



March 25, 2022

ANTHONY FAJARDO, DIRECTOR
Department of Sustainable Development
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: Letter of Adequacy – Fort Lauderdale Police Headquarters
Folio #: 504209010070 and 504209092510
Location: 1300-1350 W Broward Blvd
KEITH Project Number: 11112.00

Dear Mr. Fajardo,

On behalf of the City of Fort Lauderdale (property owner), KEITH is providing the Letter of Adequacy for the Fort Lauderdale Police Headquarters proposed plat pursuant to ULDR Sec. 47-25.2, Adequacy requirements.

ADEQUACY NARRATIVE

Sec. 47-25.2. - Adequacy requirements.

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

Response: Acknowledged.

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: At this time, the applicant is not aware of any interference with the City's communication network. If interference is identified, the applicant shall work with the City to eliminate the interference.

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: Acknowledged.

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

Response: The existing site is currently a police headquarters campus. The proposed project expansion is not located within any environmentally sensitive lands or wellfield protection areas.

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

Response: Acknowledged.

F. Parks and open space.

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

Response: There are no residential facilities permitted on this plat; therefore, no parks and open space impact fees apply.

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: The proposed police headquarters should improve and expand the level of adequate protection service to protect people and property in the proposed development. The proposed building will take into consideration CPTED principles during the design process.

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.



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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: The City of Fort Lauderdale Police Headquarters is committed to compliance with the City's standards. The design of the water service system shall be in accordance with the City's requirements as noted above and in accordance with the Florida Building Code, and American Water Works Association (AWWA) Standards and Manuals of Water Supply Practices. The domestic and the fire demands for the facilities will be coordinated with the City to verify the design of all components of the domestic and fire protection supply systems. Design of a water distribution system requires both domestic and fire flow demands be considered concurrently. Existing water pipes in conflict with proposed building structures will be relocated as a part of this Project.

A System Capacity Analysis will be performed including, a flow test to verify the capability of the existing water supply system to meet the proposed domestic and fire protection system needs of the proposed development. Additional flow anticipated for any proposed development is anticipated to be minimal. The existing site is currently connected thru the City Utility Department. The design capacity of the water plant has available capacity.

1. *Sanitary sewer.*

1. 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: The Fort Lauderdale Police Headquarters is committed to compliance with the City's standards. The design of the sanitary service system shall be in accordance with the Broward County's and the City's requirements as noted above and in accordance with the Florida Building Code, and applicable State and Federal Standards. The sanitary sewerage flow demands for the facilities, will be coordinated with the City to verify the design of all components of the sanitary systems. Existing sanitary pipes in conflict with proposed building structures will be relocated as a part of this Project.

An Existing System Capacity Analysis will be performed including analysis of the City sanitary pumping system capacity and treatment plant capacity, to verify the capability of the existing sanitary system meet the needs of the proposed development. Any upgrades required for the



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proposed development will be incorporated as a part of this development. The City Utility Department will be coordinated with to ensure the capacity is available or that the proper improvements to the sanitary system network are implemented as a part of this project.

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: Acknowledged. This project has no residential component and no mitigation will be required.

K. *Solid waste*.

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.

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

Response: The applicant currently contracts with Republic Services for solid waste facilities and anticipates continuing its contract with Republic Services for future phases of development.

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: The Fort Lauderdale Police Headquarters is committed to compliance with the City's standards. The project connects to the existing storm sewer system. If any drainage improvements are required, additional stormwater, water quality practices (BMP's), will be implemented as a part of this project. The storm sewer system shall be designed in accordance with South Florida Water Management District, Broward County, City and Florida Building Code criteria. The first-floor elevation and building openings will be designed to comply with the FEMA regulations and the City ordinance which requires that structures be placed at least two feet above the FEMA 100-year return frequency flood elevation.

Any existing drainage lines that require relocation will be relocated as a part of this project. The storm sewer system will be designed for conveyance of storm water runoff from areas within the site and any off-site areas that currently drain through the existing system. The system will be designed to limit developed site runoff to historic flow rates.

Any off-site drainage areas that will contribute to the site drainage system shall be confirmed. This drainage shall be diverted around or through the site and outlet downstream of the on-site drainage discharge outlet point.

The drainage system will collect and convey design flows to infiltration areas, swales, detention areas, inlets, channels and grates. Flow capacity and overflow provisions will be implemented to prevent flooding of buildings and primary roadways. Site contours and drainage features will be designed to ensure reasonable runoff volumes and travel times into individual catch basins and swales. Storm sewers shall be sized to meet all applicable criteria.



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Federal, State and local regulations regarding the design of storm-water management systems shall be considered the minimum design criteria and should apply. Additionally, the Project will be designed to minimize the impacts of construction activities on the drainage system by preventing loss of soils by water and wind erosion. An NPDES SWPPP will be prepared and implemented in accordance with the Florida Department of Environmental Protection criteria. Low Impact Development (LID) strategies will be used in this project. LID is a storm-water management strategy concerned with maintaining or restoring the natural hydrologic functions of a site. The project will coordinate and provide free-draining outlets into the storm sewer system for roof drains.

M. Transportation facilities.

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.

2. *Regional transportation network.* The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.

3. *Local streets.* Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

4. *Traffic impact studies.*

- a. When the proposed development may generate over one thousand (1,000) daily trips; or
- b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half ($\frac{1}{2}$) 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:



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- 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.

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.

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.

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.

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.

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



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located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

Response: The proposed development is expected to generate only 35 and 45 net new trips during the AM and PM peak hours, respectively, and therefore requires only a Traffic Impact Statement that was submitted to the City on July 15, 2021. To address FDOT's concerns, a Traffic Impact Study was prepared for the Department. The traffic impact analysis for the proposed development shows no adverse impact due to these additional trips on the roadway network and all intersections are expected to operate at LOS B or better under the Total Traffic conditions. The 95th percentile turn lane queue lengths along Broward Boulevard intersections will remain within the available storage lengths and therefore would not adversely affect the flow of traffic along Broward Boulevard.

Please refer to the Traffic Impact Study dated July 2021 submitted to FDOT District 4 and the Traffic Impact Statement dated July 2021 submitted to the City of Ft. Lauderdale.

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: Acknowledged.

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

Response: Acknowledged.

P. Historic and archaeological resources.

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

Response: The City of Fort Lauderdale Police Headquarters project is located in the Sailboat Bend Historic District; however, the site is a non-contributing parcel within the district. The site plan for the Police Headquarters will be presented to the Historic Preservation Board for a vote.



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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 proposed project is not east of the Intracoastal Waterway.

Respectfully Submitted,



Ann DeVeaux
Planner



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