

Page 1: Land Use Plan Amendment - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

Case Number (To be filled out by Dept.)	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	PFL VII LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	1140 RESERVOIR AVE., CRANSTON, RI 02920
E-mail Address	jshotmeyer@trinsicres.com
Phone Number	201-788-3667
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	Agent: Lochrie and Chakas, P.A. - Nectaria Chakas, Esq.
Applicant / Agent's Signature	<i>Nectaria Chakas</i>
Address, City, State, Zip	1401 East Broward Blvd., Suite 303, Ft. Lauderdale, FL 33301
E-mail Address	nchakas@lochrielaw.com
Phone Number	954-779-1123
Letter of Consent Submitted	See attached a Agent Letter.

Development / Project Name	Aura Cypress Creek LUPA
Development / Project Address	<u>Existing:</u> 400 Corporate Dr., Ft L.aud 33334 <u>New:</u> No Change
Legal Description	Please see attached LUPA report.
Tax ID Folio Numbers (For all parcels in development)	494211240010 and 494211240070
Request / Description of Project	change in land use designation from Medium-High (25) Residential to Mixed Use - Residential High (60) on the City Land Use Plan.

Future Land Use Designation	Medium-High (25) Residential
Proposed Land Use Designation	Mixed Use - Residential High (60)
Current Use of Property	Hotel with Surface Parking
Gross/Net Site Area (SF / Acreage)	6.6 net/6.8 gross acres

For Sites 10 acres or less:

Was site granted a land use amendment within prior 12 months?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Does owner of site own property within 200 feet of property that was granted a land use change within the prior 12 months?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Does owner of site own property within 200 feet of property that was granted a land use change within the prior 12 months?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Does amendment involve residential land and propose a density greater than 10 dwelling units per acre?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

AURA CYPRESS CREEK

Application for Amendment to the City of Fort Lauderdale (Text and Map) and Broward County (Map) Land Use Plans

December 7, 2022

Prepared By:

**Leigh Robinson Kerr
& Associates, Inc.**

• Planning • Zoning • Land Use • Expert Testimony •
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Established 1985

[https://d.docs.live.net/ca11f1bfbb72375f/ALLFILES/PROJECTS/2021/2117 Trinsic Westin/LUPA/DRC1Comments/LUPA_Aura-Trinsic_DRC1_12.7.22.docx](https://d.docs.live.net/ca11f1bfbb72375f/ALLFILES/PROJECTS/2021/2117%20Trinsic%20Westin/LUPA/DRC1Comments/LUPA_Aura-Trinsic_DRC1_12.7.22.docx)

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EXHIBITS

- Exhibit A: Proposed Text Amendment
- Exhibit B: Acreage Determination
- Exhibit C: Legal Description/Survey
- Exhibit D: Location Map
- Exhibit E: Current Future Land Use
- Exhibit F: Proposed Future Land Use - City
- Exhibit G: Proposed Future Land Use - County
- Exhibit H: Conceptual Master Plan
- Exhibit I: Potable Water, Sanitary Sewer, Drainage Correspondence
- Exhibit J: Solid Waste Correspondence
- Exhibit K: Recertified Parks Inventory
- Exhibit L: Traffic Summmary
- Exhibit M: Mass Transit Correspondence
- Exhibit N SBBC SCAD Report

1. 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. Name, title, address, telephone number and e-mail address of the local government contact person.

City of Fort Lauderdale
Development Services - Urban Design & Planning
700 NW 19th Avenue
Fort Lauderdale, FL 33311
Contact: Ella Parker, Planning Manager
Ph: 954-828-3729
Email: EParker@fortlauderdale.gov

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

To be provided.

- D. Description of public notification procedures followed for the amendment by the local government, including notices to surrounding property owners, advertisements in local publications, signage at proposed site, etc.

Per Chapter 163, F.S. and the below City of Fort Lauderdale requirements:Sec. 47-27.10. Comprehensive plan amendment.

- A. When a new comprehensive plan or comprehensive plan amendment changes the actual list of permitted, conditional or prohibited uses within a future land use category or changes the actual future land use map designation of a parcel or parcels of land, notice shall be given as follows:
1. *Newspaper notice.*
 - a. *Local planning agency.* Newspaper notice shall be given at least ten (10) days prior to the date set for public hearing.
 - b. *City commission.* Newspaper notice shall be given at least ten (10)

days prior to the first public hearing at the transmittal stage and the second public hearing at the adoption stage. The newspaper advertisement shall be in the format prescribed by F.S. § 166.041(3)(c)2b.

- B. When a comprehensive plan or comprehensive plan amendment does not effect a change in the actual list of permitted, conditional or prohibited uses or change the actual future land use map designation of a parcel, notice shall be given as follows:
1. *Local planning agency.* Newspaper notice shall be given at least ten (10) days prior to the public hearing.
 2. *Planning and zoning board and city commission.*
 - a. *Newspaper notice.* Newspaper notice shall be given at least ten (10) days prior to the public hearing before the planning and zoning board and at least ten (10) days prior to the public hearing to consider adoption of the ordinance approving the text amendment.
- E. 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)

The amendment is small scale.

2. APPLICANT INFORMATION

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

**Jacob Shotmeyer
Trinsic Residential Group
327 Plaza Real Suite 219
Boca Raton, Florida 33432
Ph: 201-788-3667
Email: jshotmeyer@trinsicres.com**

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

**Nectaria Chakas, Esq.
Lochrie & Chakas, P.A.
1401 East Broward Boulevard, Suite 303
Fort Lauderdale, Florida 33301
Ph: 954-779-1123
Email: nchakas@lochrielaw.com**

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

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

Folio: 494211240010 and 494211240070
PFL VII LLC
1140 RESERVOIR AVE
CRANSTON, RI 02920

- D. 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 Medium-High (25) Residential on the City and County Land Use Plans to Mixed Use (50) on the City Land Use Plan and Commerce and Irregular Residential (50) all within a Dashed Line Area on the County Land Use Plan. The amendment site consists of two parcels totaling 6.6 net/6.8 gross acres. The “north” parcel is currently developed with the Westin Hotel and the “south” parcel is utilized as a surface parking lot supporting the hotel use.

Combined with the Westin Hotel the introduction of the residential component will provide an active horizontal mixed use opportunity. The site is ideally situated at the interchange of I-95 with Cypress Creek Road. Easy access to the nearby Tri-Rail station at Cypress Creek as well as I—95 with multiple nearby commercial activities but east and west of the subject site.

The proposed mixed use-residential/hotel development will promote an urban form which creates integrated land uses that promote interconnectivity, is compatible with its surroundings, and will meet the City’s design guidelines.

The County’s plan requires a map amendment, while the City’s plan requires a map and text amendment. Text Amendment attached as Exhibit A: Proposed Text Amendment.

3. AMENDMENT SITE DESCRIPTION

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

The proposed amendment site contains approximately 6.6 net/6.8 gross acres. Refer to Exhibit B: Acreage Determination. The amendment site is generally located on the north side of Cypress Creek Road, between I-95 and Corporate Drive in the City of Fort Lauderdale.

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

Please see Exhibit C: Legal Description/Survey.

- C. Map at a clearly indicating the amendment's location, boundaries and proposed land uses.

Please see Exhibit D: Location Map.

4. 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. For Activity Center amendments, the proposed text indicating the maximum residential and non-residential uses must be included.

The subject site is currently designated Medium High 25 Residential on the City and County Land Use Plans. The proposed designation is Mixed Use (50) on the City Land Use Plan and Commerce and Irregular (50) Residential all within a Dashed-Line Area on the County Land Use Plan.

The current land use designations for the properties surrounding the amendment site are provided below. Also refer to Exhibit E: Current Future Land Use, Exhibit F: Proposed Future Land Use – City, and Exhibit G - Proposed Future Land Use - County.

TABLE 1 ADJACENT LAND USES		
	City	County
North	Transportation	Transportation
South	Transportation (Cypress Creek Rd/ NE 62 nd St) then Low 5 Res. (Oakland Park)	Transportation (Cypress Creek Rd/ NE 62 nd St) then Low 5 Res. (Oakland Park)
East	Commercial	Commerce
West	Transportation – I95	Transportation – I95

- B. Indicate if flexibility provisions of the BCLUP have been used for adjacent areas.

Flexibility provisions have not been utilized to rezone adjacent areas.

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

TABLE 2 EXISTING USES	
Subject Site	Hotel with Surface Parking
North	Water
South	ROW then Single family (Oakland Park)
East	Office with surface parking, Vacant Commercial
West	I-95

- D. Proposed use of the amendment site including proposed square footage* for each non-residential use and/or dwelling unit count. For Activity Center amendments, please provide each existing non-residential use square footage and existing dwelling units for amendment area.

TABLE 3 PROPOSED USES	
MIXED USE (50)	
Use	Proposed
Residential	340 multi-family DUs ¹
Hotel Rooms	300 Rooms
Commercial use	38,000 sf ²

Max units Permitted: 6.8 gross ac x 50 du/ac = 340 units

² Includes existing ancillary hotel commercial/meeting space and proposed commercial space.

The proposed uses will meet the below design guidelines outlined in the City's Comprehensive Plan. Refer to below applicant description and Exhibit H: Conceptual Master Plan.

The design guidelines for Mixed Use – Residential shall promote an urban form which creates well integrated land use combinations, balances intensity and density, promotes safety and interconnectivity of vehicular, pedestrian and other non-motorized movement and contributes to an exceptional public realm. These guidelines may include:

- Buildings framing streets; minimum setbacks are preferable to promote a strong framing of the street and a positive human scale pedestrian experience, balanced with open space and landscape provisions that include street trees, and other elements that contribute to a sense of place and high quality public realm.*

Applicant: We have carefully formulated a building massing that conforms to

the unique site shape and constraint, including large open landscaped spaces to help enhance the pedestrian realm at the frontages.

- *Vehicle parking strategies, which lessen conflicts with bicycles and pedestrians and promote transit usage (i.e. parking structures, off-site parking, reduced parking ratios, shared parking facilities and parking which does not front the street).*

Applicant: The parking garage has been placed in the southwest back corner of the site to help lessen the impact on the frontages. The garage will be shared with the adjacent hotel property with easy internal on grade access.

- *Other design features, which promote transit (e.g. integrated transit stop, shelter or station on site).*

Applicant: A covered drop-off has been provided to help promote ride-share use. Site sidewalks will be provided to help access adjacent bus routes to the property on the right of way.

- *A circulation system designed to strengthen bicycle and pedestrian connectivity to all areas of the site/area, including recreation areas, parks, adjacent uses, transit facilities and activity nodes.*

Applicant: An integrated sidewalk design has been proposed to promote pedestrian and bicycle connectivity throughout the site and adjacent landscaped spaces.

- *Integration of the public realm through open space or urban public plazas and/or recreational areas.*

Applicant: The unique building form has helped lend itself to providing beautiful landscaped open space throughout the site for different functions.

- *The physical separation, such as walling off neighborhoods from adjacent development or roadways, is discouraged where it disrupts the connectivity of compatible uses, pedestrian and/or bicycle access. If a buffer is necessary, adequate landscaping could be used in place of a continuous wall.*

Applicant: Not applicable.

Design guidelines shall ensure a mixed-use development, which is compatible with surrounding land uses and/or adjacent adopted Future Land Use Plan designations. These guidelines should address the following:

- *Complement and support adjacent existing land uses and/or adopted Future Land Use Plan designations through the effective use of density, massing and other design elements.*

Applicant: The distinctive sculptural massing undulates within the site, optimizing density and establishing a naturally meandering promenade throughout. This encourages pedestrian and vehicular connectivity between adjacent uses by highlighting the permeability of the public open space, such as the public park provided, while maintaining the necessary private space.

- *Protect the integrity of existing single-family neighborhoods through design elements, which maintain consistency and/or improve the aesthetic quality of the neighborhood. (i.e. maintaining an architectural style or quality of building materials and construction predominant in the neighborhood).*

Applicant: The proposed development embraces the community through connectivity and elegant landscaped open spaces. Quality and attention to design detail is blatant in how movement is a recurring theme that ties macro and micro together, emphasizing that this building adds value to the whole of the community.

- *Promote connectivity, open space, pedestrian and other non-motorized networks and landscaped streetscapes.*

Applicant: An integrated sidewalk design has been proposed to promote pedestrian and bicycle connectivity throughout the site and adjacent landscaped spaces.

- *Incorporate designs, which are environmentally sensitive (i.e. reduction of impervious surfaces, alternative material for spillover parking).*

Applicant: The proposed development incorporates environmentally sensitive design decisions such as having structured, as opposed to surface parking. A choice which minimizes the parking footprint; therefore, allowing for more open space. A green trellis system is also incorporated to cover the top of the structured parking.

- E. Maximum allowable development per adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations for each non-residential use and/or dwelling unit count.

The existing land use is Medium High 25 Residential. Therefore, the maximum allowable development under the existing designation expressed in gross acres

is 25 du/ac x 6.8 gross acres = 170 DUs; and expressed in net acres is 25 du/ac x 6.6 net acres = 165 DUs.

5. 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. Potable Water Analysis

1. Provide the potable water level of service per the adopted and certified local land use plan, including the adoption date of the 10 Year Water Supply Facilities Plan.

The site is served by Broward County District 1. The level of service for District 1 is 96 gpcd as stated in table WS13 of the Broward County Water Supply Facilities Work Plan adopted April 21, 2020.

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

TABLE 4 PLANT CAPACITY & DEMAND – POTABLE WATER Broward County District 1 Water Treatment Plant	
Current Plant Capacity	16.00 MGD
Current + Committed Plant Demand	8.08 MGD ¹
SFWMD Permitted Withdrawal	52.55 MGD ²
Expiration Date of SFWMD Permit	2028
Source: ¹ Broward County 2020 Water Supply Plan Table WS-14 (2025)	

The District 1 wellfield is in the area surrounding the WTP and is comprised of nine Biscayne Aquifer wells, all of which are currently in service. The total design capacity of the wellfield is approximately 23.5 MGD.

BCWWS was issued a SFWMD CUP (No. 06-00146-W) in April 2008 for a 20-year permit duration to withdraw water from the Biscayne Aquifer and Floridan Aquifer. The permit allocates an annual withdrawal from the Biscayne Aquifer of 3,664 million gallons (MG) with a maximum

month of 333 MG and an annual withdrawal from the Floridan Aquifer of 1,410 MG with a maximum month of 128 MG. The 2025 demand is 8.08 MGD and the 2040 projected demand is 9.14 MGD.

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

The net impact on potable water demand is identified in the table below. Demands are generated from potable water standards outlined in the Broward County's Guidelines for Determining Ability to Provide Potable Water and Wastewater Service.

TABLE 5 POTABLE WATER IMPACT (Provider: Broward County)			
CURRENT FUTURE LAND USE	DENSITY/ INTENSITY		
Medium High 25 Residential (Multi-Family)	170 DUs	x 141 GPD/DU	= 23,970 GPD
PROPOSED FUTURE LAND USE			
Mixed Use consisting of:			
Residential (Multi-Family)	340 DUs	x 141 GPD/DU	= 47,940 GPD
Hotel	300 Rooms	x 94 GPD/Room	= 28,200 GPD
Commercial Uses Ancillary to Hotel (Existing):			
Restaurant	9,500 sf	X 356 GPD/1000 sf	= 3,382 GPD
Merchandising (GiftShop, Meeting Space)	22,521 sf	X 37 GPD/1000 sf	= 834 GPD
Commercial Uses Proposed:	2,979 sf	X 356 GPD/1000 sf	= 1,061 GPD
Restaurant	<u>3,000 sf</u>	X 37 GPD/1000 sf	= 111 GPD
Merchandising			
		subtotal	= 81,528 GPD
CHANGE IN DEMAND			+ 57,558 GPD

Source: Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Service

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

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

TABLE 6 PROJECTED POTABLE WATER DEMAND AND CAPACITY		
	2025	2040
Projected Plant Design	16 MGD	16 MGD
Projected Plant Demand	8.08 MGD	9.14 MGD
Planned Expansions: None		
Source: Broward County 2020 Water Supply Plan Table WS14		

5. 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 Exhibit I: and below:

Name: Mario Manrique
Position Planner
Agency: Broward County Water & Wastewater Services
Ph: 954-831-0968 Email: mmanrique@broward.org
Address: 2555 Copans Rd, Pompano Beach, FL 33069

B. Sanitary Sewer Analysis

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

The site is not proposed to be served by septic tanks.

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

Broward County's Level of Service Standard is as described in Table WM-26. Regional Wellfield Base Condition Water Use and Large User's Allocations are not anticipated to change over the planning horizon.

Table WM-26: Regional Wellfield Base Condition Water Use and Large User's Allocations

Description	NORTH REGIONAL WELLFIELD		SOUTH REGIONAL WELLFIELD			
	BCWWS WTP 2 (MGD)	Deerfield Beach (MGD)	Hallandale Beach (MGD)	Hollywood (MGD)	Dania Beach (MGD)	FPL (MGD)
Current Permitted (Avg. Day-Max. Day)	Avg. Day 7.4 MGD Max. Day 8.9 MGD		Avg. Day 14.2 MGD Max. Day 22.4 MGD			
Large User Allocation (Avg. Day) ²	6.8	0.6	4.4	5.9	1.7	2.0
Large User Allocation (Max. Day) ²	8.1	0.8	5.3	7.1	2.0	2.4
Total for Large Users (Avg. Day-Max. Day)	Avg. Day 7.4 MGD Max. Day 8.9 MGD		Avg. Day 14.0 MGD Max. Day 16.8 MGD			

¹ Based on current CUP allocations under permits 06-01634-W and 06-01474-W.

² Based on current large user CUP demand projections and large user agreements.

3. 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.

TABLE 7 SANITARY SEWER FACILITIES	
Broward County North Regional Wastewater Treatment Plant	
Plant Capacity	95.00 MGD
Current + Committed Demand	66.2 + 3.52 = 69.72 MGD
Planned Plant Capacity	95.00
Planned Expansions	None. Projections indicate sufficient capacity
Source: Broward County Wastewater Treatment Plant Floe Calculations	

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

The below table identifies the net impact on sanitary sewer demands resulting from the proposed amendment. Demands are generated from sanitary sewer standards outlined in the Broward County's Guidelines for Determining Ability to Provide Potable Water and Wastewater Service.

TABLE 8 SANITARY SEWER IMPACT (Provider: Broward County)			
CURRENT FUTURE LAND USE	DENSITY/ INTENSITY		
Medium High 25 Residential (Multi-Family)	170 DUs	x 100 GPD/DU	= 17,000 GPD
PROPOSED FUTURE LAND USE: MIXED USE (50)			
Mixed Use consisting of:			
Residential (Multi-Family)	340 DUs	x 100 GPD/DU	= 34,000 GPD
Hotel	300 Rooms	x 77 GPD/Room	= 23,100 GPD
Commercial Uses Ancillary to Hotel (Existing):			
Restaurant	9,500 sf	X 290 GPD/1000 sf	= 2,755 GPD
Merchandising (GiftShop, Meeting Space)	22,521 sf	X 30 GPD/1000 sf	= 676 GPD
Commercial Uses Proposed:			
Restaurant	2,979 sf	X 290 GPD/1000 sf	= 864 GPD
Merchandising	3,000 sf	X 30 GPD/1000 sf	= 90 GPD
		subtotal	= 61,485 GPD
CHANGE IN DEMAND			+ 44,485 GPD

Source: Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Service

- 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.

TABLE 9 PROJECTED PLANT CAPACITY & DEMAND – SANITARY SEWER Broward County North Regional Wastewater Treatment Plant		
	2020	2025
Projected Plant Capacity	95.0 MGD	95.0 MGD
Planned Plant Expansions	None. Projections indicate sufficient capacity	
Funding Sources	N/A	

6. 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 **Exhibit I:** and below:

Name: Mario Manrique
Position Planner
Agency: Broward County Water & Wastewater Services
Ph: 954-831-0968 **Email:** mmanrique@broward.org
Address: 2555 Copans Rd, Pompano Beach, FL 33069

C. Solid Waste

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

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

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

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

TABLE 10 SOLID WASTE FACILITIES	
Capacity	821,250 Tons/Year
Current + Committed Demand	725,000 Tons/Year
Planned Capacity	No planned expansions

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.

TABLE 11 SOLID WASTE IMPACT		
<i>Use</i>	<i>Calculation</i>	<i>Total</i>
CURRENT		
Medium High 25 Residential (Multi-Family)	170 Dus x 8.9 Lbs/unit/day	= 1,513 Lbs/day
PROPOSED		
Residential (MF)	340 Dus x 8.9 Lbs/unit/day	= 3,026 Lbs/day
Commercial	38,000 sf X 4 Lbs/100 SF/day	= 1,520 Lbs/day
Hotel	300 Rooms x 3 Lbs/room/day	= 900 Lbs/day
	<i>Subtotal</i>	5,446 Lbs/day
Change		+ 3,933 Lbs/day

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

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 Exhibit J: Solid Waste Correspondence and below:

Name: Robert Hely
Title: Marketplace Manager
Agency: Wheelabrator South Broward
Address: 4400 S. SR 7, Ft. Laud, FL 33314
Ph: 954-980-6998 **Email:** Rhely@wtienergy.com

D. Drainage Analysis

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

The City's adopted Level of Service standards for stormwater drainage are: a minimum public road elevation to withstand flooding that will occur during a ten year, one-day storm event, and; a minimum floor elevation to withstand flooding during a 100 year, three-day storm event. In addition, new development and redevelopment must provide for retention and treatment of the first inch of stormwater runoff through the use of vegetative swales, perforated pipes, deep well

injection, or other means acceptable to City, County and/or State agencies or departments.

Water quantity requirements: the proposed 100-year, 3-day zero discharge stage shall be no higher than the Broward County's 100-year map elevation. the proposed 25-year, 3 day elevation shall be no higher than the pre-condition.

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

The City of Fort Lauderdale is not located in a drainage or flood control district. The project will have on-site storm drainage. This may include underground piping, exfiltration trenches, and catch basins. New development and redevelopment must provide for retention and treatment of the first inch of stormwater runoff through the use of vegetative swales, perforated pipes, deep well injection, or other means acceptable to the City, County and/or State agencies or departments. The subject site will meet the requirements of the SFWMD.

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

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

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

The Surface Water Management Plan for the site will be modified as part of the project. The existing SFWMD permit is # 06-00450-S.

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 yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

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

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

See **Exhibit I: Drainage Correspondence** and below:

Name: Daniel Rey, P.E.
Position Land Development Manager/City Engineer
Agency: City of Fort Lauderdale Public Works
Ph: 954-828-4653 Email: drey@fortlauderdale.gov
Address: 700 N.W. 19th Avenue, Fort Lauderdale 33311

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.

Maintain a local level of service standard of 4.5 acres per 1,000 population of public park, recreation and open spaces.

2. For amendments which will result in an increased demand for “community parks” acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.

Please see Exhibit K: Recertified Parks Inventory.

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

TABLE 12 PARKS IMPACT		
Use	Calculation	Total
CURRENT		
Residential (MF)	170 Dus X 1.8 pop x 4.5 ac/1000 pop	= 1.38 acres
PROPOSED		
Residential (MF)	340 Dus X 1.5 pop x 4.5 ac/1000 pop	= 2.3 acres
Commercial	N/A	N/A
Hotel	N/A	N/A
	<i>Subtotal</i>	<u>2.3 acres</u>
Change		+ 1.00 acres

Broward County Land Development Regulations provides the below information estimating the number of persons per household for a range of dwelling unit densities.

Density in Dwelling Units	Estimated # of Persons per DU
From 0 up to 1	3.3
Over 1 up to 5	3.0
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

4. Identify the projected “community parks” acreage needs based on the local government’s projected build-out population.

The table below shows the park acreage required to meet the minimum level of service of 3 acres of community parks per 1,000 persons through the year 2045. With a current community park acreage total of 1090.93 acres, the City of Fort Lauderdale will be able to meet the community park level of service of 3 acres per 1,000 residents through 2045.

	2025	2030	2035	2040	2045
Population	208,747	222,915	232,419	240,134	247,613
Community Park Acreage Needed to Provide 3 ac/1,000 people	626.24	668.75	697.26	720.40	742.84
Total Community Park Acreage	1090.93	1090.93	1090.93	1090.93	1090.93
Surplus Community Park Acreage	464.69	422.19	393.67	370.53	348.09

5. As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5 (a. through e.), regarding the provision of open space.

POLICY 2.5.4 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.

Response: The proposed amendment does not result in a loss of open space.

POLICY 2.5.5 Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address 2.5.5 a. through e.

Response: Not applicable. The proposed amendment does not contain golf courses.

F. Traffic Circulation Analysis

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

TABLE 13 EXISTING ROADWAY CONDITIONS

Aura Cypress Creek Existing Traffic Conditions (Daily Volumes)						
Roadway	From	To	Number of Lanes	Roadway Capacity	Current AADT	LOS
Cypress Creek Road	Powderline Rd	Andrews Ave	8	80,100	55,000	C
	Andrews Ave	I-95	8	80,100	55,000	C
	I-95	NE 7th Ave	6	56,905	42,500	C
	NE 7th Ave	Dixie Highway	6	56,905	42,500	C
	Dixie Hwy	East of Dixie	3	15,540	25,500	F
Andrews Avenue	Cypress Creek	McNab Rd	6	56,905	31,000	C
	Cypress Creek	I-95 SB	6	45,000	18,500	C
Dixie Highway	Cypress Creek	McNab Rd	4	39,800	23,500	C
	Cypress Creek	Commercial	4	39,800	23,500	C

Source: Broward County Metropolitan Planning Organization

Aura Cypress Creek Existing Traffic Conditions (PM Peak Hour Volumes)						
Roadway	From	To	Number of Lanes	Roadway Capacity	Current Peak Hour Volume	LOS
Cypress Creek Road	Powderline Rd	Andrews Ave	8	7,210	5,225	C
	Andrews Ave	I-95	8	7,210	5,225	C
	I-95	NE 7th Ave	6	5,121	4,038	C
	NE 7th Ave	Dixie Highway	6	5,121	4,038	C
	Dixie Hwy	East of Dixie	3	1,397	2,423	F
Andrews Avenue	Cypress Creek	McNab Rd	6	5,121	2,945	C
	Cypress Creek	I-95 SB	6	4,050	1,758	C
Dixie Highway	Cypress Creek	McNab Rd	4	3,580	2,233	C
	Cypress Creek	Commercial	4	3,580	2,233	C

Source: Broward County Metropolitan Planning Organization

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

TABLE 14 PROJECTED ROADWAY CONDITIONS

Aura Cypress Future Traffic Conditions (Daily Volumes)							
Roadway	From	To	# of Lanes 2025/2045	Short Term (2025)		Long Term (2045)	
				AADT	LOS	AADT	LOS
Cypress Creek Road	Powderline Rd	Andrews Ave	8/8	56,846	C	63,000	C
	Andrews Ave	I-95	8/8	57,769	C	67,000	C
	I-95	NE 7th Ave	6/6	45,154	C	54,000	C
	NE 7th Ave	Dixie Highway	6/6	44,000	C	49,000	C
	Dixie Hwy	East of Dixie	3/3	26,308	F	29,000	F
Andrews Avenue	Cypress Creek	McNab Rd	6/6	32,846	C	39,000	C
	Cypress Creek	I-95 SB	6/6	21,338	D	30,800	D
Dixie Highway	Cypress Creek	McNab Rd	4/4	26,154	C	35,000	C
	Cypress Creek	Commercial	4/4	26,154	C	35,000	C

Source: Broward County Metropolitan Planning Organization

↑
Year 2025/Year 2045

Aura Cypress Future Traffic Conditions (PM Peak Hour Volumes)							
Roadway	From	To	# of Lanes 2025/2045	Short Term (2025)		Long Term (2045)	
				AADT	LOS	AADT	LOS
Cypress Creek Road	Powderline Rd	Andrews Ave	8/8	5,400	C	5,985	C
	Andrews Ave	I-95	8/8	5,488	C	6,365	C
	I-95	NE 7th Ave	6/6	4,290	C	5,130	F
	NE 7th Ave	Dixie Highway	6/6	4,180	C	4,655	C
	Dixie Hwy	East of Dixie	3/3	2,500	F	2,755	F
Andrews Avenue	Cypress Creek	McNab Rd	6/6	3,120	C	3,705	C
	Cypress Creek	I-95 SB	6/6	2,028	D	2,926	D
Dixie Highway	Cypress Creek	McNab Rd	4/4	2,485	C	3,325	C
	Cypress Creek	Commercial	4/4	2,485	C	3,325	C

↑
Year 2025/Year 2045

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

TABLE 15: TRAFFIC IMPACT						
	USE	QTY	UNIT	ITE CODE	PM Pk Trips	Daily Trips
Current	MH25	170	DUs	221	67	764
Proposed	MF Residential	340	DUs	221	133	1575
	Commercial	38,000	Sq Ft	822	250	2069
	Hotel	300	Rooms	310	177	2397
	Subtotal				560	6041
CHANGE					+493	+5277
Source: ITE Trip Generation Manual 11 th Edition/Traftech						

Access to/from the site is via Cypress Creek Road/Corporate Drive. Per the applicant's consultant Traftech, there are no negative impacts to level of service on Cypress Creek Road or at the main access intersection resulting from the proposed project. We offer the below additional information:

Cypress Creek Road from Dixie Hwy to East of Dixie Hwy

The section of Cypress Creek Road from Dixie Highway to east of Dixie Highway is currently operating deficiently and is projected to continue operating at level of service "F" without the proposed LUPA. Since the project does not cause this roadway section to fail, it is NOT an adverse traffic impact. Moreover, the intersection that controls the operation of Cypress Creek Road, east of Dixie Highway is the intersection of Cypress Creek Road/Dixie Highway. According to the detailed traffic study, the Aura Cypress Creek project increased the delay of this intersection by less than 4 seconds. The applicant proposes signal optimization which mitigates the project's traffic impacts at this location.

Cypress Creek Road from I-95 to NE 7th Ave

Based on the attached tables, the LUPA DOES NOT cause this roadway section to fail in the year 2045. Table 14 shows the projected peak hour volume, without the effects of the LUPA, as published by Broward County showing that the projected level of service is "F". Hence, the AURA LUPA does NOT have an adverse traffic impact on Cypress Creek Road between I-95 and NE 7th Avenue. Moreover, according to the detail traffic study, the I-95/Cypress Creek Road ramps are projected to operate at level of service "C" and "B" with the Aura Cypress Creek project in place and the intersection of Cypress Creek Road/NE 7th Avenue is projected to operate at level of service "C" with the Aura Cypress Creek development in place.

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

See Exhibit L: Traffic Summary. In addition, a traffic study will be provided with the site plan application also under review.

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 Route 62 runs along Cypress Creek Road adjacent to the subject site. The route operates Monday through Sunday on approximately 30-minute headways.

2. Describe how the proposed change furthers or supports mass transit use.

The proposed amendment furthers and supports mass transit by redeveloping a site that is served by BCT Route 62 and is also in close proximity to regional transit, as Tri-Rail Cypress Creek Station is approximately 1 mile from the subject site.

The SFRTA has partnered with various "Ride Partners" to provide complimentary commuter connections to/from select Tri-Rail stations in Broward and Palm Beach Counties within select service areas. The subject site is located within the service area known as CC-3. Therefore, residents, hotel guests, employees, and the like have the option to request a complimentary Uber or Yellow Cab Taxi ride to or from the Cypress Creek Station.

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 Exhibit M: Mass Transit Correspondence and below:

Name:	Tara Crawford, AICP
Agency:	Broward County Transit Division
Position:	Planning Section Supervisor
Email	Tacrawford@broward.org
Address:	1 N. University Dr, Plantation FL 33324
Ph:	954-357-7713

H. PUBLIC EDUCATION ANALYSIS

Please be advised that the Planning Council staff will request from The School Board of Broward County (SBBC), as per Policy 2.15.2 of the BCLUP, an analysis of the impacts of the amendment on public education facilities. Per SBBC Policy 1161, the applicant will be subject to a fee for the analysis and review of the land use plan application. The applicant should contact the Growth Management Section of the SBBC to facilitate this review and determine the associated fees.

1. Public School Impact Application

SCAD obtained. Please see Exhibit N.

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

TABLE 16 SCHOOL ENROLLMENT/CAPACITY			
School	Benchmark Enrollment	Gross Capacity	Over + Under -
Elementary Schools			
N Andrews Gardens Elementary	769	921	-152
Middle Schools			
Rickards Middle	902	1132	- 230
High Schools			
Northeast High	1489	2169	-680
Source: SBBC Planning Tool for Enrollment			

TABLE 17 SCHOOL IMPACT				
<i>Note: Mid Rise Generation Rates Utilized</i>		Elementary	Middle	High
Current				
Res. - MH 25	170 units	X .022 = 3.74	X .019 = 3.23	X .039 = 6.63
Proposed				
Mixed Use:	340 MF Units	X .022 = 7.48	X .019 = 6.46	X .039 = 13.26
	Commercial 38 ksf	N/A	N/A	N/A
	Hotel 300 Rooms	N/A	N/A	N/A
CHANGE IN DEMAND		+3.74 students	+ 3.23 students	+ 6.63 students
TOTAL CHANGE +14 STUDENTS				

3. The associated fee in the form of a check made payable to the SBBC.

SCAD obtained. Please see attached Exhibit M.

6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

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

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

A review of the Records of the Florida Department of State, Division of Historical Resources, Broward County Historical Commission and the City of Fort Lauderdale Comprehensive Plan indicates that no historic sites are located on the site.

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

The site is currently utilized as a hotel and surface parking lot. A review of Florida Master Site File indicates that no archeological sites are located on to the site.

- C. Wetlands

There are no known wetlands within the amendment site.

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

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

- E. Priority Planning Area map and Broward County Land Use Plan Policy 2.21.1 regarding sea level rise.

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

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

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

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

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

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

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

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

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

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

The site is not ocean-front.

7. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2, consistent with Article 5 of this document.

The applicant commits to 15% of the units in the project to be affordable.

8. 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 Medium-High 25 Residential. The amendment site consists of two parcels totaling +/- 6.8 gross acres. The “north” parcel is currently

developed with the Westin Hotel and the “south” parcel is utilized as a surface parking lot supporting the hotel use.

The Mixed Use (50) land use proposes 340 multi-family dwelling units, 300 hotel rooms and 38,000 square feet of commercial/meeting space. The existing Westin Hotel, which will remain on the site, is accounted for in the proposed mix of uses.

The subject site is situated in an area generally consisting of a mix of residential and retail uses in close proximity. As such, the proposed project is compatible with the adjacent uses outlined below.

ADJACENT LAND USES		
	City	County
North	Transportation	Transportation
South	ROW - Cypress Creek Rd/ NE 62 nd St then Low 5 Res. (Oakland Park)	ROW - Cypress Creek Rd/ NE 62 nd St then Low 5 Res. (Oakland Park)
East	Commercial	Commerce
West	Transportation – I95	Transportation – I95

Compatibility will be ensured through compliance with the City’s Land Development Regulations. Additionally, the Mixed Use category includes design guidelines which address compatibility as outlined below:

- Design guidelines shall ensure a mixed-use development, which is compatible with surrounding land uses and/or adjacent adopted Future Land Use Plan designations. These guidelines should address the following:
 - Complement and support adjacent existing land uses and/or adopted Future Land Use Plan designations through the effective use of density, massing and other design elements.
 - Protect the integrity of existing single-family neighborhoods through design elements, which maintain consistency and/or improve the aesthetic quality of the neighborhood. (i.e. maintaining an architectural style or quality of building materials and construction predominant in the neighborhood).
 - Promote connectivity, open space, pedestrian and other non-motorized networks and landscaped streetscapes.
 - Incorporate designs, which are environmentally sensitive (i.e. reduction of impervious surfaces, alternative material for spillover parking).

9. HURRICANE EVACUATION ANALYSIS

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

The amendment site is not located in a hurricane evacuation zone

10. REDEVELOPMENT ANALYSIS

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

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

11. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments.

The city of Oakland Park is located on the south side of Cypress Creek Road.

12. PUBLIC OUTREACH

Describe how the applicant and/or local government notified and coordinated with adjacent property owners, master associations, homeowner associations, etc.

The applicant and local government follow Sec. 47-27.10. Comprehensive plan amendment further outlined in section 1.D of this document.

In addition, the city requires a public participation meeting with notice to owners within 300' radius. Applicant will comply.

13. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES

A. DESCRIBE CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN

HIGHLIGHTED REGIONAL ISSUES

1. Targeted Redevelopment Vision

- Strategy TR-1 Prioritize new development and redevelopment to existing and planned downtowns and major transit corridors and transit hubs.

The subject site is situated on Cypress Creek Road, a major transit corridor, and is served by a BCt Routes and the TriRail Cypress Creek Station is less than 1 mile from the subject site.

2. Multi-Modal Vision

- Strategy MM-2: Recognize and address the transportation and housing connection.
 - Promote and support redevelopment and mixed use opportunities within and along major transportation hubs and corridors;

The mix of residential, hotel and commercial uses are located along the Cypress Creek Road corridor. The site is served by a BCt Routes and the TriRail Cypress Creek Station is less than 1 mile from the subject site.

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

FUTURE LAND USE ELEMENT**OBJECTIVE FLU 2.2: Neighborhood Resilience**

Implement strategies to create more resilient neighborhoods that can adapt to climate change and sea level rise.

POLICY FLU 2.2.2: The City will continue to encourage new development in higher elevated, and areas less vulnerable to flooding, such as Uptown.

The subject site is less vulnerable to coastal flooding as it is located outside of the coastal area and west of US1.

The subject site is located just outside of the formal Uptown boundary. Which terminates on the west side of the I95 interchange, while the subject site is located in the east side of the interchange.

OBJECTIVE FLU 2.3: Mixed-Use Development Multimodal Environment

Encourage mixed use developments to enhance the livability of the City in order to discourage urban sprawl.

POLICY FLU 2.3.1: Mixed use residential development shall promote an urban form, which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement.

The addition of residential on the subject site will create a mixed use project with hotel, multi-family and ground floor commercial, all within the City's FAR parameters. The development site will tie into the existing pedestrian/sidewalk network. The site is served by BCt mass transit and is near by the Cypress Creek Trirail station and is within the CC-3 commuter service area.

POLICY FLU 2.3.3: Mixed use areas should include enhancements of the public realm, through open space, urban public plazas and/or recreational areas through development, redevelopment and public investments.

The building massing conforms to the unique site shape and constraint, including large open landscaped spaces to help enhance the pedestrian realm at the frontages. Site sidewalks will be provided to help access adjacent bus routes to the property on the right of way. An integrated sidewalk design has been proposed to promote pedestrian and bicycle connectivity throughout the site and adjacent landscaped spaces. Proposed is a public park with ample shade trees, sculptural earthwork, decorative pavers, benches and tables, and a wellness track. The park connects to the site sidewalk system that accesses the adjacent pedestrian network.

OBJECTIVE FLU 3.4: Coordination of Transportation and Land Use Planning and Promote Mixed Use

Coordinate City land use planning with transportation planning activities of the City, County and State to ensure that regional roadway network levels of service are met.

POLICY FLU 3.4.4: Provide for residential mixed land use designations which allow a combination of residential, commercial, employment based and other appropriate uses as described in the permitted uses section of the Future Land Use Element.

The proposed introduction of residential on the site and resulting overall mixed-use development is permitted under the proposed land use and also furthers and supports mass transit use by redeveloping a site that is served by BCT Route 62 and is also in close proximity to regional transit.

14. ADDITIONAL SUPPORT DOCUMENTS

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

Not applicable.

- B. Any proposed voluntary mitigation or draft agreements.

Not applicable.

15. PLAN AMENDMENT COPIES

- A. 3 hard copies and 10 digital copies (13 total) 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. If requesting concurrent transmittal to DEO, 1 hard and 10 digital (11 total) copies, as required by DEO, of corresponding local land use plan amendment application, include transmittal letter from municipality to DEO.

To be provided with transmittal.

EXHIBITS

Exhibit A:	Proposed Text Amendment
Exhibit B:	Acreage Determination
Exhibit C:	Legal Description/Survey
Exhibit D:	Location Map
Exhibit E:	Current Future Land Use
Exhibit F:	Proposed Future Land Use - City
Exhibit G:	Proposed Future Land Use - County
Exhibit H:	Conceptual Master Plan
Exhibit I:	Potable Water, Sanitary Sewer, Drainage Correspondence
Exhibit J:	Solid Waste Correspondence
Exhibit K:	Recertified Parks Inventory
Exhibit L:	Traffic Summary
Exhibit M:	Mass Transit Correspondence
Exhibit N:	SBBC SCAD Report

EXHIBIT A: PROPOSED TEXT AMENDMENT

Amendments to Comprehensive Plan Future Land Use Element:

POLICY FLU 1.1.9: The following Future Land Use designations shall be applied to the Future Land Use Map Series:

Mixed Use –Residential

The Mixed Use designation supports a pedestrian-oriented urban environment that combines a mix of compatible uses such as residential, retail, professional office, and public amenities that are integrated into mixed-use structures and mixed-use sites located accessible to transit. The goal is to encourage smart growth principles by promoting efficient and sustainable land development that optimizes infrastructure investments, consumes less land and supports the development of functionally integrated communities. At various density and intensity categories, the Mixed Use designation support sustainability goals by creating opportunities for more efficient development patterns that also allow for a wider variety of economic opportunities, affordable housing, placemaking, and access to multimodal options contextual to the surrounding area.

~~Within the Mixed Use – Residential categories, urban form could include several variations; vertical mixed use, where commercial/retail uses are located on the ground floor with residential uses located on upper floors. It may also include horizontal (attached) mixed use; where separate uses are located side by side in the same building. In addition, it may include horizontal (detached) mixed use; where separate uses are located in separate buildings within the same site.~~

a. Density and Intensity Standards

The City of Fort Lauderdale Mixed Use future land use category has the following ~~ies include five ranges of density and intensity~~ standard:

	<u>Density</u>	<u>Intensity</u>
<u>Mixed Use</u>	<u>Maximum 50 residential dwelling units per gross acre</u>	<u>Floor Area Ratio 3</u>

Note: Residential density and floor area ratio calculations are based on gross acreage.

Category	Allowed
Low 4.4 Mixed Use	Permits up to 4.4 residential dwelling units per net acre and a FAR of 1.0 for combined development – residential and non-residential
Low-Medium 8 Mixed Use	Permits up to 8 residential dwelling units per net acre and a FAR of 1.0 for combined development – residential and non-residential
Medium 15 Mixed Use (15)	Permits up to 15 residential dwelling units per net acre and a FAR of 1.5 for combined development – residential and non-residential
Medium-High 25 Mixed Use	Permits up to 25 residential dwelling units per net acre and a FAR of 2.0 for combined development – residential and non-residential
High 60 Mixed Use	Permits up to 60 residential dwelling units per net acre and a FAR of 2.5 for combined development – residential and non-residential

The residential density shall not exceed the units per acre and the floor area ratio permitted. There is a minimum of two uses required within the development and a minimum percentage of 10% for any one use. Residential development is a required use. These categories may be applied to parcels up to 50 gross acres in size. For example, a development on a one gross acre (43,560 sq. ft.) within a Mixed Use Low Intensity 5 category with a FAR of 1.0 could be represented as follows:

Gross Site Area = One Gross Acre*

Net Site Area = 0.9 acre**

Use	Percentage of Use	Square Footage of Use
Residential	25.5%	5 units @ 2,000 sq. ft. = 10,000 sq. ft.
Commercial	74.5%	39,204 – 10,000 = 29,204 sq. ft.
Total	100%	39,204 (residential 10,000; commercial 29,204)

* Includes dedicated adjacent public rights-of-way

** Excludes dedicated adjacent public rights-of-way

Floor area ratio calculations are based on the Net Site Area. Net Site Area is the entire acreage of the site located inside the parcel boundary.

Residential density is based net acreage as defined in the Future Land Use Element of the City of Fort Lauderdale Comprehensive Plan.

b. Permitted Uses

- Uses permitted under the Residential, Commercial, Commercial Recreation, Community Facilities and Employment Center future land use designations may be applied. Uses are further defined in the City's Unified Land Development Regulations (ULDR);
- A mix of uses is encouraged. A minimum of two uses is required which shall include at least one residential use and one non-residential use; and
- Non-residential use may be configured in a vertically or horizontally development pattern.

c. b-Design Guidelines

The design guidelines for Mixed Use — ~~Residential~~ shall promote an urban form which creates well integrated land use combinations, balances intensity and density, promotes safety and interconnectivity of vehicular, pedestrian and other non-motorized movement and contributes to an exceptional public realm. These guidelines may include:

- Buildings framing streets; minimum setbacks are preferable to promote a strong framing of the street and a positive human scale pedestrian experience-; ~~balance with~~
- Open space, urban public plazas and/or recreational areas and landscape provisions that include street trees, and other elements that contribute to a sense of place and high quality public realm.
- Vehicle parking strategies, which lessen conflicts with bicycles and pedestrians and promote transit usage (i.e. parking structures, off-site parking, reduced parking ratios, shared parking facilities and parking which does not front the street)-;
- ~~Other d~~ Design features, which promote transit (e.g. integrated transit stop, shelter or station on site)-;
- A circulation system designed to strengthen bicycle and pedestrian connectivity to all areas of the site/area, including recreation areas, parks, adjacent uses, transit facilities and activity nodes-;
- ~~Integration of the public realm through open space or urban public plazas and/or recreational areas.~~
- The physical separation, such as walling off neighborhoods from adjacent development or roadways, is discouraged where it disrupts the connectivity of compatible uses, pedestrian and/or bicycle access. If a buffer is necessary, adequate landscaping could be used in place of a continuous wall-;

~~Design guidelines shall ensure a mixed-use development, which is compatible with surrounding land uses and/or adjacent adopted Future Land Use Plan designations. These guidelines should address the following:~~

- Complement and support adjacent existing land uses and/or adopted Future Land Use Plan designations through the effective use of density, massing and other design elements-; and
- Protect the integrity of existing single-family neighborhoods through design elements, which maintain consistency and/or improve the aesthetic quality of the neighborhood. ~~(i.e. maintaining an architectural style or quality of building materials and construction predominant in the neighborhood).~~
- Promote multi-modal connectivity, open space, pedestrian and other non-motorized networks and landscaped streetscapes.
- Incorporate designs, which are environmentally sensitive (i.e. reduction of impervious surfaces ~~and, alternative material for spillover parking~~).

e. Uses permitted under the Mixed Use — Residential categories

~~Under the Mixed Use — Residential categories, all uses, which are permitted under the Residential, Commercial, Commercial Recreation, Community Facilities and Employment Center Uses of the Future Land Use Element may be applied. There may be permitted uses within these categories, which the City could deem inappropriate.~~

~~(No specific sites designated at time of printing.)~~

EXHIBIT B: ACREAGE DETERMINATION

April 6, 2022

Leigh R. Kerr, AICP, President
Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, Florida 33301

Via Email Only

Dear Mr. Kerr:

Subject: Fort Lauderdale - Acreage Determination

This letter is in response to your request of March 21, 2022, to verify the gross acreage and BrowardNext - Broward County Land Use Plan designations for a parcel of land generally located on the northeast corner of Cypress Creek Road/Northeast 62 Street and Interstate 95, in the City of Fort Lauderdale.

The BrowardNext – Broward County Land Use Plan utilizes the following definition to calculate gross acreage:

- “Gross Acre” – means the total number of acres in an area, including acreage used or proposed for streets, lakes and waterways, exclusive of the rivers and canals of the primary drainage system.

Based on the survey and legal description you have provided and our Geographical Information System (GIS), Planning Council staff calculations indicate that the total area encompasses approximately 6.8 gross acres, which is designated by the BrowardNext - Broward County Land Use Plan (BCLUP) as indicated below:

PARCEL	ACRES	BROWARDNEXT - BCLUP DESIGNATION
Parcel A	6.6	Medium-High (25) Residential
NET ACRES	6.6	
Parcel Right-of-Way	0.2	Medium-High (25) Residential
TOTAL GROSS ACRES	6.8	

The contents of this correspondence are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or development review requirements of the Broward County Land Use Plan, including concurrency requirements.

Leigh R. Kerr
April 6, 2022
Page Two

Planning Council staff notes that this calculation is based on the information that you provided and that the information provided should not be utilized for official purposes unless independently accepted by the local government.

Please note that the \$347.00 fee submitted for this acreage determination request may be deducted from the application fee for a corresponding Broward County Land Use Plan amendment, if filed within 18 months of the date of this letter.

If you have any additional questions in this regard, please feel free to contact Julie M. Bernal, Planner, of Planning Council staff.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:JMB
Attachment

cc/email/att: Chris Lagerbloom, City Manager
City of Fort Lauderdale

Anthony Fajardo, Director, Department of Sustainable Development
City of Fort Lauderdale

Broward County Land Use Plan Acreage and Land Use Confirmation

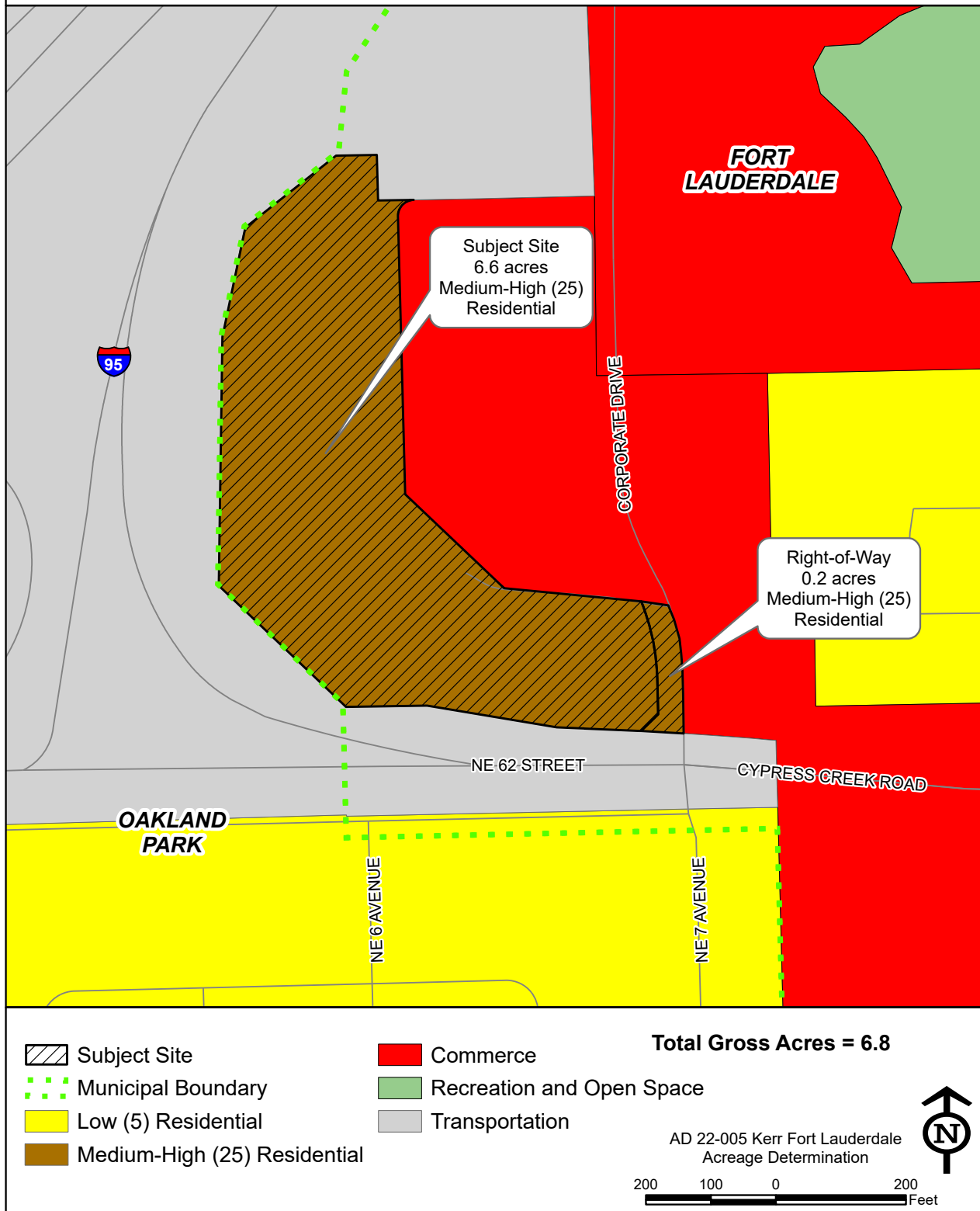
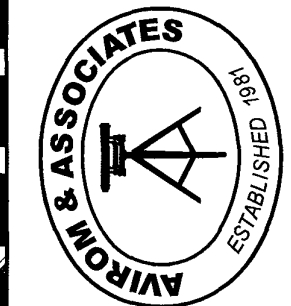


EXHIBIT C

LEGAL DESCRIPTION/SURVEY



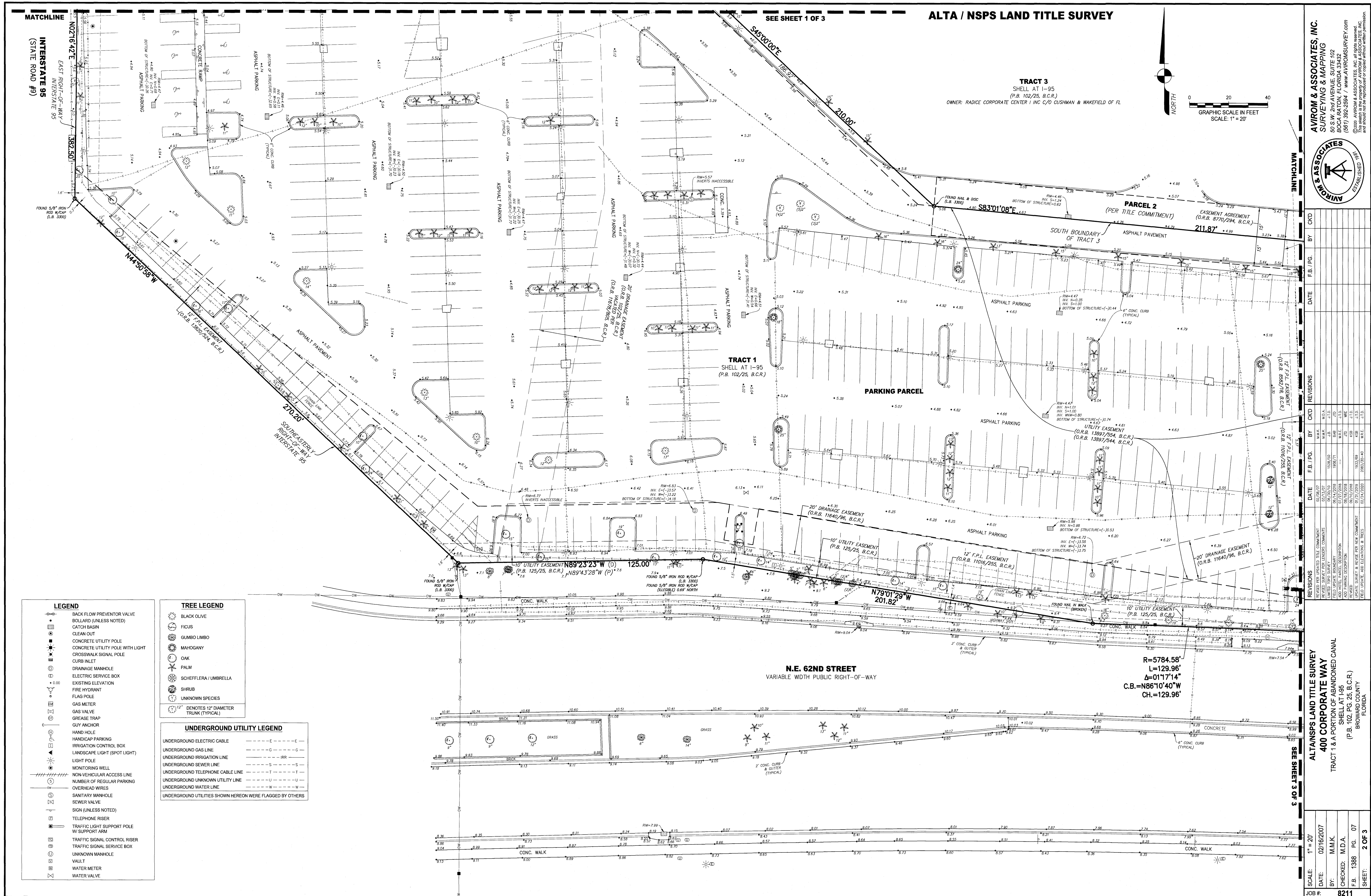
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd Avenue, Suite 102
Gainesville, Florida 32609
Phone: 352-359-2584 / Fax: 352-359-2584
www.aviromsurvey.com

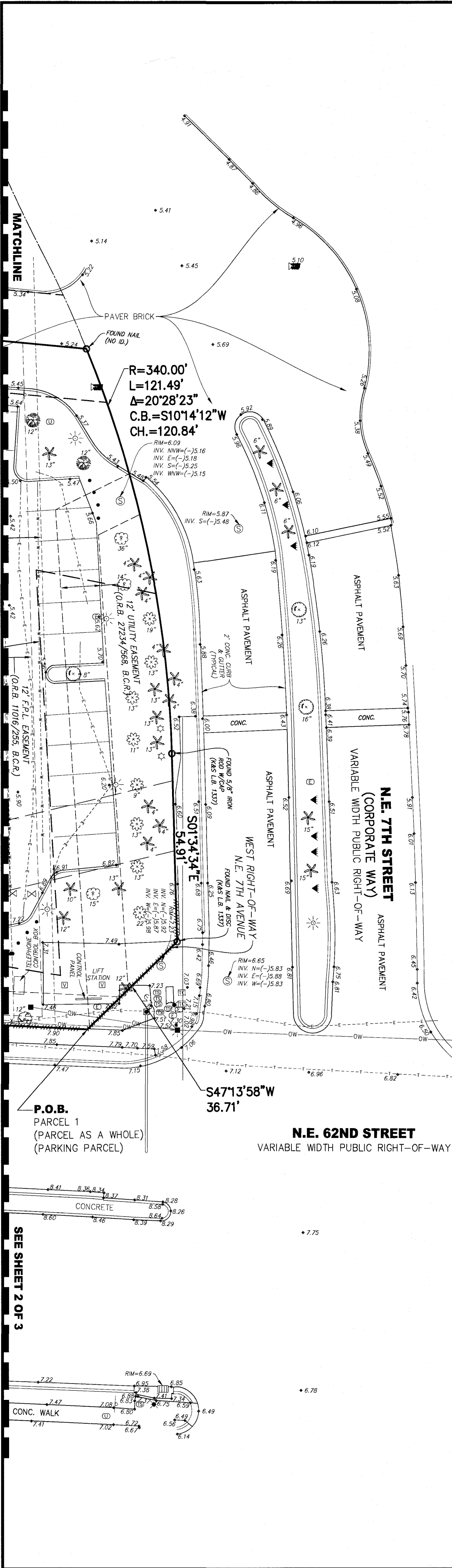


REVISIONS	DATE	BY	CHKD	REVISIONS	DATE	BY	CHKD
F.B.I. P.G.							
1	07/28/07	MAK		M2-A			
2	07/12/07	MAK		J.B.			
3	06/29/07	1539.50		J.B.	11.0		
4	06/29/07	1028.71		MAK	11.0		
5	07/17/2018	MAK		M2-E			
6	06/18/2018	NOT FARMING DESCRIPTION		JTD			
7	07/27/2018	MAK		WSE			
8	07/27/2018	1033.69		KSB			
9	07/27/2018	2062.07M-40		WSE	11.0		
10	07/24/2020	FIELD UPDATE, ADD ELEVATION & PRESS		MAK	11.0		

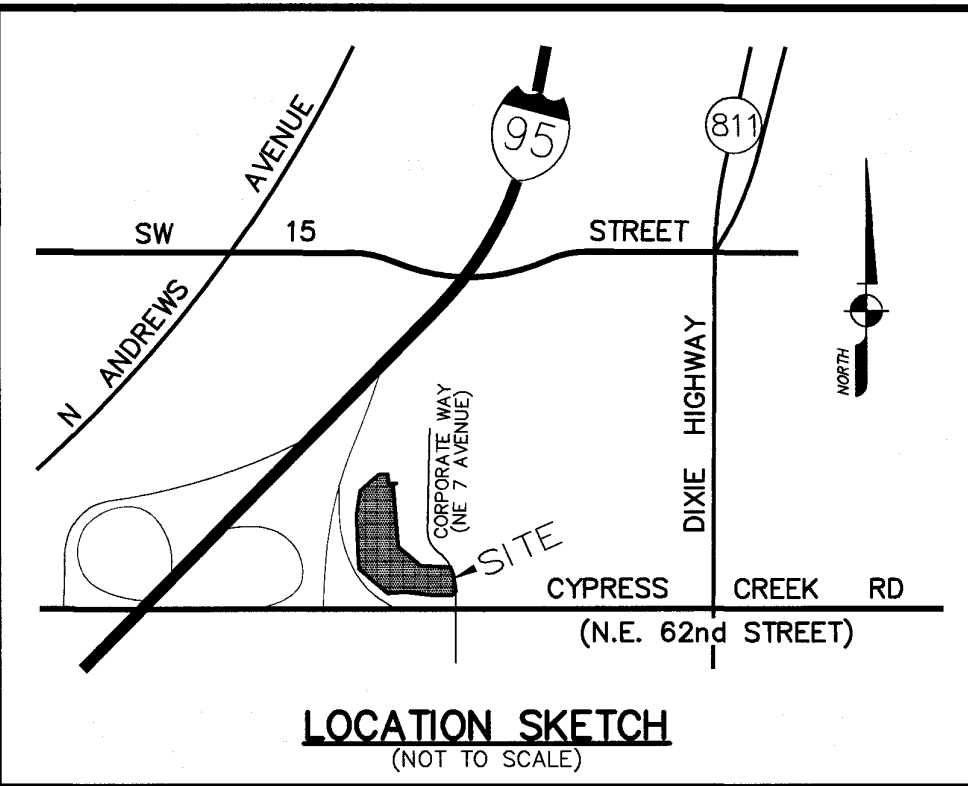
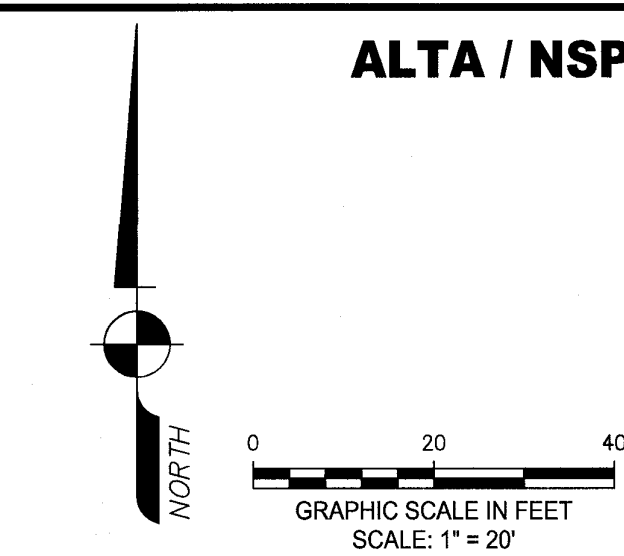
ALTAINSPS LAND TITLE SURVEY
400 CORPORATE WAY
TRACT 1 & A PORTION OF ABANDONED CANAL
SHELL AT I-95
(P.B. 102, PG. 25, B.C.R.)
BROWARD COUNTY
FLORIDA

SCALE:	1" = 20'
DATE:	02/16/2007
BY:	M.M.K.
CHECKED:	M.D.A.
F.B.	1388 PG. 07
SHEET	1 OF 3





SUMMARY TABLE FOR: SCHEDULE B, SECTION 2 EXCEPTIONS TITLE COMMITMENT NO. FAFL682039 (SEE SURVEYOR'S REPORT #2)		
EXCEPTION NUMBER AND RECORDING INFORMATION	ACTION TAKEN	
No. 9 P.B. 102/25 O.R.B. 12001/673	Applies - As Shown	
No. 10 O.R.B. 13820/524	Applies - Not Plottable	
No. 11 O.R.B. 11016/255	Applies - Easement Parcel - Shown	
No. 12 O.R.B. 8582/18	Applies - Easement Parcel - Shown	
No. 13 O.R.B. 11826/218 O.R.B. 12646/645 O.R.B. 13304/714	Applies - Not Plottable Applies - Not Plottable Applies - Not Plottable	
No. 14 O.R.B. 8770/294	Applies - Easement Parcel - Shown	
No. 15 O.R.B. 11640/96	Applies - Easement Parcel - Shown	
No. 16 O.R.B. 10302/521	Applies - Not Plottable	
No. 17 O.R.B. 12952/302	Applies - Not Plottable	
No. 18 O.R.B. 13897/554 O.R.B. 13897/544	Applies - Shown Applies - Shown	
No. 19 O.R.B. 16556/872 O.R.B. 16556/875 O.R.B. 16890/184	(7) Incomplete Document - Bad Description (7) Incomplete Document - Bad Description Applies - Covers Entire Property	
No. 20 O.R.B. 27234/568	Applies - Easement Parcel - Shown	
No. 21 O.R.B. 49332/660	Applies - Covers Entire Property	



LAND DESCRIPTION: (PARKING PARCEL)
A portion of Tract 1, SHELL AT I-95, according to the Plat thereof recorded in Plat Book 102, at Page 25, of the Public Records of Broward County, Florida, being more particularly described as follows:

BEGIN at a point in the curved north right-of-way of N.E. 62nd Street where the same is intersected by the westerly right-of-way line of N.E. 7th Avenue; thence westerly 129.96 feet with the north right-of-way line of N.E. 62nd Street and with a curve concave to the south, having a radius of 5784.58 feet and a chord bearing and distance of North 86 degrees 10 minutes 40 seconds West, 129.96 feet to an angle point; thence North 79 degrees 01 minutes 29 seconds West, 201.82 feet to an angle point; thence North 89 degrees 23 minutes 23 seconds West, 125.00 feet to a point at the southeasterly end of a right-of-way cutback from Interstate 95; thence North 44 degrees 50 minutes 58 seconds West, 270.20 feet; Thence North 02 degrees 16 minutes 42 seconds East, along said right-of-way, 116.87 feet; thence South 89 degrees 59 minutes 03 seconds East, 301.70 feet to the easterly line of said Tract 1, thence South 45 degrees 00 minutes 00 seconds East, 186.92 feet to a point; thence South 83 degrees 01 minutes 08 seconds East, 211.87 feet to a point in the west right-of-way line of N.E. 7th Avenue; thence the following courses and distances with the west right-of-way line of N.E. 7th Avenue; southerly 121.49 feet with a curve concave to the west, having a radius of 340.00 feet and a chord bearing and distance of South 10 degrees 14 minutes 12 seconds West, 120.84 feet to a point; South 54.91 feet to a point; South 47 degrees 13 minutes 58 seconds West, 36.71 feet to the POINT OF BEGINNING.

Containing 155,453 square feet, 3.5687 acres more or less.

LAND DESCRIPTION: (HOTEL PARCEL)
A portion of Tract 1, SHELL AT I-95, according to the Plat thereof recorded in Plat Book 102, at Page 25, of the Public Records of Broward County, Florida, TOGETHER WITH A portion of that canal vacated by Ordinance recorded in Official Records Book 12368, at Page 909, of the Public Records of Broward County, Florida, lying West of Tract 3 and East and North of Tract 1, of said "SHELL AT I-95", said portion more particularly described as follows:

Begin at the southwest corner of said Tract 3; thence S45°00'00"E along the southerly line of said Tract 3, 23.08 feet; thence N89°59'03"W, 301.70 feet to the east right-of-way line of Interstate 95; thence N02°16'42"E, 265.63 feet; thence N13°21'08"E, 171.67 feet; thence N53°04'44"E, 177.97 feet (the previous three calls being along the easterly right-of-way line of Interstate 95); thence S89°29'38"E, 63.52 feet; thence S00°30'22"W, 70.00 feet; thence S89°29'38"E, 55.22 feet to a point of cusp (radial bearing to said point bears N00°30'22"E) concave to the east, having a radius of 25.00 feet and a central angle of 90°30'22"; thence southerly along said curve an arc distance of 39.49 feet to a point of tangency and the west boundary of Tract 3; thence south along the west line of said Tract 3, 427.07 feet to the Point Of Beginning.

Containing 132,636 square feet (3.0449 acres) more or less.

SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
- The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by First American Title Insurance Company, Title Commitment No. FAFL682039, effective date January 28, 2019 at 8:00 AM. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Aviom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
- The land description shown hereon is in accord with the Title Commitment.
- No underground improvements were located.
- Bearings, distances and/or angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are based on the west line of Tract 3, SHELL AT I-95 Plat, having a bearing of South.
- The property described hereon lies within Flood Zones AH Elevation = 8 Feet & X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12011C0359H, Community Panel Number 125105 0359 H, dated 08/18/2014.
- Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
- Benchmark Description: Broward County Engineering Division Benchmark #2775, Elevation 7.637 (NGVD 1929), Elevation = 6.057 (NAVD 1988).
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- This map is intended to be displayed at a scale of 1"=40' (1:480).
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
- Adjacent property owner information shown hereon was obtained from the Broward County Property Appraiser's website.
- Abbreviation Legend: ALTA = American Land Title Association; B.C.R. = Broward County Records; C = Calculated; CL = Centerline; C.B. = Chord Bearing; C.B.S. = Concrete Block & Stucco; Δ = Central Angle; CH = Chord Length; C.L.F. = Chain Link Fence; C.M. = Concrete Monument; CONC = Concrete; D = Per Deed; D.E. = Drainage Easement; FD = Found; F.P.L. = Florida Power & Light; ID = Identification; I.P. = Iron Pipe; I.R. = Iron Rod; IRR = Irrigation; K&S = Keith & Schnars; L = Arc Length; L.B. = Licensed Business; M = Measured; NAVD = North American Vertical Datum; N/D = Nail & Disk; NGVD = National Geodetic Vertical Datum; O.R.B. = Official Records Book; O/S = Offset; OW = Overhead Wires; P = Per Plat; P.B. = Plat Book; PG = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.R.M. = Permanent Reference Monument; P.S.M. = Professional Surveyor and Mapper; R = Radius; R/W = Right-of-Way; S.R. = State Road; U.E. = Utility Easement; V = Vault; W/Cap = With Surveyors Cap; NSPS = National Society of Professional Surveyors.
- The Surveyor observed no evidence of recent earth moving work, building construction or building additions.
- The Surveyor has no knowledge of changes in right-of-way lines and there are no observed evidence of recent street or sidewalk construction or repairs.
- The Surveyor observed no field markers of delineated wetlands.
- Every effort has been made as to pipe size and material shown hereon. It is the responsibility of the end user to verify the invert and pipe size dimensions prior to design of new facilities.

DESCRIPTION (PER COMMITMENT)

PARCEL 1:

All of Tract 1, SHELL AT I-95, according to the Plat thereof recorded in Plat Book 102, at Page 25, of the Public Records of Broward County, Florida.

TOGETHER WITH:

A portion of that canal vacated by Ordinance recorded in Official Records Book 12368, at Page 909, of the Public Records of Broward County, Florida, lying West of Tract 3 and East and North of Tract 1, of said "SHELL AT I-95", said portion more particularly described as follows:

COMMENCING at the southwest corner of said Tract 3; thence along the west boundary of said Tract 3, North, for 50.00 feet to the POINT OF BEGINNING; thence along the boundary common to said Tract 1 and said vacated canal, the following four (4) courses: West, 60.00 feet; North, 378.04 feet to the point of curvature of a curve concave to the southwest and having a radius of 25.00 feet, northwesterly for 39.05 feet along said curve through a central angle of 89 degrees 29 minutes 38 seconds; and tangent to said curve North 89 degrees 29 minutes 38 seconds West, 100.20 feet to a point on the easterly right-of-way line of State Road No. 9 (Interstate 95) as shown on said Plat of SHELL AT I-95; thence along said right-of-way line, North 53 degrees 04 minutes 44 seconds East, 115.18 feet to a point on the centerline of said canal; thence along said centerline, South 89 degrees 29 minutes 38 seconds East, 63.52 feet; thence South 00 degrees 30 minutes 22 seconds West, 70.00 feet; thence South 89 degrees 29 minutes 38 seconds East, 55.22 feet to the point of curvature of a curve tangent to the last course, concave to the southeast and having a radius of 25.00 feet, said point lying on the west boundary of said Tract 3; thence along said west boundary, southwesterly, 39.49 feet along said curve through central angle of 90 degrees 30 minutes 22 seconds; thence South, 377.07 feet to the POINT OF BEGINNING.

DESCRIPTION FOR PARCEL 1 AS A WHOLE:

BEGINNING at a point in the curved north right-of-way of N.E. 62nd Street where the same is intersected by the westerly right-of-way line of N.E. 7th Avenue; thence run westerly 129.96 feet with the north right-of-way line of N.E. 62nd Street and with a curve concave to the south, having a radius of 5784.58 feet and a chord bearing and distance of North 86 degrees 10 minutes 40 seconds West, 129.96 feet to an angle point; thence run North 79 degrees 01 minutes 29 seconds West, 201.82 feet to an angle point; thence run North 89 degrees 23 minutes 23 seconds West, 125.00 feet to a point at the southeasterly end of a right-of-way cutback from Interstate 95; thence run North 44 degrees 50 minutes 58 seconds West, 270.20 feet with said cutback line to a point in the east right-of-way line of Interstate 95; thence run the following courses and distances with said easterly right-of-way line of Interstate 95; North 02 degrees 16 minutes 42 seconds East, 382.50 feet to an angle point; North 13 degrees 21 minutes 08 seconds East, 171.67 feet to an angle point; North 53 degrees 04 minutes 44 seconds East, 177.97 feet to a point for corner; thence run South 89 degrees 29 minutes 38 seconds East, 63.52 feet to a point; thence run South 00 degrees 30 minutes 22 seconds West, 70.00 feet to a point; thence run South 89 degrees 29 minutes 38 seconds East, 55.22 feet to a point; thence run southerly 39.49 feet with a curve concave to the southeast, having a radius of 25.00 feet and a chord bearing and distance of South 45 degrees 15 minutes 11 seconds West, 35.51 feet to a point; thence run South 427.07 feet to a point; thence run South 45 degrees 00 minutes 00 seconds East, 210.00 feet to a point; thence run South 83 degrees 01 minutes 08 seconds East, 211.87 feet to a point in the west right-of-way line of N.E. 7th Avenue; thence run the following courses and distances with the west right-of-way line of N.E. 7th Avenue; southerly 121.49 feet with a curve concave to the west, having a radius of 340.00 feet and a chord bearing and distance of South 10 degrees 14 minutes 12 seconds West, 120.84 feet to a point; South 54.91 feet to a point; South 47 degrees 1 minutes 58 seconds West, 36.71 feet to the POINT OF BEGINNING.

PARCEL 2:

Easement for the benefit of Parcel 1 as created by "Easement Agreement", dated July 13, 1979 and filed March 6, 1980 in Official Records Book 8770, at Page 294, for ingress and egress, over, under and across the land described as follows:

The southerly 15 feet of the easterly 211.87 feet of the most southerly boundary line of Tract 3, of SHELL AT I-95, according to the Plat thereof, recorded in Plat Book 102, at Page 25, of the Public Records of Broward County, Florida. Subject to the terms, provisions and conditions set forth in said instrument.

PARCEL 3:

Non-exclusive easements for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions and Restrictions of Radice Corporate Center, dated June 29, 1984 and filed July 3, 1984 in Official Records Book 11826, at Page 218, and as amended in Official Records Book 12646, at Page 845 and Official Records Book 13394, at Page 714.

Said lands situate in the Broward County, Florida and containing 288,089 square feet (6.61 acres) more or less.

CERTIFICATION:

THIS IS TO CERTIFY that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18 and 20 of Table A thereof. The field work was completed on 02/24/2020.

Date of Map: 3/13/2020

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIOM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: john@aviomsurvey.com

ALTA/NSPS LAND TITLE SURVEY 400 CORPORATE WAY TRACT 1 & A PORTION OF ABANDONED CANAL SHELL AT I-95 (P.B. 102, PG. 25 B.C.R.) BROWARD COUNTY FLORIDA										DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE	
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EXHIBIT D: LOCATION

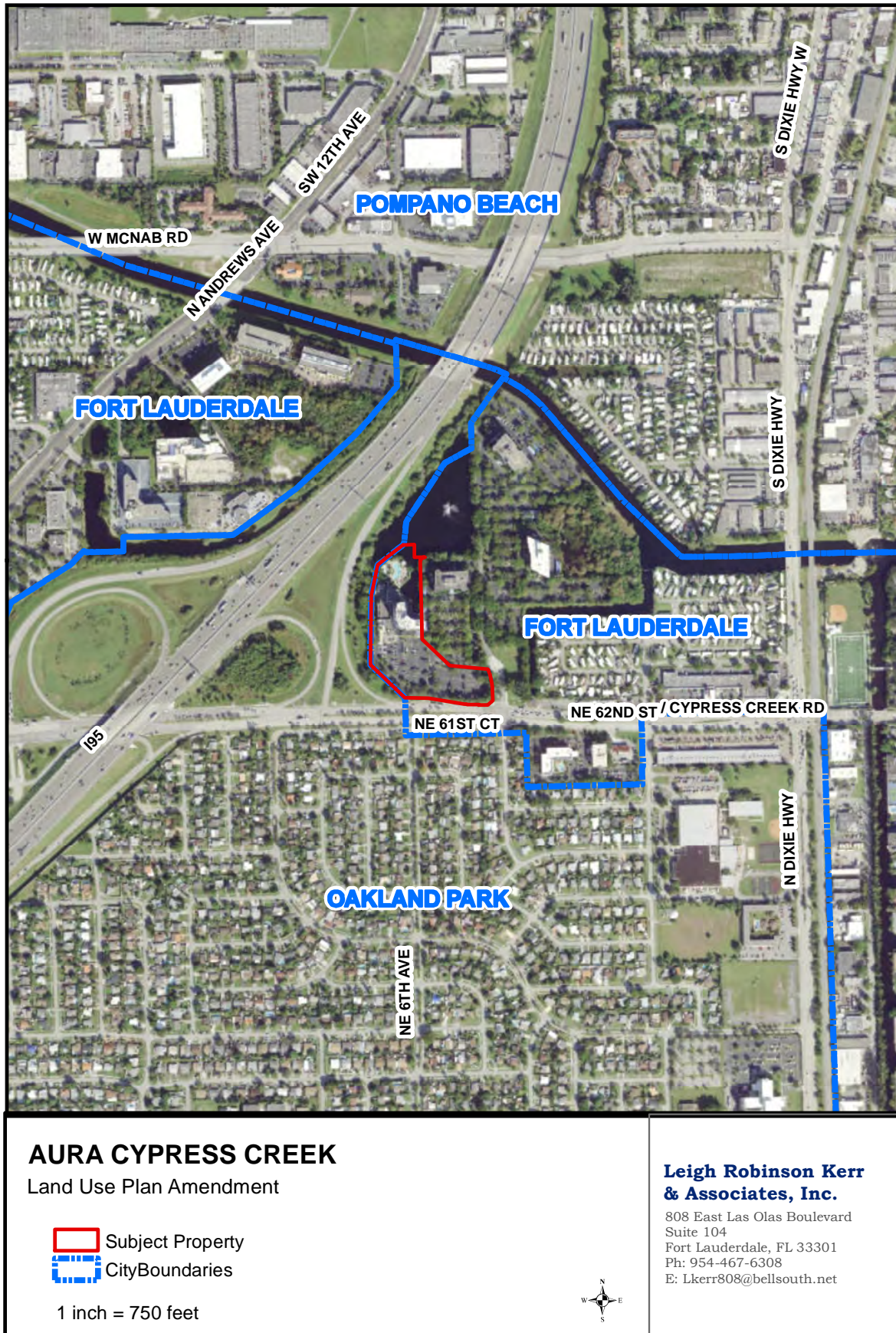


EXHIBIT E: CURRENT FUTURE LAND USE

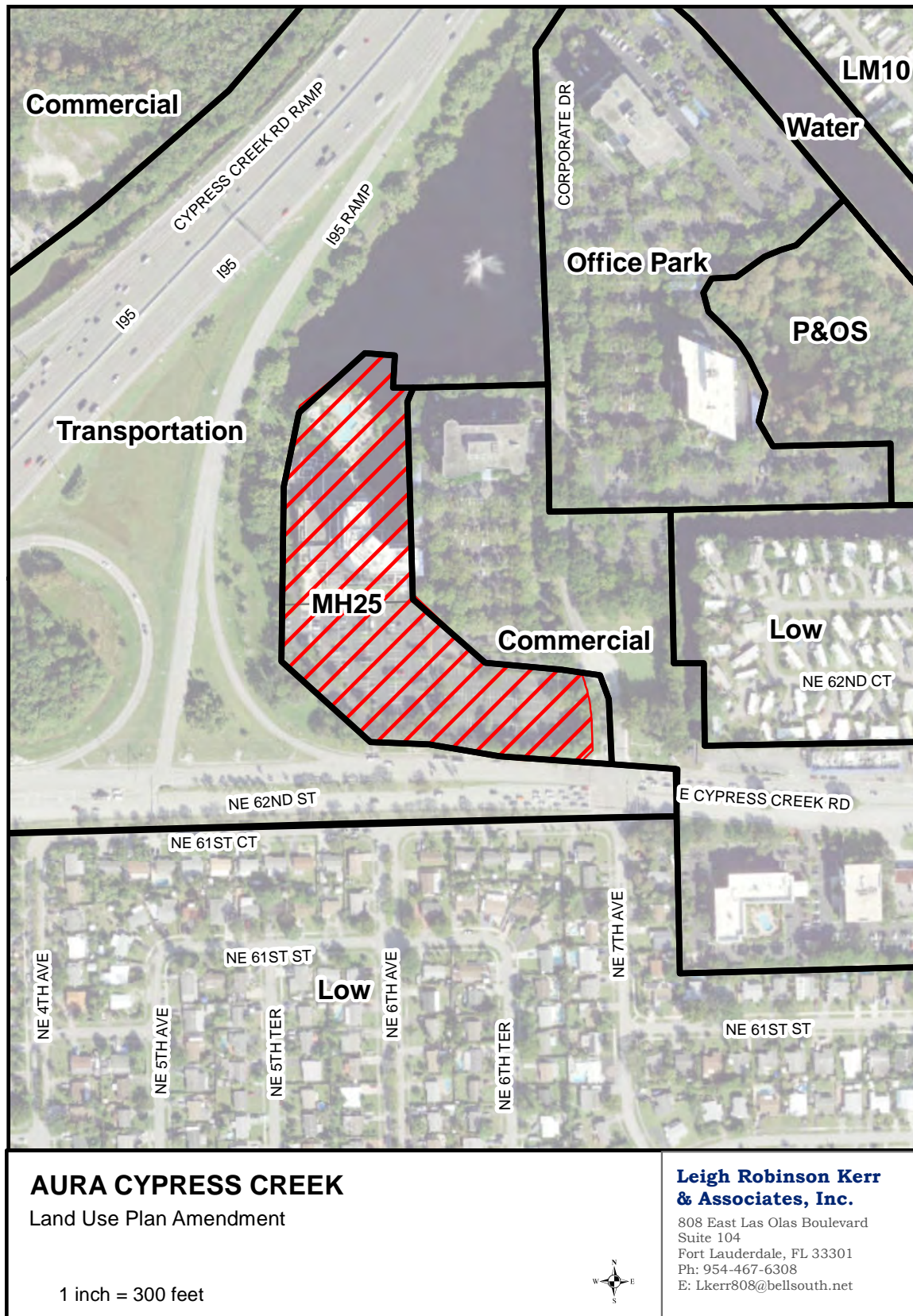


EXHIBIT F: PROPOSED FUTURE LAND USE - CITY

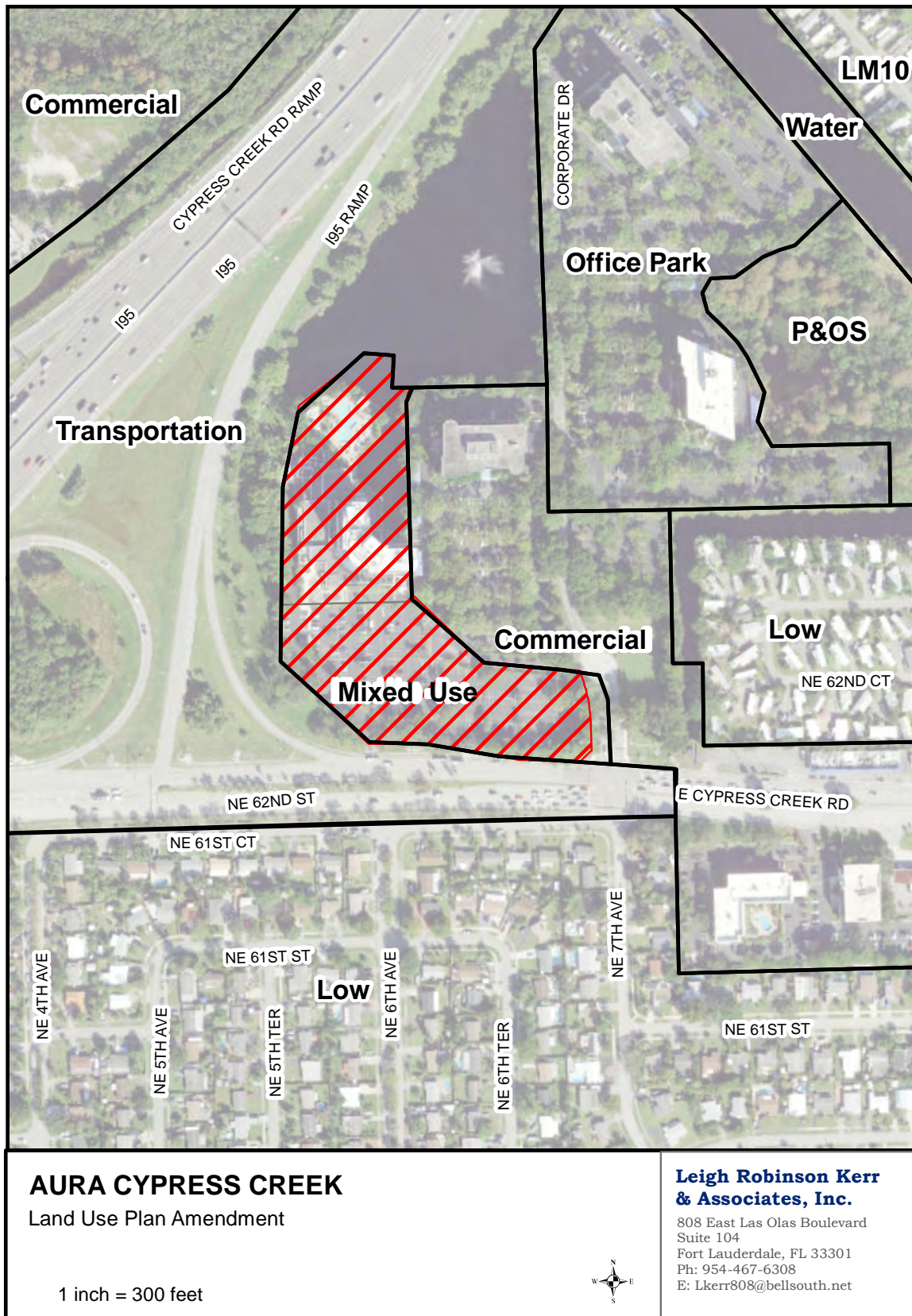
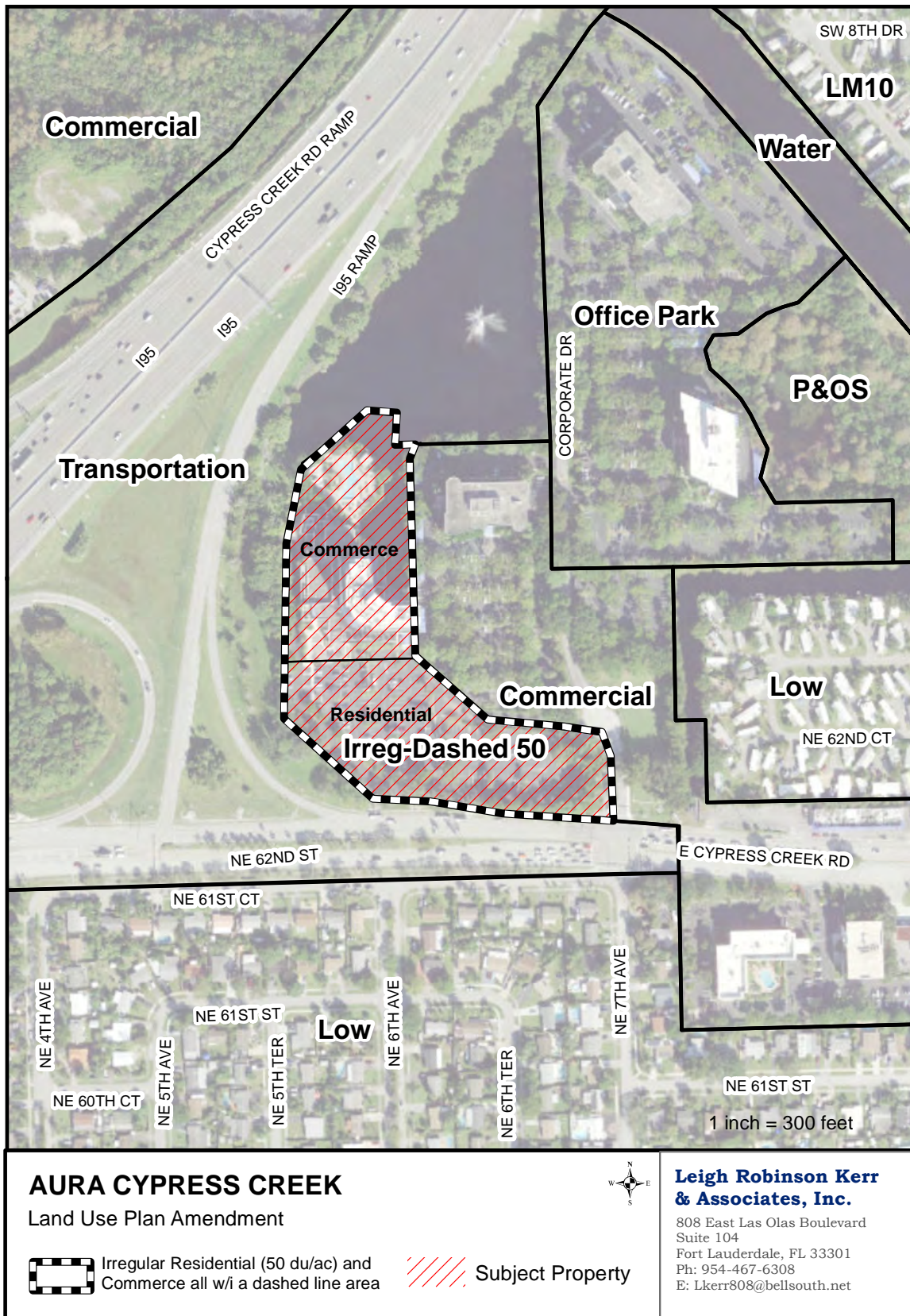


EXHIBIT G: PROPOSED FUTURE LAND USE - COUNTY



PARKING

Aura Cypress Creek Legend:

- A. Dog Park
 - Artificial sod
 - Drinking fountain & benches
 - Play equipment
- B. Community Park
 - Shade pavilion
 - Artificial sod
- C. Wellness Track
 - (1) x lap = half mile
 - Decorative pavers
 - Outdoor workout stations
- D. Large Shade Tree
 - Existing tree to remain
- E. Dining Plaza
 - Built-in Summer Kitchen
 - BBQ grill, refrigerator, ice maker, sink, etc.
 - dining tables
- F. Outdoor Living Room
 - Outdoor living room furniture
 - Wood porcelain tile
 - Artificial grass joints
- G. Fire Table Court
 - Fire table (gas)
 - Wood porcelain tile
 - Outdoor living room furniture
- H. Specialty Garden
 - Food garden
 - Pollinator/butterfly garden
 - Rain Garden
- I. Private Patio
 - Decorative pavers
- J. Leasing Center Terrace
 - Outdoor living room furniture
 - Dining tables
 - Wood porcelain tile
- K. Future Residents Parking
 - Decorative paving
 - Parking w/ lush planting
- L. Public Park
 - Open lawn
 - Benches
 - Shade Trees
 - Lush planting
- M. Porte Cochere
 - Decorative paving
 - Lush planting
- N. Swimming Pool
 - Deck-level coping
 - Water spouts
 - Pool shelf & Pool Bench
 - 10' x 10' aluminum cabanas
 - lounging area w/ artificial sod

EXHIBIT H: CONCEPTUAL MASTER PLAN



EXHIBIT I
Utility Correspondence:
Potable Water, Sanitary Sewer, Drainage

November 3, 2022

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

RE: AURA CYPRESS CREEK LAND USE PLAN AMENDMENT

Dear Ms. Kelly Ray:

We concur with your Water and Wastewater Analysis as per in your original letter dated October 10, 2022, and latest modification document dated October 31, 2022.

Sincerely,

Mario Manrique, E.I.

File: Rezoning and Land Use Plan Amendments

**Leigh Robinson Kerr
& Associates, Inc.**

Member, American Institute of Certified Planners

October 10, 2022

Via E-mail: mmanrique@broward.org

Mario Manrique
Planner
Broward County Water & Wastewater Services
2555 Copans Road
Pompano Beach, FL 33069

Re: "Aura Cypress Creek" Land Use Plan Amendment – Water & Wastewater Analysis

Mr. Manrique:

My office is preparing an application for a land use plan amendment (LUPA) for a property in the City of Fort Lauderdale and within Broward County's water and wastewater service area. As part of our analysis, we are required to evaluate the impacts of the proposed amendment and confirm the effect on water and wastewater.

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. If you could provide that information, it would be greatly appreciated.

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

Thank you for your assistance in this matter.

Sincerely,


Kelly Ray
Planner

Enclosures

• Planning • Zoning • Land Use • Expert Testimony •
808 East Las Olas Boulevard, Suite 104, Fort Lauderdale, Florida 33301
Phone (954) 467-6308 Fax (954) 467-6309
lkerr808@bellsouth.net • www.LeighRobinsonKerr.com

Established 1985

A. POTABLE WATER ANALYSIS

1. Provide the potable water level of service per the adopted and certified local land use plan, including the adoption date of the 10 Year Water Supply Facilities Plan.

The site is served by Broward County District 1. The level of service for District 1 is 96 gpcd as stated in table WS13 of the Broward County Water Supply Facilities Work Plan adopted April 21, 2020.

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

PLANT CAPACITY & DEMAND – POTABLE WATER Broward County District 1 Water Treatment Plant	
Current Plant Capacity	16.00 MGD
Current + Committed Plant Demand	8.08 MGD ¹
SFWMD Permitted Withdrawal	52.55 MGD ²
Expiration Date of SFWMD Permit	2028
Source: ¹ Broward County 2020 Water Supply Plan Table WS-14 (2025) WWS data	

8.36 MGD

The District 1 wellfield is in the area surrounding the WTP and is comprised of nine Biscayne Aquifer wells, all of which are currently in service. The total design capacity of the wellfield is approximately 23.5 MGD.

BCWWS was issued a SFWMD CUP (No. 06-00146-W) in April 2008 for a 20-year permit duration to withdraw water from the Biscayne Aquifer and Floridan Aquifer. The permit allocates an annual withdrawal from the Biscayne Aquifer of 3,664 million gallons (MG) with a maximum month of 333 MG and an annual withdrawal from the Floridan Aquifer of 1,410 MG with a maximum month of 128 MG. The 2025 demand is 8.08 MGD and the 2040 projected demand is 9.14 MGD.

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

The net impact on potable water demand is identified in the table below. Demands are generated from potable water standards outlined in the Broward County's Guidelines for Determining Ability to Provide Potable Water and Wastewater Service.

POTABLE WATER IMPACT (Provider: Broward County)			
CURRENT FUTURE LAND USE	DENSITY/ INTENSITY		
Medium High 25 Residential (Multi-Family)	170 DUs	x 141 GPD/DU	= 23,970 GPD
PROPOSED FUTURE LAND USE: MIXED USE (60)			
Mixed Use (60) consisting of:			
Residential (Multi-Family)	340 DUs	x 141 GPD/DU	= 47,940 GPD
Hotel	300 Rooms	x 94 GPD/Room	= 28,200 GPD
Commercial Uses Ancillary to Hotel (Existing):			
Restaurant	9,500 sf	X 356 GPD/1000 sf	= 3,382 GPD
Merchandising (GiftShop, Meeting Space)	22,521 sf	X 37 GPD/1000 sf	= 834 GPD
Commercial Uses Proposed:	2,979 sf	X 356 GPD/1000 sf	= 1,061 GPD
Restaurant	<u>3,000 sf</u>	X 37 GPD/1000 sf	= 111 GPD
Merchandising			
		subtotal	= 81,528 GPD
CHANGE IN DEMAND			+ 57,558 GPD

Source: Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Service

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

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

PROJECTED POTABLE WATER DEMAND AND CAPACITY		
	2025	2040
Projected Plant Design	16 MGD	16 MGD
Projected Plant Demand ¹	8.08 MGD	9.14 MGD
Planned Expansions: None		
Source: Broward County 2020 Water Supply Plan Table WS14		

5. 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 **Exhibit I:** and below:

Name: Mario Manrique
Position Planner
Agency: Broward County Water & Wastewater Services
Ph: 954-831-0968 Email: mmanrique@broward.org
Address: 2555 Copans Rd, Pompano Beach, FL 33069

B. SANITARY SEWER ANALYSIS

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

The site is not proposed to be served by septic tanks.

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

Broward County's Level of Service Standard is as described in Table WM-26. Regional Wellfield Base Condition Water Use and Large User's Allocations are not anticipated to change over the planning horizon.

Table WM-26: Regional Wellfield Base Condition Water Use and Large User's Allocations

Description	NORTH REGIONAL WELLFIELD		SOUTH REGIONAL WELLFIELD			
	BCWWS WTP 2 (MGD)	Deerfield Beach (MGD)	Hallandale Beach (MGD)	Hollywood (MGD)	Dania Beach (MGD)	FPL (MGD)
Current Permitted (Avg. Day-Max. Day)	Avg. Day 7.4 MGD Max. Day 8.9 MGD		Avg. Day 14.2 MGD Max. Day 22.4 MGD			
Large User Allocation (Avg. Day) ²	6.8	0.6	4.4	5.9	1.7	2.0
Large User Allocation (Max. Day) ²	8.1	0.8	5.3	7.1	2.0	2.4
Total for Large Users (Avg. Day-Max. Day)	Avg. Day 7.4 MGD Max. Day 8.9 MGD		Avg. Day 14.0 MGD Max. Day 16.8 MGD			

¹ Based on current CUP allocations under permits 06-01634-W and 06-01474-W.

² Based on current large user CUP demand projections and large user agreements.

3. 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.

SANITARY SEWER FACILITIES	
Broward County North Regional Wastewater Treatment Plant	
Plant Capacity	95.00 MGD
Current + Committed Demand	$66.2 + 3.52 = 69.72$ MGD
Planned Plant Capacity	95.00
Planned Expansions	None. Projections indicate sufficient capacity
Source: Broward County Wastewater Treatment Plant Flow Calculations	

$68.4 + 3.84 = 72.24$ MGD

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

The below table identifies the net impact on sanitary sewer demands resulting from the proposed amendment. Demands are generated from sanitary sewer standards outlined in the Broward County's Guidelines for Determining Ability to Provide Potable Water and Wastewater Service.

SANITARY SEWER IMPACT (Provider: Broward County)			
CURRENT FUTURE LAND USE	DENSITY/ INTENSITY		
Medium High 25 Residential (Multi-Family)	170 DUs	x 100 GPD/DU	= 17,000 GPD
PROPOSED FUTURE LAND USE: MIXED USE (60)			
Mixed Use (60) consisting of:			
Residential (Multi-Family)	340 DUs	x 100 GPD/DU	= 34,000 GPD
Hotel	300 Rooms	x 77 GPD/Room	= 23,100 GPD
Commercial Uses Ancillary to Hotel (Existing):			
Restaurant	9,500 sf	X 290 GPD/1000 sf	= 2,755 GPD
Merchandising (GiftShop, Meeting Space)	22,521 sf	X 30 GPD/1000 sf	= 676 GPD
Commercial Uses Proposed:			
Restaurant	2,979 sf	X 290 GPD/1000 sf	= 864 GPD
Merchandising	3,000 sf	X 30 GPD/1000 sf	= 90 GPD
		subtotal	= 61,485 GPD
CHANGE IN DEMAND			+ 44,485 GPD

Source: Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Service

5. 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 Broward County North Regional Wastewater Treatment Plant		
	2020	2025
Projected Plant Capacity	95.0 MGD	95.0 MGD
Planned Plant Expansions	None. Projections indicate sufficient capacity	
Funding Sources	N/A	

6. 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 Exhibit I: and below:

Name: Mario Manrique
Position: Planner
Agency: Broward County Water & Wastewater Services
Ph: 954-831-0968 **Email:** mmanrique@broward.org
Address: 2555 Copans Rd, Pompano Beach, FL 33069



From: [Lorraine Tappen](#)
To: [Kelly Work](#)
Cc: [Leigh; Nectaria Chakas](#)
Subject: FW: Aura LUPA
Date: Tuesday, October 25, 2022 10:54:39 AM
Attachments: [image.png](#)
[Lorraine Tappen](#)

Hi Kelly,

Please review Daniel's comments and update as appropriate.

Lorraine Tappen, AICP, LEED Green Associate | Principal Urban Planner

City of Fort Lauderdale | Urban Design & Planning

700 NW 19th Avenue | Fort Lauderdale FL 33311

P: (954) 828-5018 E: ltappen@fortlauderdale.gov



Under Florida law, most e-mail messages to or from City of Fort Lauderdale employees or officials are public records and may be subject to public disclosure. Please consider the environment before printing this e-mail. Thank you.

From: Daniel Rey <DRey@fortlauderdale.gov>
Sent: Tuesday, October 25, 2022 10:52 AM
To: Lorraine Tappen <LTappen@fortlauderdale.gov>
Subject: RE: Aura LUPA

Lorraine,

Please see attached.

Daniel Rey, P.E. | Land Development Manager | City Engineer

City of Fort Lauderdale | Development Services Department

Building Services Division

700 NW 19 Avenue | Fort Lauderdale FL 33311

P: 954-828-4653

E: Drey@fortlauderdale.gov



**Leigh Robinson Kerr
& Associates, Inc.**

Member, American Institute of Certified Planners

July 7, 2022

Via E-mail: adodd@fortlauderdale.gov

Alan Dodd
Director of Public Works
City of Fort Lauderdale Public Works
700 N.W. 19th Avenue, Fort Lauderdale 33311

Re: "Aura Cypress Creek" Land Use Plan Amendment - Drainage Analysis

Mr. Dodd: Please provide the address of the parcels

My office is preparing an application for a land use plan text amendment (LUPA) in the City of Fort Lauderdale. As part of our analysis, we are required to evaluate the impacts of the proposed amendment and confirm the effect on drainage.

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

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

Thank you for your assistance in this matter.

Sincerely,


Kelly Ray
Planner

Enclosures

• 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 • www.LeighRobinsonKerr.com

Established 1985

A. PROJECT INFORMATION

Please provide the address of the parcels

The applicant is requesting a change in land use designation from Medium-High (25) Residential on the City and County Land Use Plans to Mixed Use - Residential High (60) on the City Land Use Plan and Commerce and Irregular Residential (50) all within a Dashed Line Area on the County Land Use Plan. The amendment site consists of two parcels totaling 6.6 net/6.8 gross acres. The “north” parcel is currently developed with the Westin Hotel and the “south” parcel is utilized as a surface parking lot supporting the hotel use.

Combined with the Westin Hotel, the introduction of the residential component will provide an active vertical mixed use opportunity. The site is ideally situated at the interchange of I-95 with Cypress Creek Road. The table below depicts the uses proposed on the site:

PROPOSED USES	
MIXED USE – RESIDENTIAL HIGH (60)	
Use	Proposed
Residential	340 Multi-family DUs
Hotel including commercial/ meeting space	300 Rooms/38,000 sq ft

Water quantity requirements: the proposed 100-year, 3-day zero discharge stage shall be no higher than the Broward County's 100-year map elevation. the proposed 25-year, 3 day elevation shall be no higher than the pre-condition.

B. DRAINAGE ANALYSIS

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

The City's adopted Level of Service standards for stormwater drainage are: a minimum public road elevation to withstand flooding that will occur during a ten year, one-day storm event, and; a minimum floor elevation to withstand flooding during a 100 year, three-day storm event. In addition, new development and redevelopment must provide for retention and treatment of the first inch of stormwater runoff through the use of vegetative swales, perforated pipes, deep well injection, or other means acceptable to City, County and/or State agencies or departments.

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

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

The City of Fort Lauderdale is located in the South Florida Water Management District.

The existing local streets serving this development are under the jurisdiction of the Florida Department of Transportation (NE 62nd Street). There are no local roads under the City's jurisdiction that serve this development (Corporate drive is a private road). I cannot confirm any information about these drainage systems on these roads.

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

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

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

The Surface Water Management Plan for the site will be modified as part of the project.

If there is an existing master plan or Surface Water Management License, please provide the license number.

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

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

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

See Exhibit E: Drainage Correspondence and below:

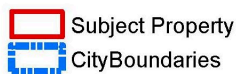
Please update this information

Name: Alan Dodd
Position Director of Public Works
Agency: City of Fort Lauderdale Public Works
Ph: 954-828-8000 Email: adodd@fortlauderdale.gov
Address: 700 N.W. 19th Avenue, Fort Lauderdale 33311



AURA CYPRESS CREEK

Land Use Plan Amendment



1 inch = 750 feet



Leigh Robinson Kerr & Associates, Inc.

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

EXHIBIT J

SOLID WASTE CORRESPONDENCE

From: [Robert Hely](#)
To: kray808@bellsouth.net
Subject: RE: Aura Cypress Creek - Solid Waste Analysis
Date: Friday, July 29, 2022 2:57:03 PM

We agree with your solid waste analysis. On behalf of WIN-Waste Innovations, (formerly Wheelabrator Technologies) please accept this email in response to your request. We are the City of Ft Lauderdale's solid waste processor and your planned development project will have no adverse impacts on our facility or our operations. We have ample capacity to process the additional solid waste anticipated to be generated by your proposed development project.

Bob Hely
Win-Waste Innovations

From: kray808@bellsouth.net <kray808@bellsouth.net>
Sent: Friday, July 29, 2022 2:44 PM
To: Robert Hely <rhely@win-waste.com>
Cc: 'Leigh Kerr' <lkerr808@bellsouth.net>
Subject: Aura Cypress Creek - Solid Waste Analysis

*** EXTERNAL email. Please be cautious and evaluate before you click on links, open attachments, or provide credentials. ***

Good afternoon,

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

Call or email with any questions you may have.

Thank you.

Kelly Ray-Sosnowski, LEED AP+BDC
Planner
Leigh Robinson Kerr & Associates, Inc.
808 E. Las Olas Boulevard
Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 Email: Kray808@bellsouth.net

CONFIDENTIALITY NOTICE: This message originates from WIN Waste Innovations. This message and any attachments are solely for the use of the intended recipient(s) and may contain privileged and/or confidential information or other information protected from disclosure. If you are not the intended recipient, you are hereby notified that you received this email in error and that any review, dissemination, distribution or copying of this email and any attachment is strictly prohibited. If you have received this email in error, please contact the

**City of Fort Lauderdale
Community Parks Inventory**

EXHIBIT K

Park and Recreation Acreage

The City of Fort Lauderdale has seven classifications for open space and recreation: 1) Community Parks, 2) Neighborhood Parks, 3) Large Urban Parks, 4) Recently Acquired/Unclassified Parks, 5) School Parks, 6) Special Facilities and 7) Urban Open Space. These classifications are consistent with classifications utilized by the State and other municipalities, as well as the City's unique recreation needs.

The inventory represented in the following table meets the BrowardNext Broward County Land Use Plan Implementation requirements and procedures for community parks.

Advance Fort Lauderdale Future Land Use Element Recertification
April 22, 2021
Page 1

RECERTIFIED: 4/22/21
EFFECTIVE: 4/22/21

City of Fort Lauderdale Community Parks Inventory

Community Parks		
Park	Acres	Address
Bass Park	2.95	2750 NW 19th St
Beach Community Center	1.43	3351 NE 33rd Ave
Florence Hardy Park & Southside Cultural Center	7.86	25 SW 9th St
Floyd Hull Stadium	10.90	2800 SW 8th Ave
George W. English Park	15.37	1101 Bayview Dr
Joseph C. Carter Park	21.43	1450 West Sunrise Blvd
Mizell Center	1.26	1409 NW 6 St
Osswald Park	30.87	2220 NW 21st Avenue
Riverland Park	10.55	950 SW 27th Ave
Subtotal	102.62	
Large Urban Parks		
Park	Acres	Address
Holiday Park	93.44	1150 G. Harold Martin Dr
Mills Pond Park (Including Preserve)	251.34	2201 NW 9th Av
Snyder Park	91.34	3299 SW 4th Ave
Subtotal	436.13	
Neighborhood Parks		
Park	Acres	Address
Ann Herman Park	0.95	1760 SW 29 Av
Annie Beck Park	2.70	100 N Victoria Park Rd
Bayview Park	6.81	4401 Bayview Dr
Benneson Park	1.07	1330 SW 33rd Ter
Bill Keith Preserve	4.32	1720 SW 17 St
Bryant Penney Park	0.58	2100 SW 4th Ave
Cliff Lake Park	3.34	1331 SE 12th Way
Colee Hammock Park	1.13	1500 Brickell Dr
Coontie Hatchee Landings	2.60	1116 SW 15 Av
Coral Ridge Park	0.40	2401 NE 27th Ter
D.C. Alexander Park	1.24	501 S Ft Laud Beach Blvd
Dolphin Isles Park	0.20	2125 NE 33rd Ave
Dottie Mancini Park	1.27	6520 NE 22nd Ave
Dr. Elizabeth Hays Civic Park	2.49	3781 Riverland Rd
Esterre Davis Wright Park	0.92	1621 SW 24 ST
Flamingo Park	2.02	1600 SW 21st Way
Francis L. Abreau Place	0.26	899 N Rio Vista Blvd
Gore Betz Park	2.02	1611 SW 9th Ave
Greenfield Park	0.55	2401 NE 8th St
Guthrie-Blake Park	1.36	2801 SW 2nd St
Harbordale Park	0.75	1817 S Miami Rd

City of Fort Lauderdale Community Parks Inventory

Hortt Park	2.94	1700 SW 14th Ct
Lincoln Park	2.47	600 NW 19th Ave
Little Lincoln Park	0.15	1721 NW 6 St
Major WM Lauderdale Park	0.67	400 SW 11th Ave
Mangurian Park	4.02	3850 N Federal Hwy
Middle River Terrace	3.15	1329 NE 7th Ave
Palm Aire Park	0.26	3352 NW 63rd St
Palm Aire Village Park	3.26	6401 NW 21 Ave
Peter Feldman Park	1.47	310 NE 6 St
Poinciana Park	1.82	401 SE 21st St
Provident Park	1.42	1412 NW 6th St
Riverland Woods Park	4.92	3950 Riverland Rd
Riverside Park	1.82	555 SW 11th Ave
Secretary School Park	0.13	SE 9 Ave & SE 4th St
Shirley Small Park	9.99	1230 SW 34th Ave
Sistrunk Park	1.31	200 NW 6th St
Smoker Park	2.56	501 S New River Dr
South Middle River Park	0.80	1718 NW 6th Ave
Stranahan Park	1.32	10 E Broward Blvd
Sweeting Park	0.29	433 NW 23rd Av
Tranquility Park	0.17	1020 NE 12th Avenue
Twin Lakes North Park	0.27	4600 Twin Lakes Boulevard
Victoria Park	1.19	2 N North Victoria Park Rd
Virginia S. Young Park	0.42	1000 SE 9th Ave
Vista Park	1.78	2851 N Atlantic Blvd
Warfield Park	3.43	1000 North Andrews Ave
Subtotal	88.98	
Recently Acquired/Unclassified Parks		
Park	Acres	Address
1016 Waverly Road Property	1.85	1016 Waverly Road
4201 N Ocean Boulevard Property	0.32	4201 N Ocean Blvd
Mitchell Family Park	1.32	1311 Citrus Isle Blvd
Riverland Preserve	5.07	2681 Riverland Rd
SW 5th Court Property	2.47	1200 SW 5th Ct
Subtotal	11.03	
School Parks		
Park	Acres	Address
Bennett Elementary School	7.91	1755 NE 14th St
Dillard High School	56.59	2365 NW 11th St
Fort Lauderdale High School	21.03	1720 NE 4th Ave
Harbordale School	4.21	900 SE 15th St

City of Fort Lauderdale Community Parks Inventory

New River Middle School	17.21	3100 Riverland Dr
Northside Elementary	2.79	120 NE 11 St
Riverland Elementary	8.93	2601 SW 11th Ct
Rogers Middle School	17.36	700 SW 26th St
Stephen Foster Elementary	7.81	3471 SW 22 St
Stranahan High School	40.46	1800 SW 5th Place
Sunland Park Elementary	2.55	919 NW 13 Terr
Sunrise Middle School Pool	18.89	1750 NE 14th ST
Virginia Shuman Young Elementary School	8.44	101 NE 11th Ave
Westwood Heights School	10.03	2861 SW 9th St
William Dandy Middle	18.91	2400 NW 26 St
Croissant Park	16.00	245 West Park Dr
Floranada Park	9.77	5251 NE 14th Way
Lauderdale Manors Park	10.61	1340 Chateau Park Dr
North Fork School Park	11.49	101 NW 15th Ave
Sunset Park	12.88	3775 SW 16th St
Walker Park	0.81	1001 NW 4 St
Subtotal	304.71	
Special Use Parks		
Park	Acres	Address
Bubier Park	0.42	330 S Andrews Ave
Cooley's Landing Marine Facility	2.96	450 SW 7th Ave
Cox Landing	2.03	1784 SE 15th Ave
Cypress Creek Sand Pine Preserve	8.15	6200 NW 21 Ave
Esplanade Park	2.46	400 SW 2nd St
Fort Lauderdale Aquatic Complex	5.07	501 Seabreeze Blvd
Fort Lauderdale Public Beach & Park	28.84	Fort Laud Beach Park to Oakland Park Blvd
Fort Lauderdale Stadium	25.49	1301 NW 55th St
Huizenga Plaza	2.16	300 S Andrews Ave
Las Olas Marina	1.57	240 E. Las Olas Circle
Lewis Landing Park	0.13	630 SW 9th Ave
Lockhart Stadium	44.11	5301 NW 12th Av
Loggerhead Park	1.10	2690 N Atlantic Blvd
Marshall Point	1.09	So side of New River SW 5 Ave
North Fork Riverfront Park	1.96	200 NW 18 Av
Riverwalk Linear Park	0.51	New River from SW 4 Ave US 1
Sailboat Bend Preserve Park	1.26	1401 SW 2 Ct
Warbler Wetlands	6.32	2100 NW 49 ST
Subtotal	135.64	

City of Fort Lauderdale Community Parks Inventory

Urban Open Space		
Park	Acres	Address
Ann Murray Greenway	0.09	SW 7 Ave & SW 5 Pl
Bayview Dr. Canal Ends	0.23	1412, 1512, 1612, 1712, Bayview Drive
Cortez Passive Triangle Park	0.42	So Birch Rd & Castillo St
Earl Lifshey Park	0.94	3054 N Ocean Blvd
Hector Park	0.17	1001 SE 11th ST
Idlewyld Park	0.16	2619 E Las Olas Blvd
Imperial Point Entranceway	0.98	5999 N. Fed. Hwy.
Jack and Harriet Kaye Park	1.04	1151 Bayview Dr.
Landings Entranceway	1.01	5550 N. Fed Hwy
Lauderdale Villas Entranceway	0.24	901 NW 14th Ct
Merle Fogg Park	1.05	2600 E. Las Olas Blvd
Purple Pickle Park	0.06	632 Middle River Dr
Richard Mancuso Greenway	0.24	SE 2nd St
Sara Horn Greenway	0.07	SW 11th St & SW 8 Ave
Stranahan Landing Park	0.58	499 S Federal Hwy
Tarpon Cove Park	0.27	804 SW 11th St
Tarpon River Park	0.85	50 SW 11th Ct
Townsend Park	0.76	1400 Argyle Drive
Welcome Park	1.97	2402 S Federal Hwy
Westwood Triangle Park	0.13	801 SW 28th Ave
Willingham Park	0.55	2020 N Ocean Blvd
Subtotal	11.83	
Total Park and Open Space	1090.93	

City of Fort Lauderdale Community Parks Inventory

Parks and Recreation Level of Service

The following table shows the park acreage required to meet the minimum level of service of 3 acres of community parks per 1,000 persons through the year 2045. With a current community park acreage total of 1090.93 acres, the City of Fort Lauderdale will be able to meet the community park level of service of 3 acres per 1,000 residents through 2045.

	2015	2020	2025	2030	2035	2040	2045
Population*	175,228	179,991	208,747	222,915	232,419	240,134	247,613
Community Park Acreage Needed to Provide 3 Acres per 1,000 persons	525.68	539.97	626.24	668.75	697.26	720.40	742.84
Total Community Park Acreage	1090.93	1090.93	1090.93	1090.93	1090.93	1090.93	1090.93
Surplus Community Park Acreage	565.25	550.96	464.69	422.19	393.67	370.53	348.09

Source: Broward County and Municipal Population Forecast Allocation Model (PFAM), 2017

EXHIBIT L
TRAFFIC SUMMARY

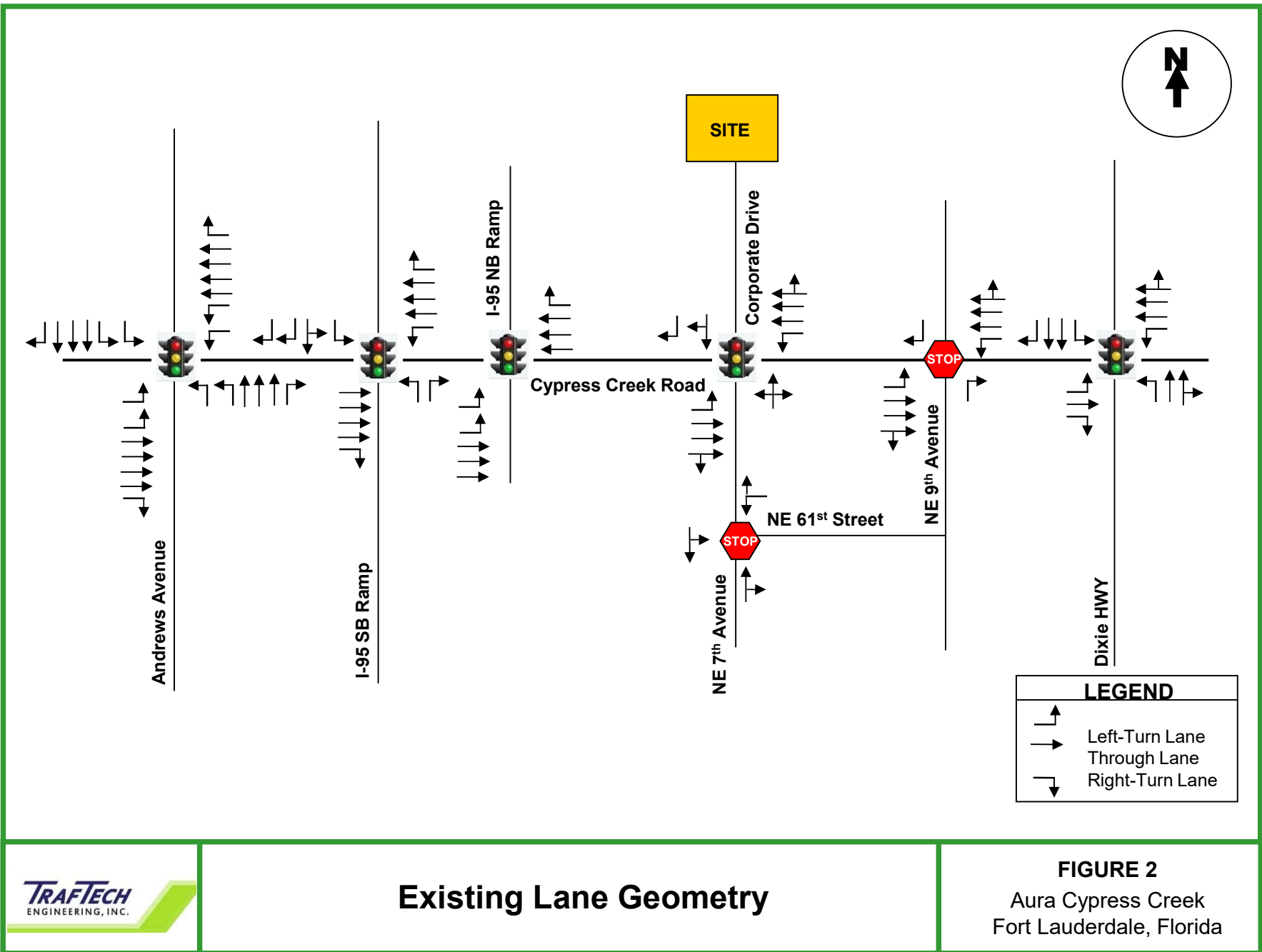
TABLE 1
Trip Generation Summary (Proposed Uses)
Aura Cypress Creek

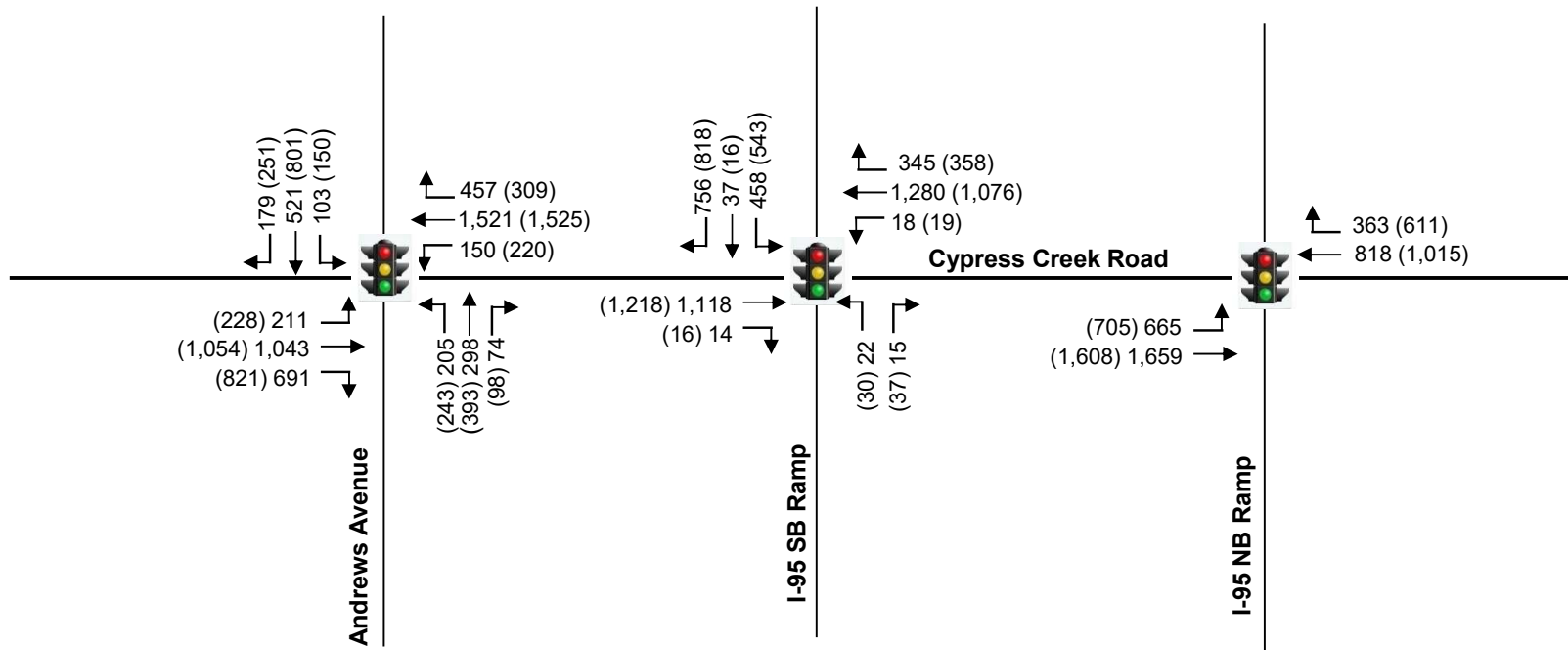
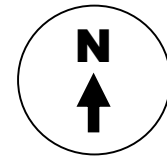
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Retail (LUC 822)	5,000	441	18	11	7	48	24	24
Mid Rise (LUC 221)	340	1,575	138	32	106	133	81	52
Gross Trips		2,016	156	43	113	181	105	76
Internal (2%/10%)		-200	-4	-2	-2	-18	-9	-9
Driveway Trips		1,816	152	41	111	163	96	67

Source: ITE Trip Generation Manual (11th Edition)

ITE Equations were used for the calculations.





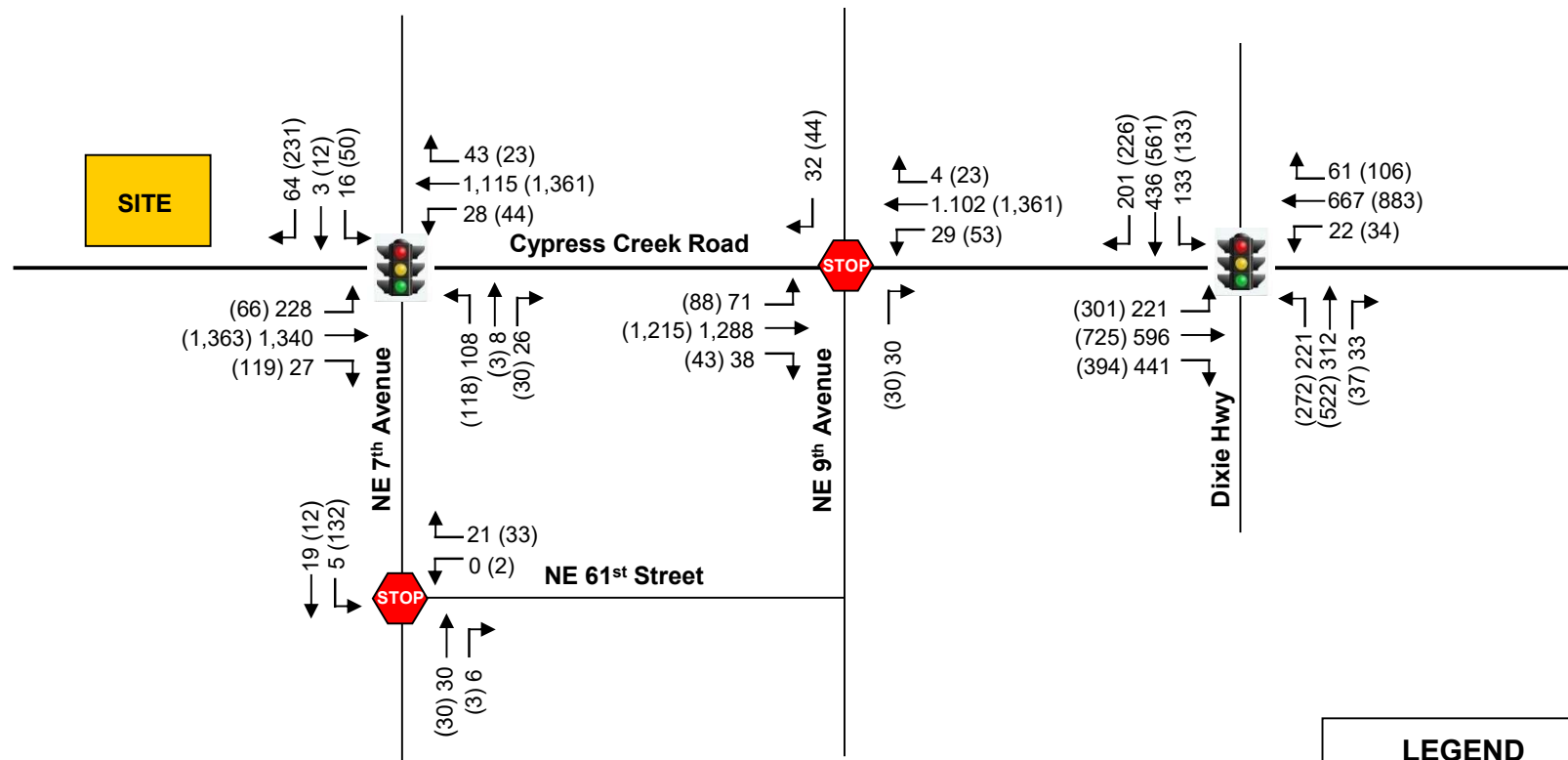
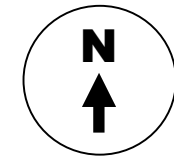


LEGEND

XX AM Peak Hour
(YY) PM Peak Hour

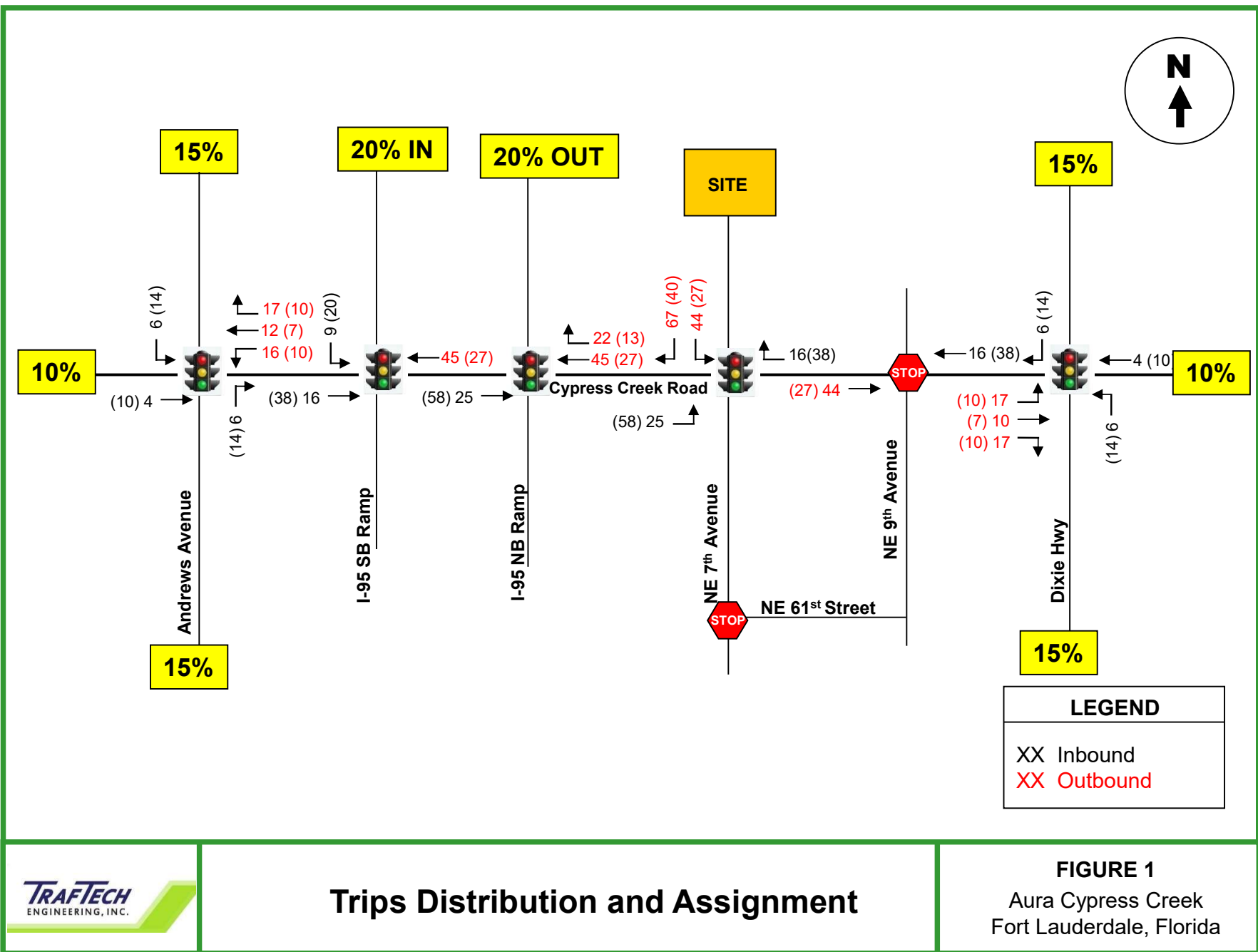
Traffic Counts (Year 2022 Peak Season)

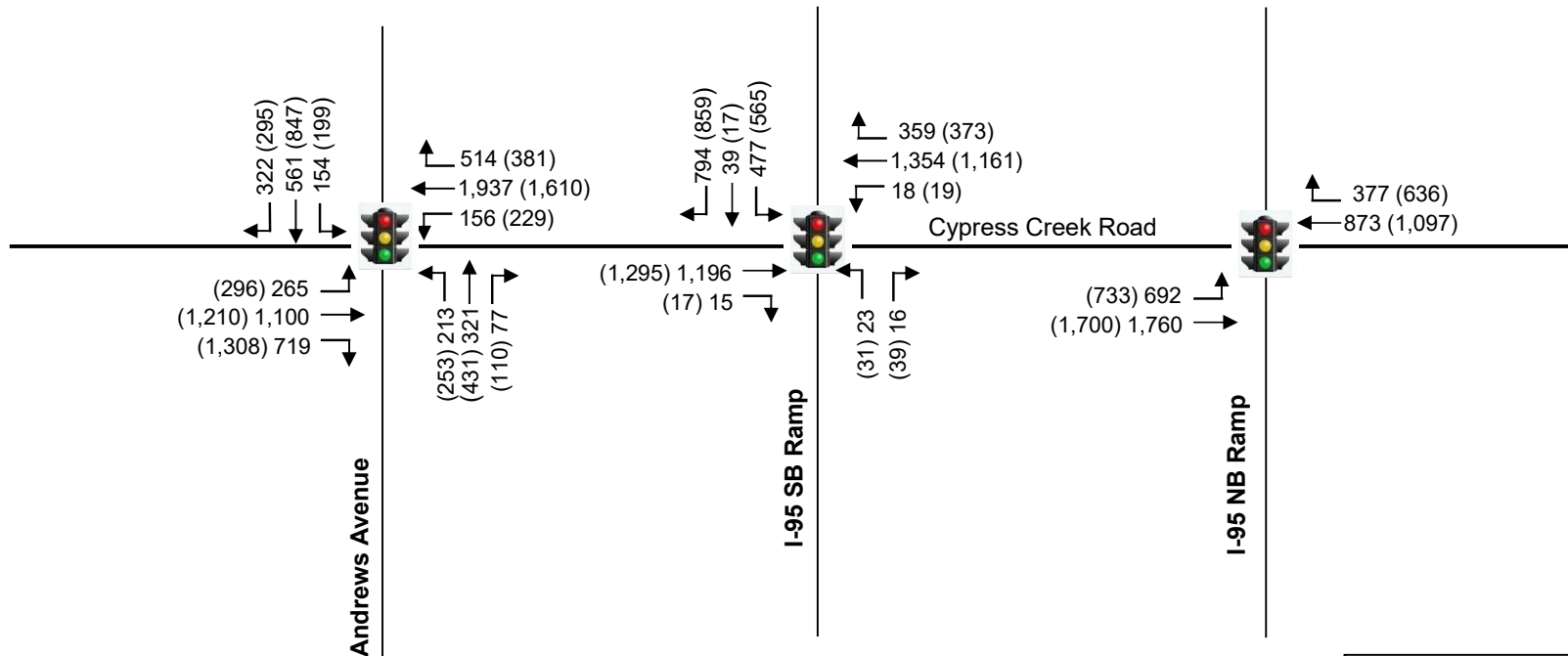
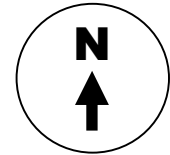
FIGURE 3A
Aura Cypress Creek
Fort Lauderdale, Florida



LEGEND

XX AM Peak Hour
(YY) PM Peak Hour

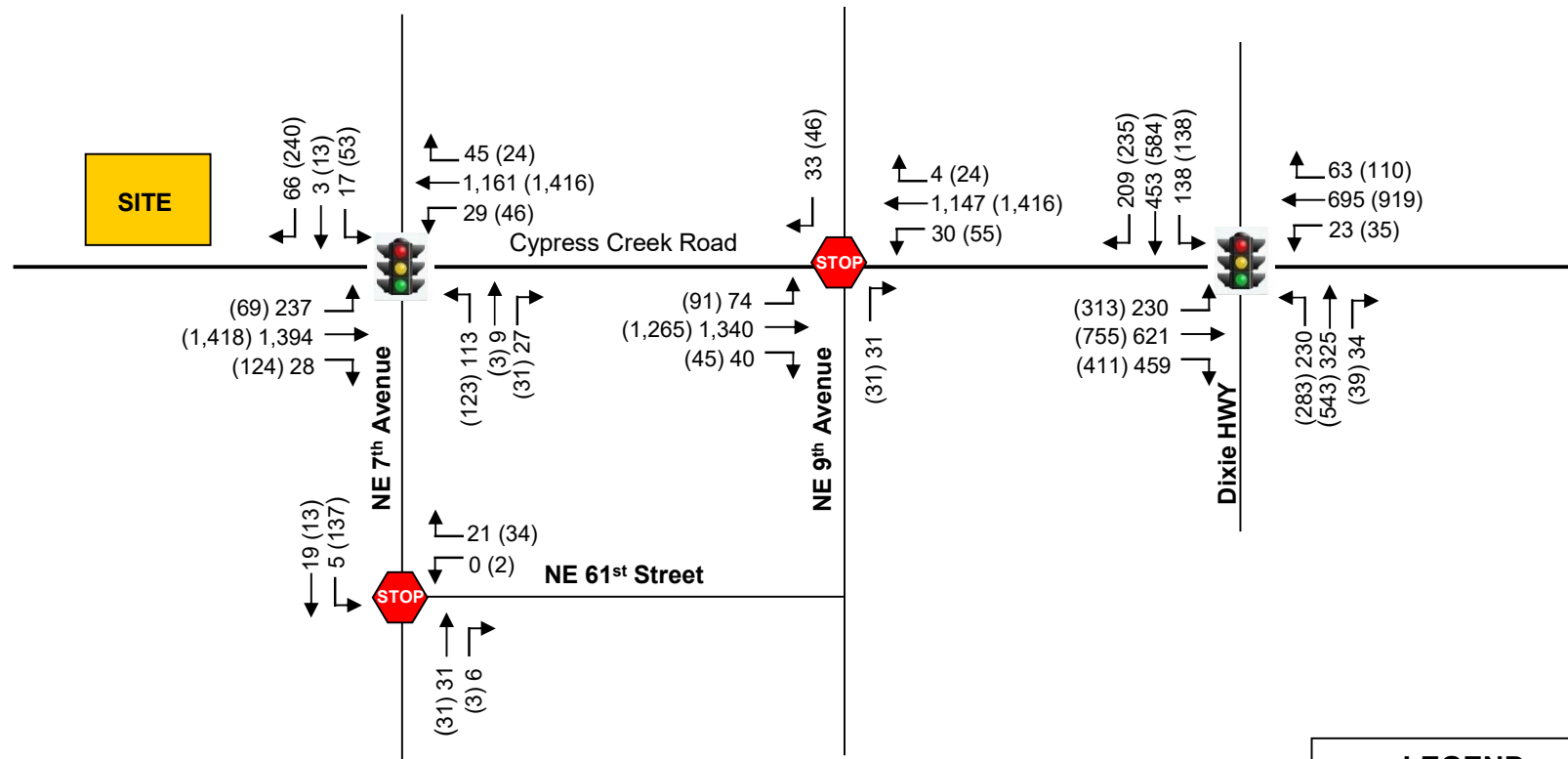
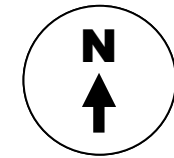




LEGEND
XX AM Peak Hour
(YY) PM Peak Hour

Background Traffic Volumes without Project Trips (Year 2026 Peak Season)

FIGURE 5A
Aura Cypress Creek
Fort Lauderdale, Florida

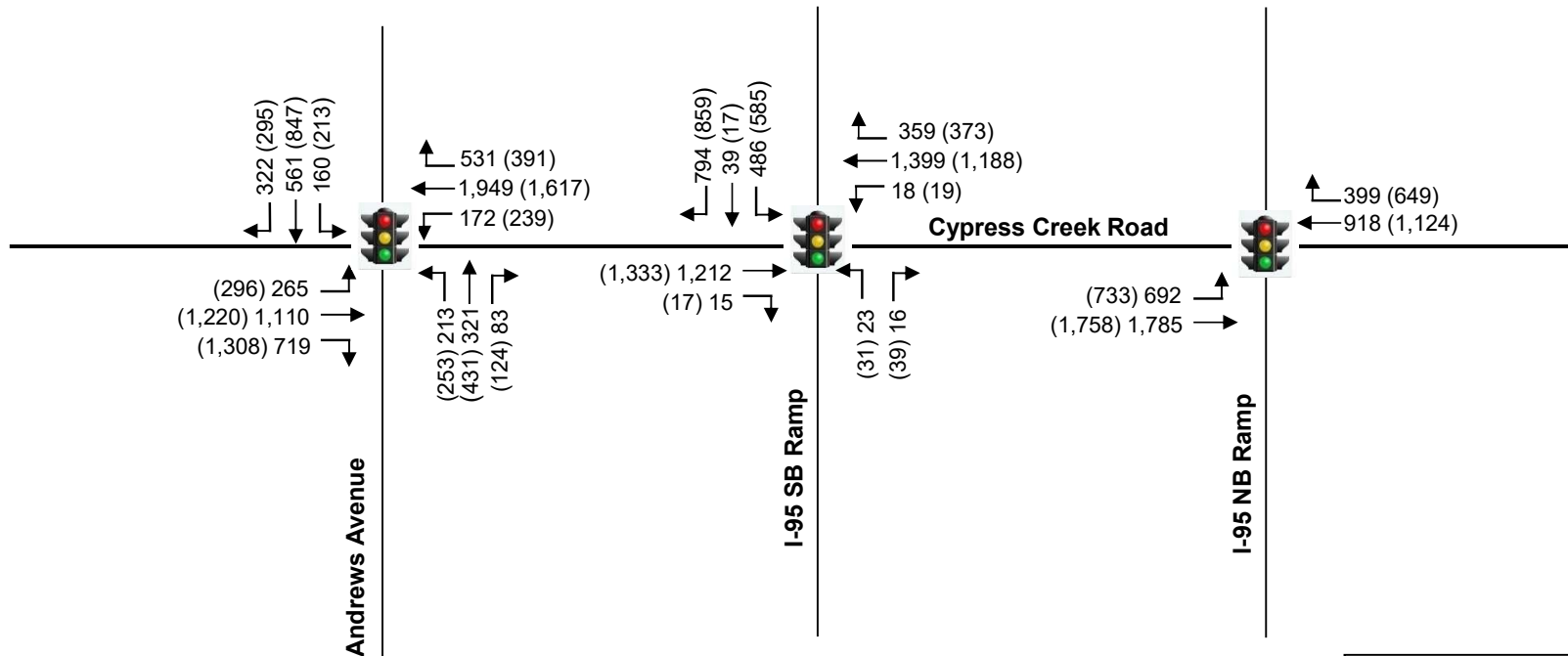
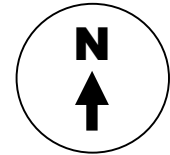


LEGEND	
XX	AM Peak Hour
(YY)	PM Peak Hour



Background Traffic Volumes without Project Trips (Year 2026 Peak Season)

FIGURE 5B
Aura Cypress Creek
Fort Lauderdale, Florida

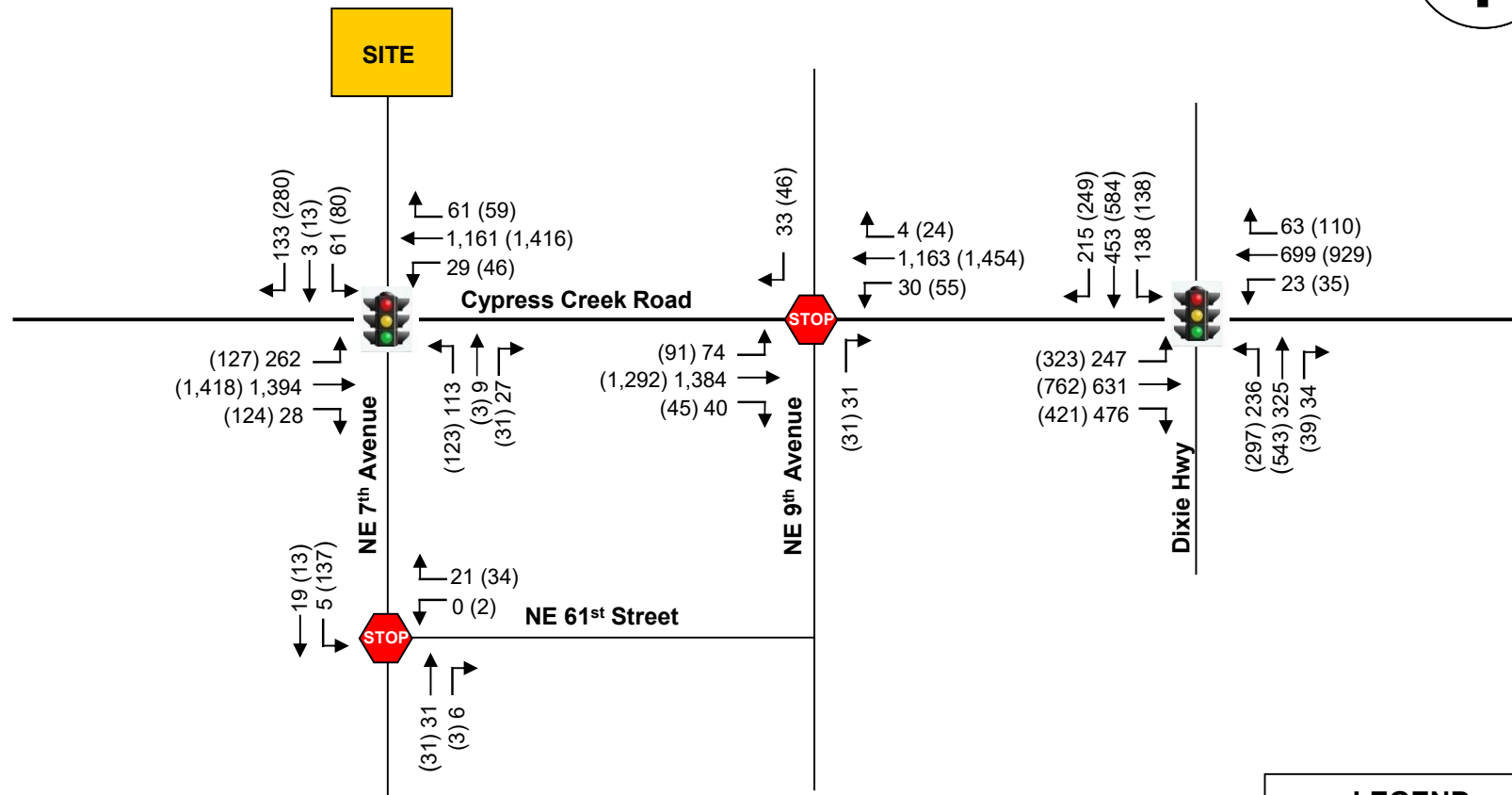
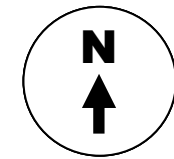


LEGEND

XX AM Peak Hour
(YY) PM Peak Hour

Total Traffic with Project – Year 2026 AM (PM) Peak Hour Trips

FIGURE 6A
Aura Cypress Creek
Fort Lauderdale, Florida



LEGEND	
XX	AM Peak Hour
(YY)	PM Peak Hour

Total Traffic with Project – Year 2026 AM (PM) Peak Hour Trips

FIGURE 6A
Aura Cypress Creek
Fort Lauderdale, Florida

EXHIBIT M

MASS TRANSIT CORRESPONDENCE



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

VIA EMAIL

August 01, 2022

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

RE: City of Fort Lauderdale Aura Cypress Creek Land Use Plan Amendment LUPA

Dear Ms. Ray:

Broward County Transit (BCT) has reviewed your correspondence dated June 23, 2022, regarding the City of Fort Lauderdale Aura Cypress Creek Land Use Plan Amendment (Mixed use residential 6.8 Acres, 296,208 sqft). Land Use Plan Amendment (LUPA) of the property located in the City of Fort Lauderdale for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Route 62. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
62	Weekday	4:56a-11:36p	30 minutes
	Saturday	6:20a-11:11p	30 minutes
	Sunday	6:50a-10:06p	30 minutes

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

As part of the 30 year, one-cent surtax for transportation, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends. The development of subject property will support the utilization of mass transit by increasing the employment opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

Broward County Board of County Commissioners
Torey Alston • Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Jared E. Moskowitz • Nan H. Rich • Tim Ryan • Michael Udine
www.broward.org



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

Please feel free to call me at 954-357-8387 or email me at Lurodriguez@broward.org if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Luis F. Rodriguez", is written over a horizontal line.

Luis F. Rodriguez
Service Planner
Service and Strategic Planning – Broward County Transit

Broward County Board of County Commissioners

Torey Alston • Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Jared E. Moskowitz • Nan H. Rich • Tim Ryan • Michael Udine
www.broward.org

EXHIBIT N

SBBC SCAD REPORT

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

LAND USE

SBBC-2853-2020

County No: TBD

Aura Cypress Creek

August 9, 2022

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

PROJECT INFORMATION		IMPACT OF PROPOSED CHANGE		PROPERTY INFORMATION	
Date: August 9, 2022				Existing Land Use: Medium-High (25)	
Name: Aura Cypress Creek				Proposed Land Use: Irregular Residential	
SBBC Project Number: SBBC-2853-2020					
County Project Number: TBD					
Municipality Project Number: TBD					
Owner/Developer: PEL IVV, LLC - Trinsic Residential					
Jurisdiction: Ft. Lauderdale					
		Units Permitted	170	Units Proposed	340
		NET CHANGE (UNITS): 170			
		Students	Permitted	Proposed	NET CHANGE
		Elem	4	3	-1
		Mid	3	5	2
		High	7	2	-5
		Total	14	10	-4
					Range:
					42

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment that school level Districtwide. For more information: <http://www.broward.k12.fl.us/esa/EnrollmentProj.shtml>. The annual benchmark enrollment is used to apply individual charter school enrollment impacts against school facility review processes. This number already represents the higher of 100% gross capacity or 110% permanent capacity. ** The first Monday following Labor Day. *** Greater than 100% represents above the adopted Level Of Service (LOS) INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Page 1

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	26/27	27/28	28/29	29/30	30/31
Area 3 - Elementary	12,298	9,149	-3,151	8,556	8,496	8,416	8,338	8,258
Area 3 - Middle	4,633	3,596	-1,022	3,497	3,508	3,459	3,410	3,361
Area 3 - High	7,312	5,422	-1,945	5,136	4,975	4,916	4,857	4,798

CHARTER SCHOOL INFORMATION

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

* See comments for additional Impacted Planning Area information
School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

(Years 1 - 5)

School(s)	Description of Capacity Additions
North Andrews Gardens Elementa	There are no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.
Rickards, James S. Middle	There are no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.
Northeast High	24-classroom addition shown in the ADEFP is part of concurrent replacement of old building and will not increase the reflected FISH capacity of the school.

PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

(Years 6 - 10)

Capacity Additions for Planning Area 3
School Level Comments
Elementary None
Middle None
High None

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Comments

Information contained in the application indicates that the approximately 6.8-acre site is generally located north of Cypress Creek Road between I-95 and NE 7th Avenue in the City of Fort Lauderdale. The current land use designation for the site is Medium-High (25) Residential, which allows 170 mid-rise (all 2 or more bedroom) residential units. Currently allowed units generates 14 students (4 elementary, 3 middle, and 7 high). The applicant proposes to change the land use designation to Irregular Residential (50) and Commerce to allow 340 high-rise units, which are anticipated to generate 10 students (3 elementary, 5 middle, and 2 high). As such, the land use change as proposed will result in 1 less elementary and 5 less high school students but 2 more middle school students into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (DEFP). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2021-22 school year are North Andrews Gardens Elementary, James Rickards Middle, and Northeast High. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2021-22 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2021-23 – 2023-24), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2023-24 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP, FY 2021-22 – 2025-26. In addition, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter school located within a two-mile radius of the subject site in the 2021-22 school year is depicted herein.

Capital Improvements scheduled in the long-range section (2026-27 to 2030-31) of the currently Adopted DEFP Fiscal Years 2021-22 – 2025-26 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "3" and the elementary, middle, and high schools currently serving Planning Area "3" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein. Therefore, Planning Area "3" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

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The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-2853-2020

Reviewed By:

August 9, 2022
Date


Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

Broward County Land Use Plan Acreage and Land Use Confirmation

