORE OR LESS.

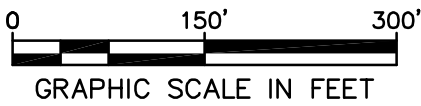
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<p><b>CRAVEN • THOMPSON &amp; ASSOCIATES, INC.</b> ENGINEERS      PLANNERS      SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING &amp; MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON &amp; ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2012</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>JOB NO.: 05-0100</td> <td>SHEET 2 OF 5 SHEETS</td> </tr> <tr> <td>DRAWN BY: RY</td> <td>F.B. N/A      PG. N/A</td> </tr> <tr> <td>CHECKED BY: TCS</td> <td>DATED: 08-02-12 <small>13-02-12 Lynch1</small></td> </tr> </table>	JOB NO.: 05-0100	SHEET 2 OF 5 SHEETS	DRAWN BY: RY	F.B. N/A      PG. N/A	CHECKED BY: TCS	DATED: 08-02-12 <small>13-02-12 Lynch1</small>										
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# CORAL RIDGE COUNTRY CLUB L.U.P.A. BOUNDARY



SEE SHEET 4 OF 5 SHEETS

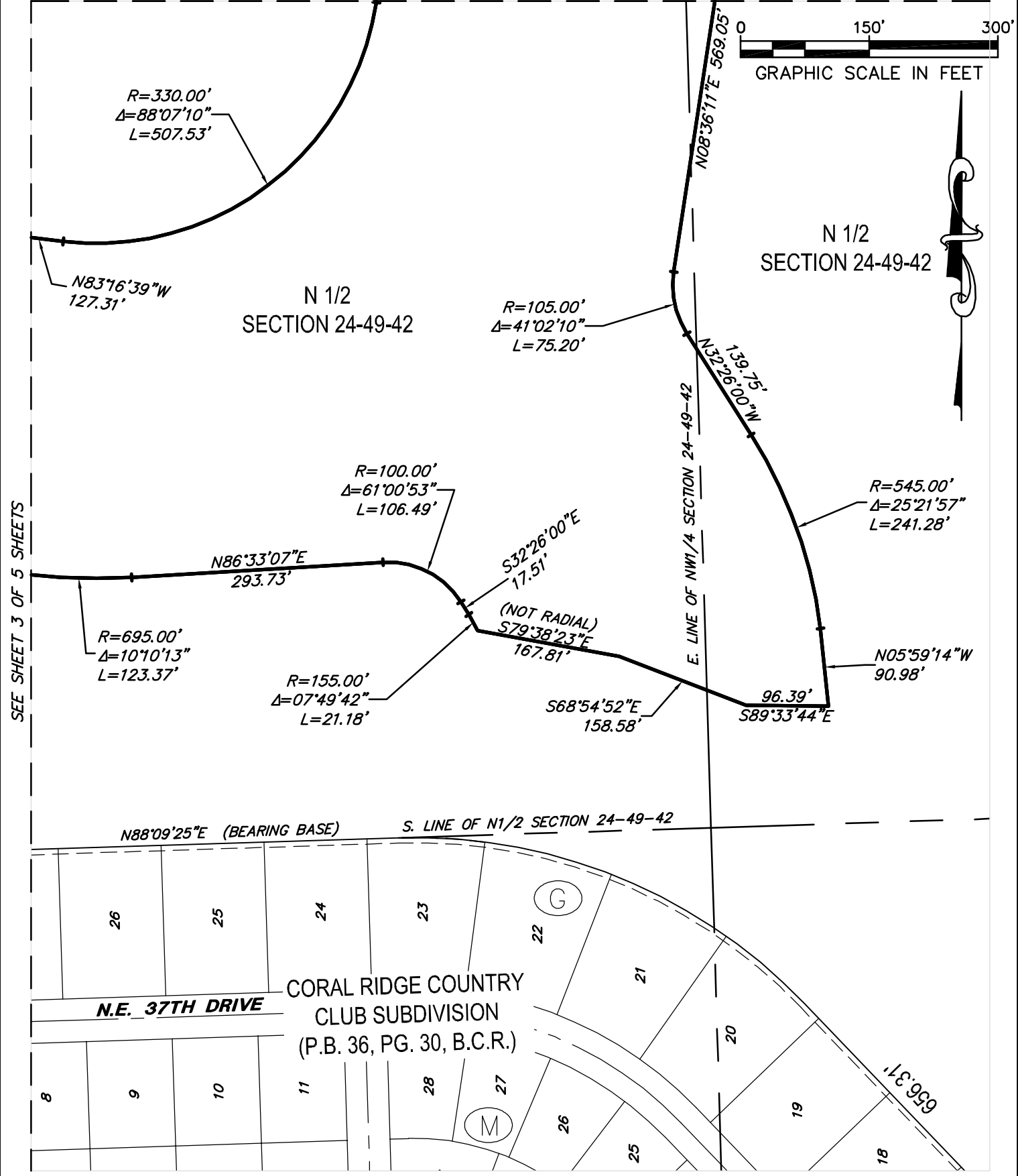
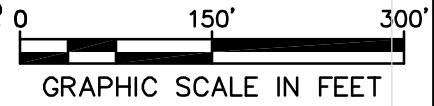


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# CORAL RIDGE COUNTRY CLUB L.U.P.A. BOUNDARY

SEE SHEET 5 OF 5 SHEETS



SEE SHEET 3 OF 5 SHEETS

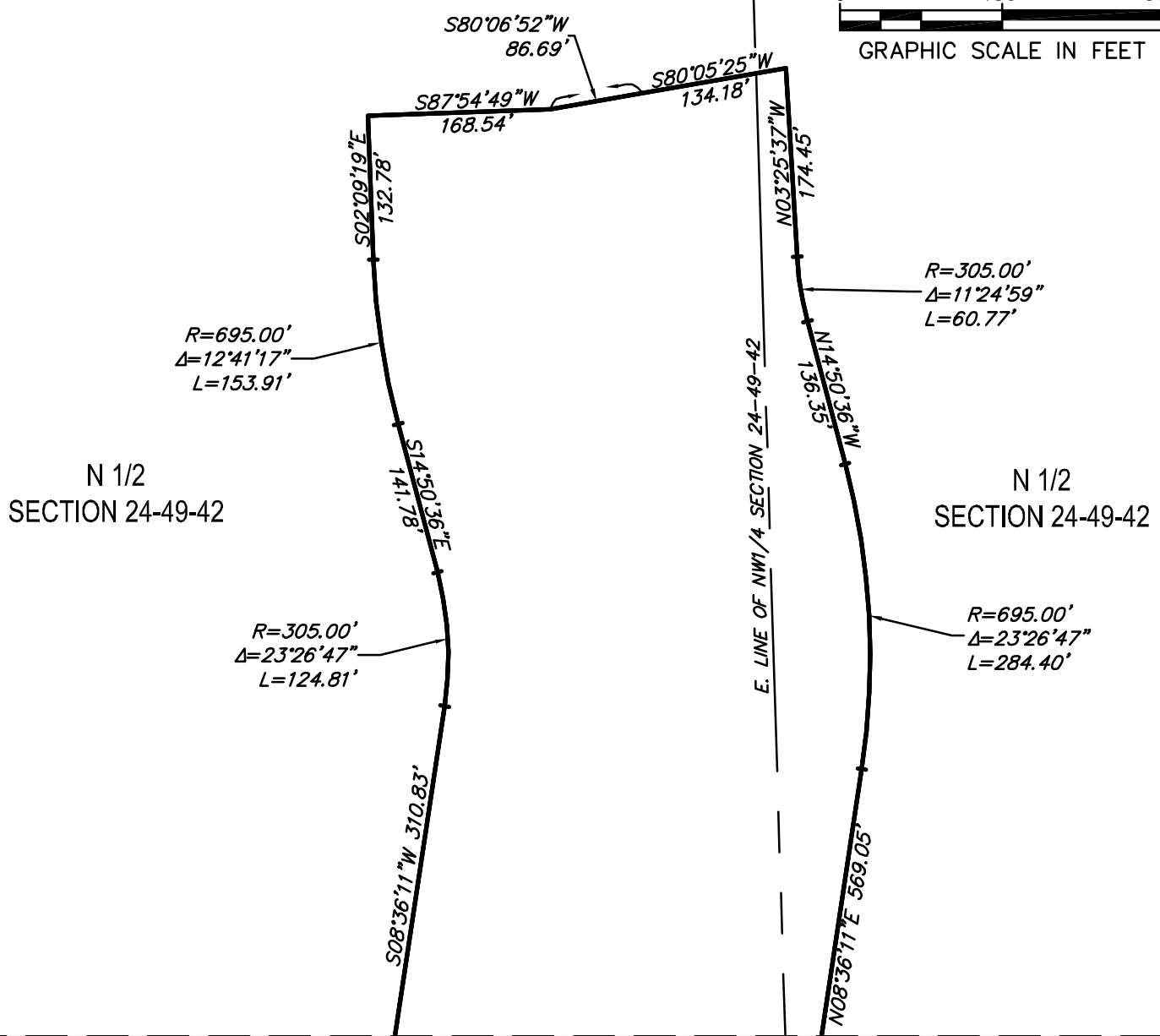
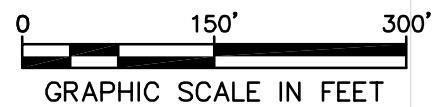
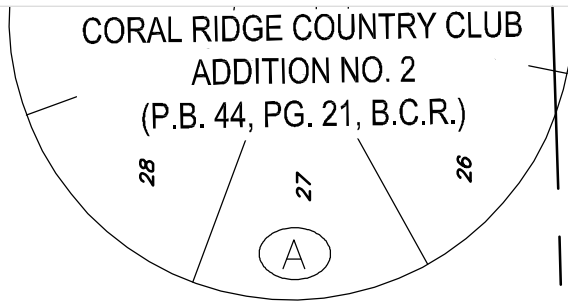
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**APPENDIX II**  
Sanitary Sewer & Potable Water Correspondence



Leigh Robinson Kerr  
& Associates, Inc.

Member, American Institute of Certified Planners

October 11, 2012

Mr. Albert Carbon  
Public Works Director  
City of Fort Lauderdale  
100 N. Andrews Avenue  
Fort Lauderdale, FL 33301

**Re: 3850 Federal – Sanitary Sewer and Potable Water**

Dear Sir:

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

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.

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

13-0279

Exhibit 1

Page 49 of 91

A. Applicant Information

**Coral Ridge Golf Course, Inc.  
3801 Bayview Drive  
Fort Lauderdale, FL 33308-5835**

B. Project Information

**General**

**The applicant is requesting a change in land use designation from Park-Open Space on the City Land Use Plan and Commercial Recreation on the Broward County Land Use Plan to Irregular (1.7). The proposed land use would permit 37 dwelling units.**

**The proposed use is a single family community with a single access to US 1. The surrounding area will be maintained in an open space use. The applicant is also proposing to dedicate to the city an adjacent four (4) acre area as a park.**

**The subject site contains 21.8 gross acres and is located east of US1, north of N.E. 37<sup>th</sup> Drive and south of Commercial Boulevard in the City of Fort Lauderdale. See attached Location Map.**

C. Sanitary Sewer Analysis

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

**The amendment site is not currently or proposed to be served by septic tanks.**

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.

<b>SANITARY SEWER DEMAND AND CAPACITY</b>	
<b>G.T. Lohmeyer</b>	
Plant Capacity	55.70 MGD
Licensed Plant Capacity	48.00 MGD
Current + Committed Plant Demand	41.47+1.468 = 42.94 MGD
Planned Plant Capacity	61 MGD
Source: City Comprehensive Plan, Wastewater Treatment Plant Flow Calculations for Facilities in Broward County June 2012	

- 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 presents the potential sanitary sewer demand under the existing and proposed land use designations for the subject site. Due to the low intensity of the Park-Open Space use, it is calculated as having zero impact on sanitary sewer. For the proposed single-family residential use, the rate to determine the impact is 350 gallons per day (gpd) per unit.

SANITARY SEWER IMPACT			
	<i>Use</i>	<i>Calculation</i>	<i>Total</i>
Current	218,000 sq. ft. Park-Open Space	X 0 gpd	= 0 gpd
Proposed	37 Single-Family DUs	X 350 gpd/d.u. <sup>(1)</sup>	= 12,950 gpd
		<b>change</b>	<b>+ 12,950 gpd</b>

(1) Source: City Comp. Plan Infrast. Element Policy 1.2.2

- 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.

PROJECTED PLANT CAPACITY & DEMAND – SANITARY SEWER		
G.T. Lohmeyer		
	2010	2020
Projected Plant Capacity	55.7 MGD	61.0 MGD
Projected Plant Demand	46.7 MGD	50.2 MGD
Planned Plant Expansions	Expansion to 61 MGD.	
Funding Sources	Capital Improvements Program	
Source: City Comprehensive Plan, Infrastructure Element, Table 2		

**D. Potable Water Analysis**

- 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 (2023).**

The City of Fort Lauderdale holds CUP #06-00123-W from the SFWMD which permits to the City to pump 52.55 MGD from the Biscayne Aquifer. The CUP expires in 2028. Demand forecasts indicate a need of 57.1 MGD in 2020 and 61.0 MGD in 2025. The City will meet the 2020 deficit of 4.55 MGD through the utilization of the Florida Aquifer as an Alternative Water supply. The Peele Dixie Water Treatment Plant will be utilized to process an additional 6.0 MGD of reverse osmosis (RO) Florida Aquifer waters. The combination of 52.55 of Biscayne Aquifer waters plus 6.0 MGD of Florida Aquifer waters results on a total supply of 58.55 MGD to meet the demand of 57.1 MGD in 2020 and through 2023.

The plan for implementation of 6.0 MGD of RO at the Peele-Dixie WTP includes the construction of 10 MGD of Florida Aquifer water supply wells at the Dixie Wellfield to supply raw water to the RO facilities. Construction costs for the RO facility is estimated to be \$31.5 Million with operating costs estimated to be \$1.8 million/year years 2013-2018 and \$3.6 million/year tear 2018 onward. The Peele-Dixie project was approved as part of the City’s Capital Improvements Program FY 2009-2013. Funding will consist of bonds and state revolving loan funds.

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 South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.

<b>PROJECTED PLANT CAPACITY &amp; DEMAND – POTABLE WATER</b>	
<b>Fiveash and Peele-Dixie Water Treatment Plants</b>	
Current Plant Capacity (Fiveash – 70 MGD, Peele – 12 MGD)	82.00 MGD
Current + Committed Plant Demand	51.76 MGD*
SFWMD Permitted Withdrawal	52.55 MGD
Expiration Date of SFWMD Permit	2028
Source: City Comprehensive Plan, *Table 3.7	

3. 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 subject site. The wellfields have a permitted capacity of 107 MGD (Prospect 87 MGD, Dixie 20 MGD) and a physical capacity of 102 MGD (Prospect 87 MGD, Dixie 15 MGD). The permit is set to expire in 2028.

- 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 below table presents the potential potable water demand under the existing and proposed land use designations for the subject site. Due to the low intensity of the Park-Open Space use, it is calculated as having zero impact on potable water. For the proposed single-family residential use, the rate to determine the impact is 230 gallons per day (gpd) per capita.

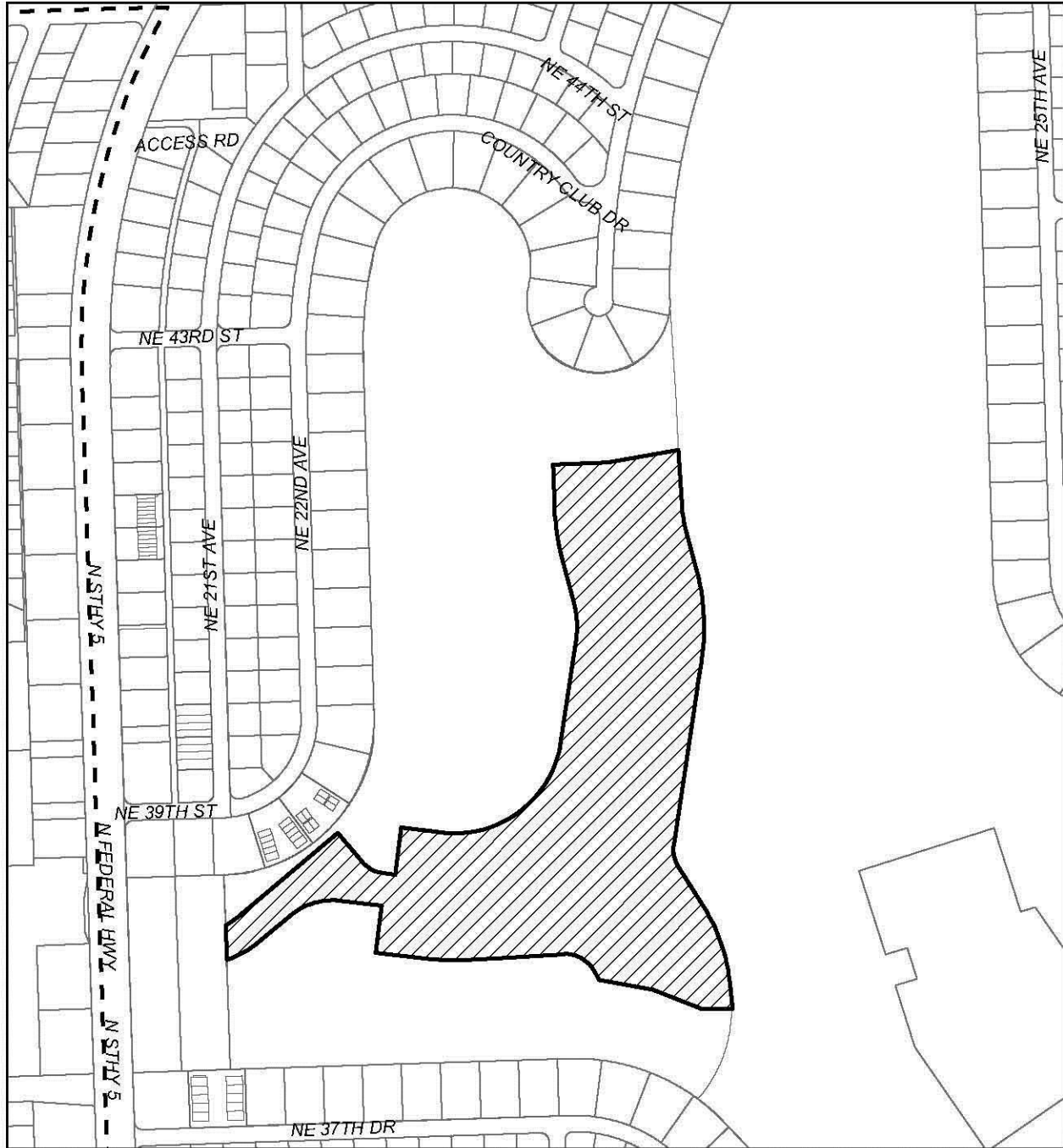
POTABLE WATER IMPACT			
	Use	Calculation	Total
Current	218,000 sf Park-Open Space	X 0 gpd	= 0 gpd
Proposed	37 DUs x 3 pop = 111 people	X 230 gpd per capita/day <sup>(1)</sup>	= 25,530 gpd
			<b>change</b>
			<b>+ 25,530 GPD</b>

(1) Source: City Comp. Plan Infrast. Element Policy 2.3.1



- 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.

POTABLE WATER DEMAND AND CAPACITY		
	2015	2020
Projected Plant Capacity	82 MGD	88 MGD
Projected Plant Demand	54.0 MGD	57.1 MGD
Planned Plant Expansions	6.0 RO Treatment at Peele-Dixie WTP	
Planned Wellfield Expansions	10.0 MGD Floridan Aquifer Wells	
Year and Funding Sources	2012, bonds, state revolving loan funds	
City Comprehensive Plan		

# 3850 FEDERAL Land Use Plan Amendment



## Exhibit A SITE LOCATION

-  Amendment Site
-  Municipal Boundary



1 inch = 500 feet

Prepared by:  
 Leigh Robinson Kerr & Associates, Inc.  
 808 E. Las Olas Blvd #104  
 Fort Lauderdale, FL 33301  
 P: 954-467-6308 F: 954-467-6309  
 E: Lkerr808@bellsouth.net  
 Date: 10/22/2012

**APPENDIX III**  
Drainage Correspondence

Leigh Robinson Kerr  
& Associates, Inc.

Member, American Institute of Certified Planners

October 11, 2012

Mr. Albert Carbon  
Public Works Director  
City of Fort Lauderdale  
100 N. Andrews Avenue  
Fort Lauderdale, FL 33301

**Re: 3850 Federal – Drainage**

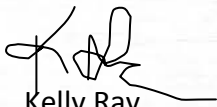
Dear Sir:

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

Thank you for your assistance in this matter.

Sincerely,



Kelly Ray  
Planner

Enclosures

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• 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

13-0279

Exhibit 1

Page 56 of 91



A. Applicant Information

**Coral Ridge Golf Course, Inc.  
3801 Bayview Drive  
Fort Lauderdale, FL 33308-5835**

B. Project Information

**General**

**The applicant is requesting a change in land use designation from Park-Open Space on the City Land Use Plan and Commercial Recreation on the Broward County Land Use Plan to Irregular (1.7). The proposed land use would permit 37 dwelling units.**

**The proposed use is a single family community with a single access to US 1. The surrounding area will be maintained in an open space use. The applicant is also proposing to dedicate to the city an adjacent four (4) acre area as a park.**

**The subject site contains 21.8 gross acres and is located east of US1, north of N.E. 37<sup>th</sup> Drive and south of Commercial Boulevard in the City of Fort Lauderdale. See attached Location Map.**

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 standard for drainage as adopted by the City of Fort Lauderdale is 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 Map." Retain the first inch of storm water runoff on-site.**

**Off Site After retaining the first inch of runoff not to exceed the inflow**

- Discharge:** limit of SFWMD primary receiving canal or the local conveyance system, whichever is less.
- 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 Map” and the “100 Year Flood Elevation Map.”

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. Drainage within the City is achieved by a system of canals. Primary drainage canals include the New River with its North Fork and South Fork tributaries and a Tarpon Bend tributary, and the Middle River with its South and North Fork tributaries forming part of the city limit boundary. The primary canals provide drainage to the surrounding land and are controlled by a system of locks which are electronically opened in the event of excessive rains. The City’s secondary drainage system includes canals and “finger” canals. In addition, small lakes, rock pits, parks and wellfields accept stormwater runoff. There are also positive gravity flow storm drain systems that collect storm water at a number of locations and feed through outfalls into water bodies.**

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 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.

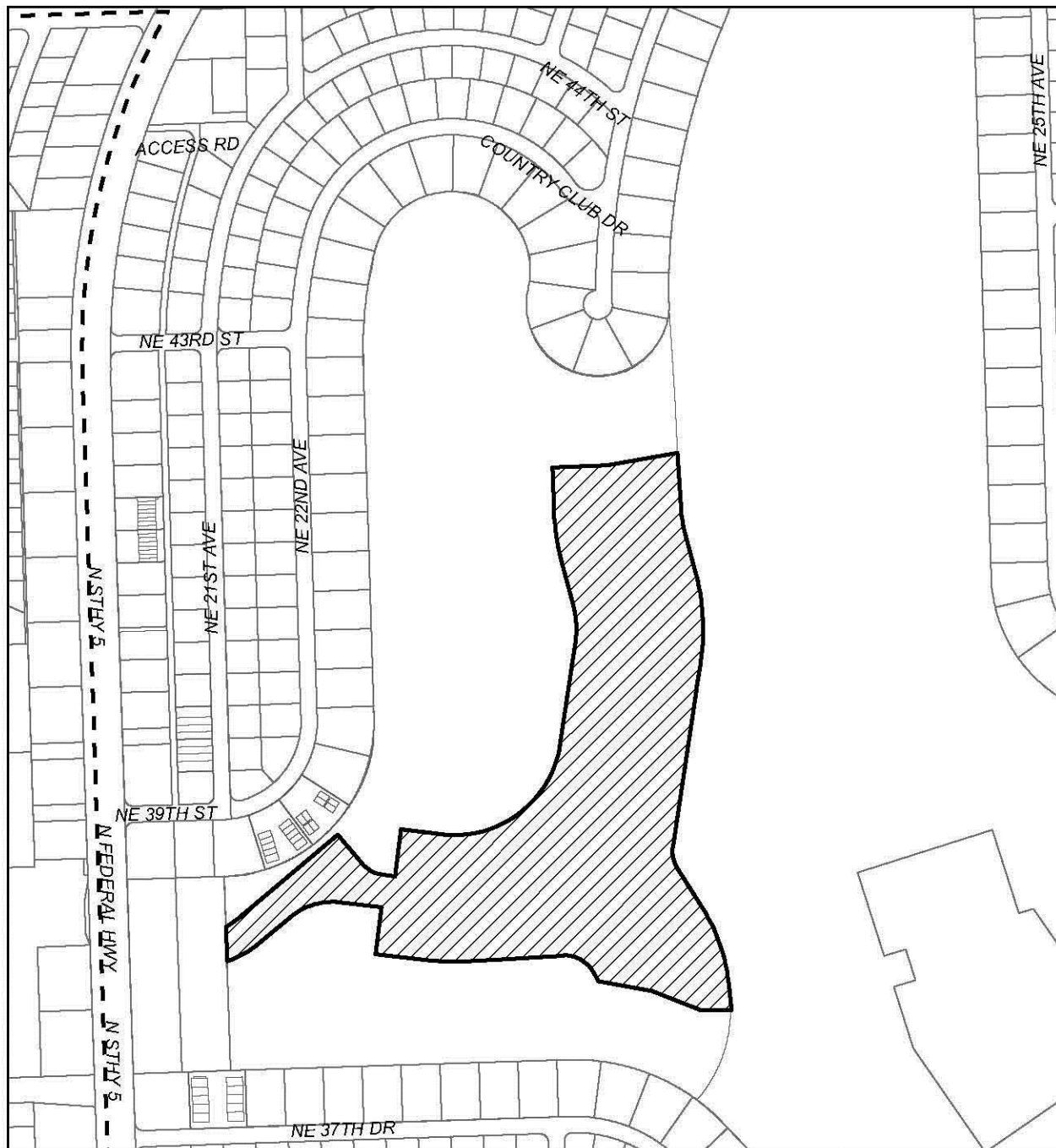
**A Basin Surface Water Management Plan has not been approved by the South Florida Water Management District for the amendment area.**

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.

**The area meets the adopted level of service. Development within the site will be required to meet the drainage standards of the City of Fort Lauderdale, Broward County Department of Planning and Environmental Protection, and the South Florida Water Management District.**

# 3850 FEDERAL Land Use Plan Amendment



## Exhibit A SITE LOCATION

- Amendment Site
- Municipal Boundary



1 inch = 500 feet

Prepared by:  
 Leigh Robinson Kerr & Associates, Inc.  
 808 E. Las Olas Blvd #104  
 Fort Lauderdale, FL 33301  
 P: 954-467-6308 F: 954-467-6309  
 E: Lkerr808@bellsouth.net  
 Date: 10/22/2012

**APPENDIX IV**  
Solid Waste Correspondence

Leigh Robinson Kerr  
& Associates, Inc.

Member, American Institute of Certified Planners

October 11, 2012

Andres Conde  
Broward County Solid Waste Operations Divisions  
Solid Waste Compliance Agent  
1 N. University Drive, #400  
Plantation, FL 33324

**Re: 3850 Federal – Solid Waste**

Dear Sir:

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

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.

Thank you for your assistance in this matter.

Sincerely,



Kelly Ray  
Planner

Enclosures

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**The proposed use is a single family community with a single access to US 1. The surrounding area will be maintained in an open space use. The applicant is also proposing to dedicate to the city an adjacent four (4) acre area as a park.**

**The subject site contains 21.8 gross acres and is located east of US1, north of N.E. 37<sup>th</sup> Drive and south of Commercial Boulevard in the City of Fort Lauderdale. See attached Location Map.**

C. Solid Waste Analysis

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 collects solid waste from single family and small multi-family housing units within the City. Larger multi-family units and commercial and industrial land uses are required to contract with private hauling firms to collect solid waste.**

**The City of Fort Lauderdale has entered into an inter-local agreement with Broward County for solid waste disposal service. Choice Environmental provides solid waste collection throughout the City. The current capacity at the**

resource recovery facilities is 1.6 million tons per year. In addition, the Broward Interim Contingency (BIC) Landfill has a capacity of 4,500,000 cubic yards. Each resource recovery facility is expandable by 33%. A third resource recovery facility location is reserved at the BIC Landfill. The current demand is 1.095 million tons per year at the resource recovery facilities and 80,000 – 100,000 tons per year at BIC. There are no current plans for expansion. There are no plans through the year 2020 for expansion of existing facilities.

<p><b>Landfill/plant capacity:</b></p> <ul style="list-style-type: none"> <li>• 1.6 million tons/year (2 waste to energy facilities @ 2,250 tons/day/facility)</li> <li>• 4,500,000 cubic yards at BIC Landfill</li> <li>• CDSL back up capacity, as needed</li> </ul>
<p><b>Current Demand:</b></p> <ul style="list-style-type: none"> <li>• 1.095 million tons per year at Wheelabrator facilities</li> <li>• 80,000-100,000 tons / year at BIC Landfill</li> </ul>
<p><b>Committed Capacity:</b></p> <ul style="list-style-type: none"> <li>• 1.095 mil. tons / year at Wheelabrator; none at BIC; none at CDSL</li> </ul>
<p>Source: Broward County Solid Waste</p>

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

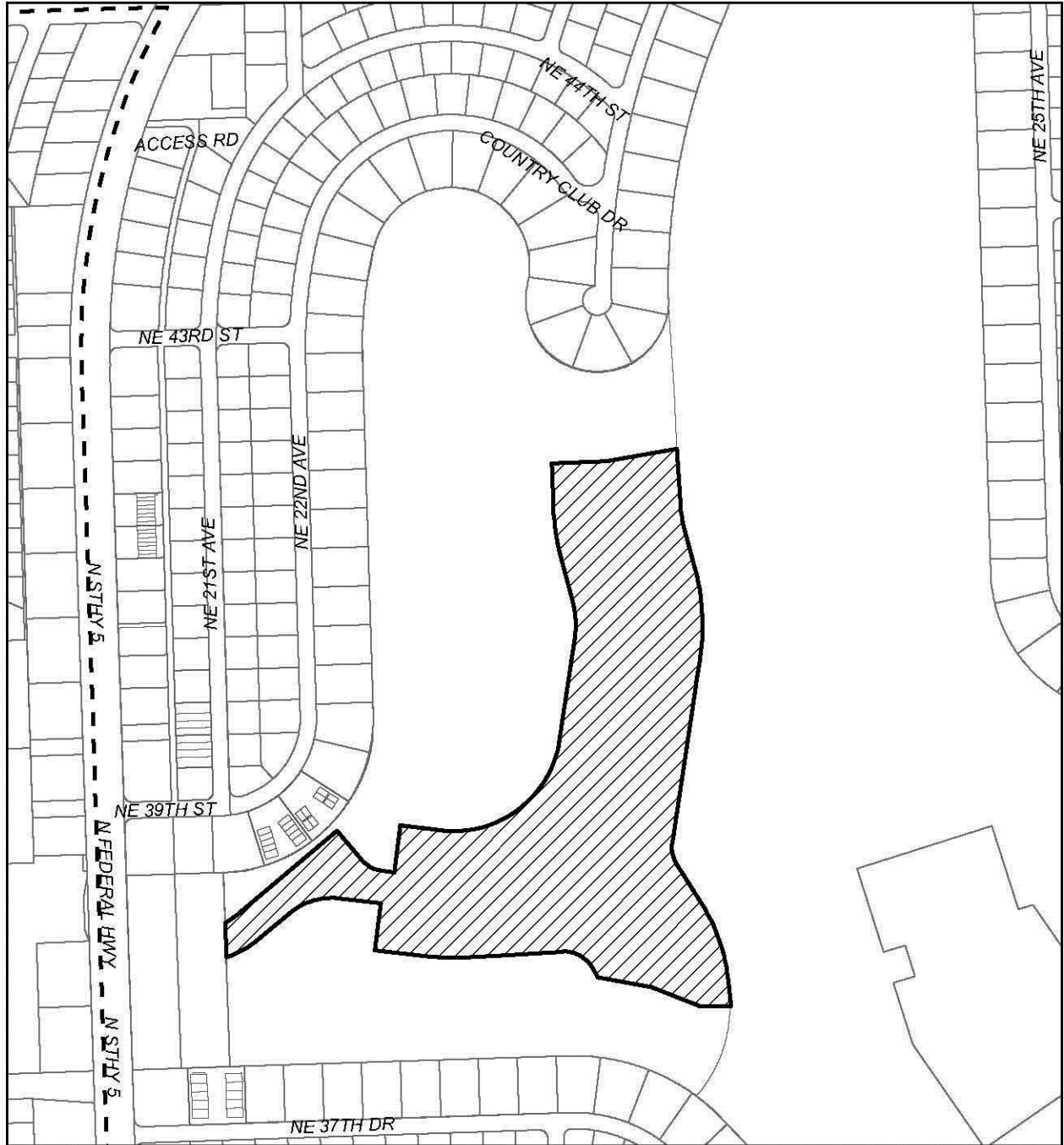
The below table presents the potential solid waste demand under the existing and proposed land use designations for the subject site. Due to the low intensity of the Park-Open Space use, it is calculated as having zero impact on solid waste. The City’s level of service for single-family residential use is 7.2 pounds per capita per day. Broward County’s level of service for single-family residential use is 8.9 pounds per unit per day. In an effort to be conservative and calculate the maximum impact for the proposed use, the 7.2 pounds per capita per day rate is used.

<b>SOLID WASTE IMPACT</b>			
	<i>Use</i>	<i>Calculation</i>	<i>Total</i>
Current	218,000 sf Park-Open Space	X 0 lbs per capita per day	= 0 lbs/c/day
Proposed	37 DUs x 3 pop = 111 people	X 7.2 lbs per capita/day <sup>(1)</sup>	= 800 lbs/c/day
			<b>change + 800 Lbs/c/day</b>



(1) Source: City Comp. Plan Infrast. Element Policy 5.2.1



# 3850 FEDERAL Land Use Plan Amendment



## Exhibit A SITE LOCATION

-  Amendment Site
-  Municipal Boundary



1 inch = 500 feet

Prepared by:  
 Leigh Robinson Kerr & Associates, Inc.  
 808 E. Las Olas Blvd #104  
 Fort Lauderdale, FL 33301  
 P: 954-467-6308 F: 954-467-6309  
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 Date: 10/22/2012

**APPENDIX V**  
Mass Transit Correspondence

Leigh Robinson Kerr  
& Associates, Inc.

Member, American Institute of Certified Planners

October 11, 2012

John A. Ramos  
Service and Capital Planning  
Broward County Transportation Department  
1100 Park Central South, Suite 3500  
Pompano Beach, FL 33064

**Re: 3850 Federal – Mass Transit**

Dear Sir:

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

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.

Thank you for your assistance in this matter.

Sincerely,



Kelly Ray  
Planner

Enclosures

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The proposed use is a single family community with a single access to US 1. The surrounding area will be maintained in an open space use. The applicant is also proposing to dedicate to the city an adjacent four (4) acre area as a park.

The subject site contains 21.8 gross acres and is located east of US1, north of N.E. 37<sup>th</sup> Drive and south of Commercial Boulevard in the City of Fort Lauderdale. See attached Location Map.

C. 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.

**Broward County Transit Routes 10, 20, 55, and US1 Breeze are located within ¼ mile of the subject site. Routes 10, 20 and US1 Breeze serve the subject site with their routes running along US1. In addition, the City’s Community Bus Route “Galt Ocean Mile” serves the site with its route along US1.**

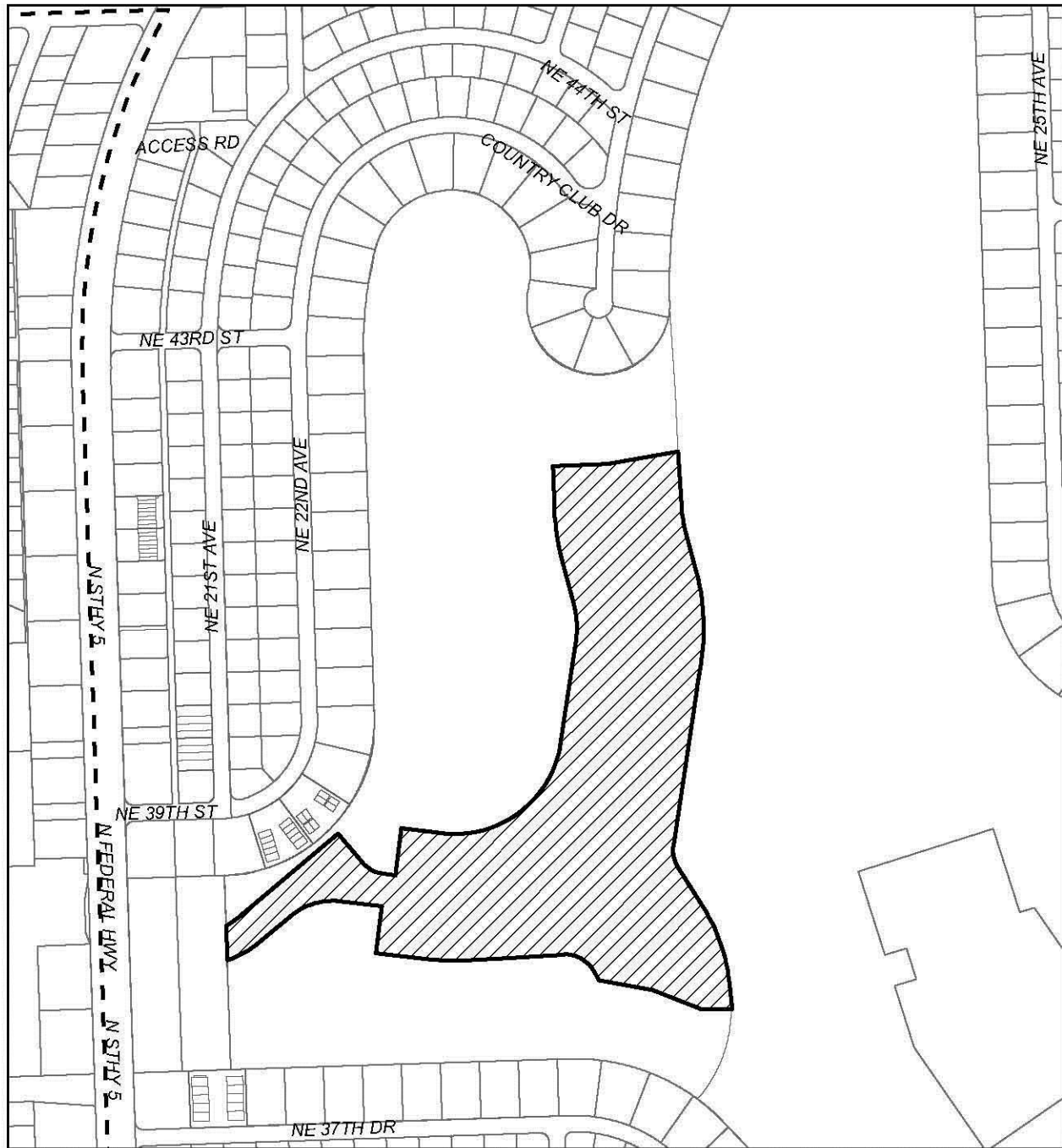
<b>MASS TRANSIT ROUTES</b>			
<b>Route</b>	<b>Coverage</b>	<b>Weekday Headways</b>	<b>Weekend Headways</b>
10	US1	30 min. headways	Sat: 30 min. headways Sun: 40 min. headways
20	US1	40 min. headways	Sat: 40 min. headways Sun: 60 min. headways
US1 Breeze	US1	30 min. headways	None

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



<b>CHANGE IN MASS TRANSIT DEMAND</b>			
	<i>Use</i>	<i>Calculation</i>	<i>Total</i> <sup>1</sup>
Current	218,000 sf Park-Open Space	26 Trips x 1.64%	.4 Trips/day
Proposed	37 single-family DUs	354 Trips x 1.64%	5.8 Trips/day
<b>change</b>			<b>= + 5.4 trips/day</b>

Source: Broward County Transportation Element Table 3-42  
<sup>1</sup> P.M. peak hour

# 3850 FEDERAL Land Use Plan Amendment



## Exhibit A SITE LOCATION


-  Amendment Site
-  Municipal Boundary





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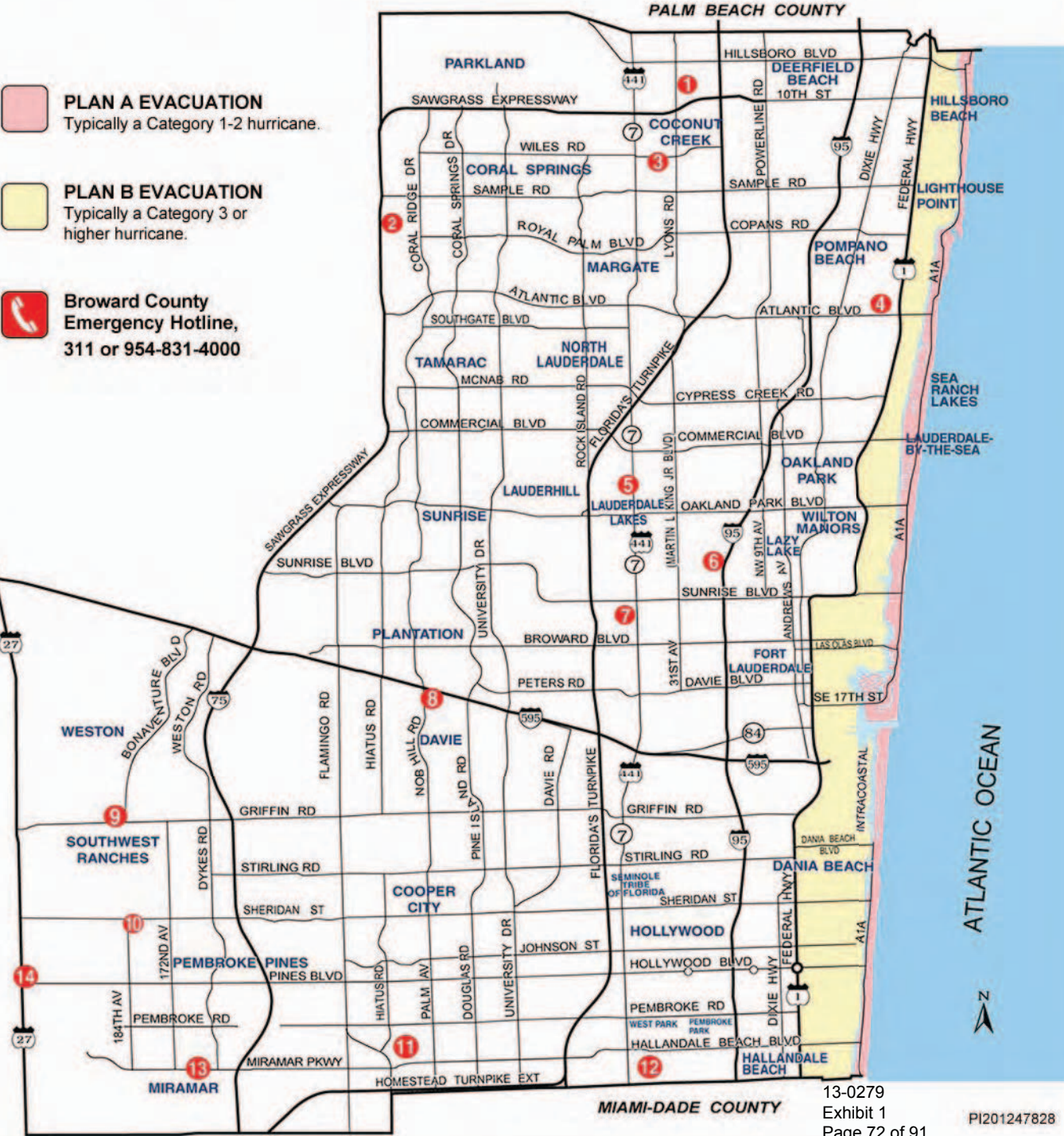
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**APPENDIX VI**  
Hurricane Evacuation Routes & Shelters

 **PLAN A EVACUATION**  
Typically a Category 1-2 hurricane.

 **PLAN B EVACUATION**  
Typically a Category 3 or higher hurricane.

 **Broward County  
Emergency Hotline,  
311 or 954-831-4000**





**3850 FEDERAL  
LAND USE PLAN AMENDMENT**

**Case No.: 12T12**

**RESPONSE TO COMMENTS**

**Division:** URBAN DESIGN & PLANNING

**Member:** Todd Okolichany

tokolichany@fortlauderdale.gov

954-828-5256

**Case Number:** 12T12

**CASE COMMENTS:**

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact all neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of all neighborhood associations are listed on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>).

**Response: Understood.**

- 2) The applicant is encouraged to provide a brief description of the public outreach process conducted for this proposal.

**Response: Over the course of the last several months, members of the development team have conducted public outreach meetings with property owners living on the prior golf course and on the Coral Ridge Country Club that are most affected by the LUPA. The development team has also met with leaders of the Coral Ridge Estates Neighborhood Association and with other community stakeholders. These meetings were conducted in order to ensure that those most affected by the LUPA were aware of the plans and to seek input and comment to the proposal. The development team will continue to reach out to neighbors as we move through the lengthy land development process.**

- 3) The applicant is encouraged to submit a conceptual site plan and preliminary plat that depicts the proposed subdivision and location of the proposed four-acre passive park.

**Response: A conceptual plan is attached.**

- 4) Please discuss and coordinate the dedication and maintenance of the proposed four-acre passive public park with Phil Thornburg, Director of the City of Fort Lauderdale Parks and Recreation Department (954-828-7275). The applicant should further describe the potential uses, proposed improvements and operational costs associated with the maintenance of the park.

**Response: The Applicant met with Mr. Thornburg on 11/29/2012 to discuss the passive park**

- 5) Please provide responses to each of the Goals, Objectives and Policies stated on pages 25-27 and how the proposed amendment furthers all applicable Goals, Objectives and Policies.

**Response: See Attachment 1.**

- 6) Please provide the source for the population projection calculation provided on page 28 for the 37 single-family dwelling units.

**Response: Persons per unit are calculated based upon the Broward County Land Development Code Sec. 5-182 (i)(3)(a), which indicates Density in Dwelling Units per Gross Acre as follows:**

D.U. per Gross Acre	Persons per unit
From 0 up to 1	3.3
<b>Over 1 up to 5</b>	<b>3.0</b>
Over 5 up to 10	2.5
Over 10 up to 16	2.0
Over 16 up to 25	1.8
Over 25 up to 50	1.5

- 7) Indicate the project's compliance with the following ULDR section by providing a point-by-point narrative response, on letterhead, with date and author indicated:
- a. Sec. 47-24.2, Adequacy Requirements

**Response: Please see Attachment 2.**

**GENERAL COMMENTS:**

The following comments are for informational purposes.

- 1) The proposed project requires review and recommendation by the City of Fort Lauderdale Planning and Zoning Board and approval by the City Commission. A separate application and fee is required for Planning and Zoning Board review, and a separate submittal is required for City Commission review. The applicant is responsible for all public notice requirements (Sec. 47-27). Note: The City Clerk's office requires 48 hours notice prior to a Commission meeting if a computer presentation is planned i.e. *Power Point*, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5256).

**Response: Understood.**

- 2) The proposed project requires review and local land use plan recertification by the Broward County Planning Council.

**Response: Understood.**

- 3) The proposed project requires review and approval by the Broward County Commission.

**Response: Understood.**

- 4) The proposed project is subject to public school concurrency review by the School Board. The applicant should submit a School Capacity Availability Determination (SCAD) letter confirming whether or not the project is exempt or vested, or if student capacity is available, prior to Broward County approval.

**Response: Understood.**

- 5) Pursuant to Sec. 163.3184 of the Florida Statutes, the proposed project requires review by the Florida State Division of Community Development (and other applicable state agencies) under the expedited state review process for the adoption of comprehensive plan amendments.

**Response: Understood.**

---

**Division:** POLICE

**Member:** Detective K. DiCristofalo

kimdic@fortlauderdale.gov

954-828-6421

**CASE COMMENTS:**

Please provide a response to the following:

NONE – Signature NOT required.

**GENERAL COMMENTS:**

The following comments are for informational purposes.

It is highly recommended that the managing company make arrangements for private security during construction. Please submit comments in writing prior to DRC sign off.

**Response: Understood.**

---

**Division: ENGINEERING**

**Member: Jay Sajadi**

jsajadi@fortlauderdale.gov

954-828-5048

**Case Number: 12T12**

**CASE COMMENTS:**

No Comments.

# ATTACHMENT 1

## *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: The land use plan amendment report assesses public services and facilities impacts to the site resulting from the current and proposed land uses. Mass Transit and Solid Waste letters have been received confirming that adequate facilities and services are in place. Potable Water, Sanitary Sewer, and Drainage letters have been requested and will be provided once received.**

### POLICY 39.3

The City of Fort Lauderdale shall continue to consider the individual and cumulative impacts of land use amendments on the existing and planned transportation facilities within the County.

**Response: The land use plan amendment report analyzes the impact of the current and proposed land use on roadways (Section VI.F) and mass transit services (Section VI.G).**

## *PARKS AND RECREATION ELEMENT*

### GOAL 1

Provide levels of service for Parks and Recreation Facilities sufficient to meet the existing and future needs of the City of Fort Lauderdale's population.

**Response: Section VI.E of the land use plan amendment analyzes the existing and future park needs of the City's population. Specifically, Table 11 depicts a surplus of parks.**

**OBJECTIVE 1.1:** The City will provide park land and open space to meet a Level of Service Standard of 3 acres per one thousand residents. This 3 acre standard shall be comprised of a mix of park classifications with Local Facility Guidelines established in the policies for each Park Planning District.

**Response: The City will continue to meet the level of service standard for park with the approval of the proposed amendment.**

OBJECTIVE 1.2: The City shall ensure that Parks and Recreation Facilities meet the level of service standards established within the City of Fort Lauderdale's Recreation and Open Space Element.

**Response: The City will continue to meet the level of service standard for park with the approval of the proposed amendment.**

POLICY 1.2.1: To maintain the levels of service standards identified within the Recreation and Open Space Element of the City of Fort Lauderdale's Comprehensive Plan, the City shall determine whether adequate Parks and Recreation Facilities will be available when needed to serve proposed development.

**Response: As stated above adequate Parks and Recreation Facilities will be available when needed to serve proposed development.**

POLICY 1.2.2: Prior to site plan approval, the City of Fort Lauderdale shall ensure that Parks and Recreation Facilities necessary to meet the level of service standards established within the City of Fort Lauderdale's Comprehensive Plan will be available consistent with state concurrency requirements (Subsection 163.3180(2)(b) Florida Statutes and Subsection 9J-5.0055(3)(b), Florida Administrative Code) Site plan approval that is granted consistent with Subsection 9-J5.0055(3)(b) shall meet design standards of the City of Fort Lauderdale.

**Response: As part of the City's review, the City will ensure that Parks and Recreation Facilities necessary to meet the level of service standards established within the City of Fort Lauderdale's Comprehensive Plan will be available.**

POLICY 1.2.3: The City of Fort Lauderdale shall continue to review and revise, where necessary, its land development codes and regulations to ensure that all new development in the City of Fort Lauderdale meets the level of service standards established within the City of Fort Lauderdale's Comprehensive Plan.

**Response: The proposed new development will meet the land development codes and regulations of the City.**

POLICY 1.2.4: In order to ensure that land development contributes a proportionate share of the cost of Parks and Recreation Facilities, the City of Fort Lauderdale shall continue to implement the improvement, dedication and impact fee requirements contained within the Code of Ordinances of the City of Fort Lauderdale's Unified Land Development Regulations.

**Response: The Applicant is proposing to dedicate a 4-acre passive park.**

OBJECTIVE 3.2: The City will ensure that 100% of all recreational sites are accessible to all residents and visitors by 2015.

**Response: The proposed dedicated park will be accessible to all residents.**

POLICY 3.2.1: The City shall centrally locate new park and recreation facilities in the neighborhood area to be served whenever possible.

**Response: The Applicant is proposing to dedicate a 4-acre passive park which will serve the surrounding neighborhood.**

POLICY 3.2.2: The City shall coordinate, with Broward County, present and future recreation sites with existing and planned transportation systems (including transit-routes).

**Response: The Applicant is proposing to dedicate a 4-acre passive park which will be served by mass transit routes along US1.**

POLICY 3.2.3: The City shall provide for bicycle and pedestrian access to parks and recreational facilities, especially in the case of neighborhood- serving sites.

**Response: The Applicant is proposing to dedicate a 4-acre passive park which will include pedestrian and bicycle access.**

POLICY 3.2.4: The City shall require accessibility for all residents, including elderly, handicapped, and economically disadvantaged others with special mobility needs, as a design criteria for new facilities and shall retrofit all existing sites by 2015.

**Response: The Applicant is proposing to dedicate a 4-acre passive park which will include accessibility for all residents, including elderly, handicapped, and economically disadvantaged others with special mobility needs.**

OBJECTIVE 4.1: Because the City's park requirements may change in the future due to unforeseen growth or future annexations, the City of Fort Lauderdale shall continue to monitor levels of service for parks and open space, and, if necessary, shall identify and implement alternative funding mechanisms, and explore all regulatory mechanisms (including, but not limited to conservation easements, covenants, options to purchase, right of first refusal, and eminent domain) for parks and open space.

**Response: Table 11 in the parks section of the land use plan amendment report includes the monitoring of levels of service for parks by providing needs versus availability of parks.**

POLICY 4.1.3: The City shall continue and enhance use of subdivision reviews, DRIs, planned unit developments and other mechanisms to provide recreation and open space.

**Response: The proposed development will include a subdivision plat which will undergo full review by the City and County.**



**POLICY 4.1.4:** The City shall maintain and improve the existing recreation lands and encourage the dedication of properties for recreation and open space uses through appropriate incentives.

**Response:** The Applicant is proposing to dedicate a 4-acre passive park.

## ATTACHMENT 2

- 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.

**Response: Understood.**

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

**Response: The proposed project should not interfere with the City's communication network. Interference, if any, will be determined at plat review and approval.**

- 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.

**Response: Understood. The proposed development will meet drainage requirements as determined during the plat review and approval process.**

- D. Environmentally sensitive lands.

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:

- a. Broward County Ordinance No. 89-6.
- b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
- c. Broward County Ordinance No. 84-60.

**Response: Understood.**

2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

**Response: The City's Conservation Element and Map series have been reviewed. There are no environmentally sensitive lands on or in the vicinity of the subject site. Therefore, the proposed development will not have an impact on environmentally sensitive lands.**

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

**Response: Understood. The proposed development will meet fire and safety standards. Any additional fire improvements will be determined during the plat review and approval process.**

- 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.

**Response: Understood.**

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.

**Response: Understood.**

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

**Response: Understood.**

- H. Potable water.

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to

provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

**Response: Understood. As described in the Application, adequate facilities are available to serve the development.**

2. Potable water facilities.

- a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
- b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
- c. Where the county is the projected service provider, a similar written assurance will be required.

**Response: Understood. As described in the Application, adequate facilities are available to serve the development.**

I. Sanitary sewer.

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
3. Where the county is the projected service provider, a written assurance will be required.

4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

**Response: Understood. As described in the Application, adequate facilities are available to serve the development. No septic tanks will be utilized.**

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

**Response: Understood. Impact fees will be paid to Broward County pursuant to Broward County Land Development Regulations.**

- 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.

**Response: Solid Waste facilities are available to serve the proposed development.**

2. Solid waste facilities. Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

**Response: Understood.**

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

**Response: Understood. The proposed development will meet stormwater requirements in accordance with applicable codes and 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.

**Response: The subject site is within the Broward County infill area and will be required to pay a transit impact fee to Broward County at the time of building permit.**

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.

**Response: The plat will be submitted to Broward County and the transit impact fee will be paid prior to issuance of a building permit. Also, please see Attachment 1 - FDOT pre-application letter.**

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.

**Response: Vehicular access to the subject site will be provided by US1/Federal Highway which is a regional transportation highway located west of the subject site. There are no local streets to the north, east or south of the subject site.**

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 ( $\frac{1}{2}$ ) 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 ( $\frac{1}{2}$ ) 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.

**Response: Response: The proposed development will generate a net increase in traffic above the volume expected from the existing land use of only 304 vehicles per day (or 36 vehicles per hour during the evening Peak Hour). This difference is far less than the 1,000 trips per day volume that would necessitate further analysis for City review. In fact, when compared to the capacity of Federal Highway, the roadway that will absorb this entire volume of increased traffic, the total impact will be approximately 0.6% of its capacity (far below the threshold of 3.0% of capacity considered significant by Broward County Planning Council). In addition, adequacy of the transportation network to accommodate this increase traffic volume will be determined during the plat review and approval process, when Transit Concurrency fees will be evaluated. This site will not generate sufficient traffic volume to justify a full Traffic Impact Analysis based on the City's criteria stated above.**

5. Dedication of rights-of-way. Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

**Response: Understood.**

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

**Response: The subject site is currently vacant. Sidewalks, pedestrian crossing and other pedestrian facilities will be designed and reviewed during the plat review and approval process.**

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



**Response: Understood.**

8. Other roadway improvements. Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

**Response: Understood. Any roadway improvements will be identified at final plat review.**

9. Street trees. In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

**Response: Street tree requirements will be determined during the permit review and approval process.**

N. Wastewater.

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

applicable engineering standards.

**Response: Wastewater facilities and services currently serve the subject site. Additional requirements, if necessary, will be determined during the plat review and approval process.**

- O. Trash management requirements. A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

**Response: The LUPA does not provide for non-residential uses.**

- P. Historic and archaeological resources.

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

**Response: No historical or archaeological sites exist on the subject site.**

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

**Response: The subject site is not located east of the Intracoastal Waterway.**

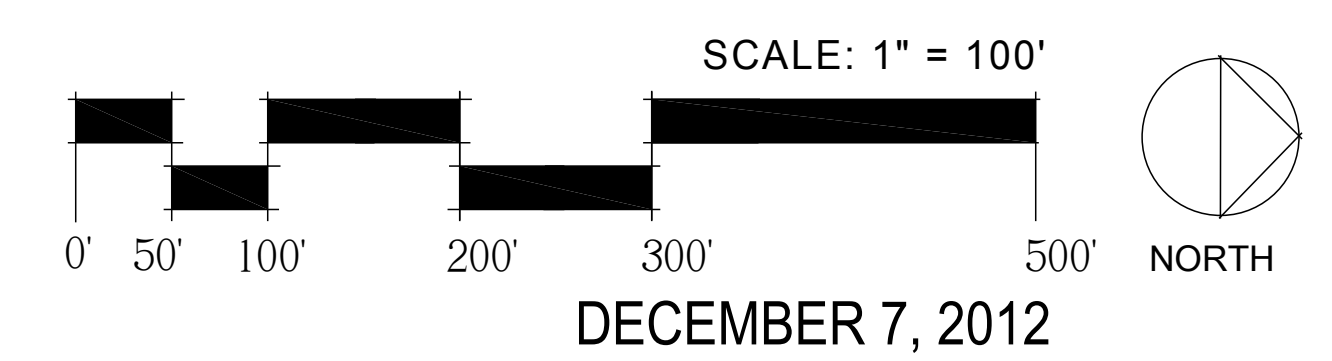


ENTRY ROAD ALTERNATIVE

PROPOSED  
PASSIVE PARK-  
4.0 ACRE

NOTES:  
FINAL DIMENSIONS WILL BE DETERMINED BY PLAT  
WITH A MAXIMUM OF 37 LOTS

3850 FEDERAL LUPA  
PRELIMINARY LOT LAYOUT



DECEMBER 7, 2012