

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-24, Development Permits and Procedures, and must be filled out accurately with all applicable sections completed. Only complete the sections indicated for application type with N/A for those items not applicable. Refer to "Specifications for Plan Submittal" by application type for submittal requirements, which can be found on the City's website.

Select the application type and approval level in **SECTION A** and complete the sections specified under each type.

A APPLICATION TYPE AND APPROVAL LEVEL *Select the application type from the list below and check the applicable type.*

<p>LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)</p> <ul style="list-style-type: none"> <input type="checkbox"/> New nonresidential less than 5,000 square feet <input type="checkbox"/> Change of use <i>(if same impact or less than existing use)</i> <input type="checkbox"/> Plat note or Nonvehicular access line (NVAL) amendment <input type="checkbox"/> Administrative site plan <input type="checkbox"/> Amendment to site plan* <input type="checkbox"/> Affordable Housing per §166.04151 (7) Fla. Stat. <i>(Live Local Act)</i> <input type="checkbox"/> Property and right-of-way applications <i>(MOTs, construction staging)</i> <input type="checkbox"/> Parking Agreements <i>(separate from site plans)</i> <p>COMPLETE SECTIONS B, C, D, G</p>	<p>LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC)</p> <ul style="list-style-type: none"> <input type="checkbox"/> New Nonresidential 5,000 square feet or greater <input type="checkbox"/> Residential 5 units or more <input type="checkbox"/> Nonresidential use within 100 feet of residential property <input type="checkbox"/> Redevelopment proposals <input type="checkbox"/> Change in use <i>(if greater impact than existing use)</i> <input type="checkbox"/> Development in Regional Activity Centers (RAC)* <input type="checkbox"/> Development in Uptown Project Area* <input type="checkbox"/> Regional Activity Center Signage <input type="checkbox"/> Affordable Housing (≥10%) <p>COMPLETE SECTIONS B, C, D, E, F</p>	<p>LEVEL III PLANNING AND ZONING BOARD (PZB)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Conditional Use <input type="checkbox"/> Parking Reduction <input type="checkbox"/> Flex Allocation <input type="checkbox"/> Cluster / Zero Lot Line <input type="checkbox"/> Modification of Yards* <input type="checkbox"/> Waterway Use <input type="checkbox"/> Mixed Use Development <input type="checkbox"/> Community Residences* <input type="checkbox"/> Social Service Residential Facility (SSRF) <input type="checkbox"/> Medical Cannabis Dispensing Facility* <input type="checkbox"/> Community Business District for uses greater than 10,000 square feet <p>COMPLETE SECTIONS B, C, D, E, F</p>	<p>LEVEL IV CITY COMMISSION (CC)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Land Use Amendment <input type="checkbox"/> Rezoning <input type="checkbox"/> Plat <input type="checkbox"/> Public Purpose Use <input type="checkbox"/> Central Beach Development of Significant Impact* <input type="checkbox"/> Vacation of Right-of-Way <p>City Commission Review No PZB Review</p> <ul style="list-style-type: none"> <input type="checkbox"/> Vacation of Easement* <p>COMPLETE SECTIONS B, C, D, E, F</p>
<p>MISCELLANEOUS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Affordable Workforce Housing Tax Reimbursement <input type="checkbox"/> Community Residence <input type="checkbox"/> Construction Noise Waiver <input type="checkbox"/> Design Review Team (DRT) <p>COMPLETE SECTIONS B, C, D, I</p>	<p>EXTENSION OR DEFERRAL</p> <ul style="list-style-type: none"> <input type="checkbox"/> Request to defer after an application is scheduled for public hearing <input type="checkbox"/> Request extension to previously approved application <i>(request must be within original approval date timeframe)</i> <p>COMPLETE SECTIONS B, C, H</p>	<p>APPEAL</p> <ul style="list-style-type: none"> <input type="checkbox"/> Appeal decision by approving body and De Novo hearing items <p>COMPLETE SECTIONS B, C, H</p>	<p>PROPERTY AND RIGHT-OF-WAY</p> <ul style="list-style-type: none"> <input type="checkbox"/> Road Closures <input type="checkbox"/> Construction Staging Plan <input type="checkbox"/> Revocable licenses <p>COMPLETE SECTIONS B, C, H</p>

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B APPLICANT INFORMATION *If applicant is the business operator, complete the agent column and provide property owner authorization.*

Applicant/Property Owner	Carl Williams, Director, Parks & Recreation/ City of Fort Lauderdale	Authorized Agent	
Address	1 East Broward Boulevard, Floor 4	Address	
City, State, Zip	Fort Lauderdale, FL 33311	City, State, Zip	
Phone	954-828-5804	Phone	
Email	CWilliams@fortlauderdale.gov	Email	
Proof of Ownership		Authorization Letter	
Applicant Signature:	<p>Signature <i>Carl Williams</i></p>	Agent Signature:	<p>Signature</p>

C PARCEL INFORMATION

Address/General Location	3351 NE 33rd Avenue
Folio Number(s)	494319010880, 494319010810, 494319010820, 494319010830, 494319010840, 494319010850, 494319010860, 494319010870
Legal Description <i>(Brief)</i>	GALT OCEAN MILE 34-16 B LOT 7 BLK 6 AND S1/2 OF VACATED ALLEY
City Commission District	1 - John Herbst
Civic Association	Galt Mile Community Association

D LAND USE INFORMATION

Existing Use	Recreation center
Land Use	Commercial
Zoning District	Community Business (CB)
Proposed <i>Applications requesting land use amendments and rezonings.</i>	
Proposed Land Use	Parks, Recreation, and Open Space
Proposed Zoning District	Pars, Recreation, and Open Space (P)

E PROJECT INFORMATION *Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.*

Project Name	Beach Community Center Land Use Plan Amendment			
Project Description <i>(Describe in detail)</i>	Amend Future Land Use Map from Commercial to Parks, Recreation, and Open Space			
Estimated Project Cost	\$ NA <i>(Estimated total project cost including land costs for all new development applications only)</i>			
Waterway Use	NA			
Flex Units	NA	Redevelopment Units	NA	
Flex Acreage				
Residential Uses				
Single Family				
Townhouses				
Multifamily				
Cluster/Zero Lot Line				
Other				
Total <i>(dwelling units)</i>				
Residential Unit Mix	Efficiency / Studio		1 - Bedroom	
Affordable Housing Units			% of AMI	
Affordable Unit Mix	Efficiency / Studio		1 - Bedroom	
			Traffic Study Required	
			Parking Reduction	NA
			Public Participation	
			Non-Residential Uses	
			Commercial	
			Restaurant	
			Office	
			Industrial	
			Other	
			Total <i>(square feet)</i>	
			2-Bedroom	3-Bedroom or More
			2-Bedroom	3-Bedroom or More

F PROJECT DIMENSIONAL STANDARDS *Indicate all required and proposed standards for the project. Circle yes or no where indicated.*

	Required Per ULDR	Proposed
Lot Size <i>(Square feet/acres)</i>	0.69 Acres	No new building proposed
Lot Density <i>(Units/acres)</i>	NA	NA
Lot Width		
Building Height <i>(Feet)</i>		
Structure Length		
Floor Area Ratio <i>(F.A.R.)</i>		
Lot Coverage		
Open Space		
Landscape Area		
Parking Spaces		
SETBACKS <i>(Indicate direction N,S,E,W)</i>	Required Per ULDR	Proposed
Front [____]		
Side [____]		
Corner / Side [____]		
Rear [____]		

For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.

	Required Per ULDR	Proposed	Deviation
Tower Stepback			
Front / Primary Street [____]			
Sides / Secondary Street [____]			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate <i>(square feet)</i>			
Residential Unit Size <i>(minimum)</i>			

G AMENDED PROJECT INFORMATION *Provide approved and proposed amendments for project. Circle yes or no where indicated.*

Project Name			
Proposed Amendment Description <i>(Describe in detail)</i>			
	Original Approval	Proposed Amendment	Amended
Residential Uses <i>(dwelling units)</i>			
Non-Residential Uses <i>(square feet)</i>			
Lot Size <i>(Square feet/acres)</i>			
Lot Density <i>(Units/acres)</i>			
Lot Width			
Building Height <i>(Feet)</i>			
Structure Length			
Floor Area Ratio <i>(F.A.R.)</i>			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate <i>(square feet)</i>			
Residential Unit Size <i>(minimum)</i>			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			

Beach Community Center Land Use Plan Amendment



CITY OF FORT LAUDERDALE

**APPLICATION FOR AMENDMENT TO THE
CITY OF FORT LAUDERDALE AND
BROWARD COUNTY LAND USE PLANS**

Table of Contents

- 1. Transmittal Information**
- 2. Applicant Information**
- 3. Amendment Site Description**
- 4. Existing and Proposed Uses**
- 5. Analysis of Public Facilities and Services**
 - a. Potable Water**
 - b. Sanitary Sewer**
 - c. Solid Waste**
 - d. Drainage**
 - e. Recreation and Open Space**
 - f. Traffic Circulation**
 - g. Mass Transit**
 - h. Public Education Analysis**
- 6. Analysis of Natural and Historical Resources**
- 7. Affordable Housing**
- 8. Land Use Compatibility**
- 9. Hurricane Evacuation Analysis**
- 10. Redevelopment Analysis**
- 11. Intergovernmental Coordination**
- 12. Public Outreach**
- 13. Describe Consistency with Highlighted Regional Issues and Policies of the Broward County Land Use Plan**

Exhibits

Exhibit A	Sketch and Legal Description
Exhibit B	Location and Context Map
Exhibit C	Adopted and Proposed City Land Use Maps
Exhibit D	Adopted and Proposed County Land Use Maps
Exhibit E	City Zoning Designations
Exhibit F	Water and Sewer Correspondence
Exhibit G	Solid Waste Correspondence
Exhibit H	Drainage Correspondence

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.**

Response: The transmittal letter is attached to this application.

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

Lorraine Tappen, AICP
Principal Urban Planner
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311

Phone: (954) 828-5018
Email: LTappen@fortlauderdale.gov

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

Response: Minutes of the Planning and Zoning Board City Commission results will be attached when completed.

- 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.**

Response: This is a land use map corrective amendment and will not generate any development rights beyond what is currently built on the property in 2001. A minimum of twenty-one (21) days prior to the development review committee (DRC) meeting, a notice via e-mail was provided to the official city-recognized civic organizations(s) within 300 feet, by mail to property owners within 300 feet notifying of the date, time and place of the DRC meeting.

Prior to the submittal of an application to the Planning and Zoning Board (PZB), notice from the City via e-mail and regular mail shall be provided to official city-recognized civic organization(s) within three hundred (300) feet of the proposed project and by regular mail to property owners whose real property is located within three hundred (300) feet of the proposed project, notifying of the date, time and place of the applicant's project presentation meeting to take place prior to the PZB meeting.

Newspaper notice was given ten (10) days prior to the date set for Planning and Zoning Board (local planning agency) hearing. In addition, newspaper notice will be provided ten (10) days prior to the City Commission hearings.

E. Whether the amendment is one of the following: development of regional impact (DRI), small scale development activity (per Florida statutes), or an emergency.

Response: These map corrections are small scale, but there is no development activity associated with these amendments. The subject site is 0.69 acres.

2. Applicant Information

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

Carl Williams	Phone: 954-828-5804
Director	Email: CWilliams@fortlauderdale.gov
Parks & Recreation	
City of Fort Lauderdale	
1 East Broward Boulevard	

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

Lorraine Tappen, AICP	Phone: (954) 828-5018
Principal Urban Planner	Email: LTappen@fortlauderdale.gov
City of Fort Lauderdale	
700 NW 19 th Avenue	
Fort Lauderdale, FL 33311	

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

Response: The property is owned by the City of Fort Lauderdale. The contact information is noted below:

Susan Grant	Phone: (954) 828-5145
Acting City Manager	Email: SuGrant@fortlauderdale.gov
City of Fort Lauderdale	
1 East Broward Boulevard	
Fort Lauderdale, FL 33311	

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.

Response: The City of Fort Lauderdale is using the small scale amendment process to change the future land use designation of the Beach Community Center from Commercial to Parks, Recreation, and Open Space. Parks, Recreation, and Open Space Element Policy PR 1.1.4c states that all designated parks sites are to be zoned P for Parks, Recreation, and Open Space and have a land use designation of Parks, Recreation, and Open Space where appropriate. Therefore, the City is proposing to correct the future land use designations on both the City and County land use plans.

The property contains a 13,721 square foot recreation building and is zoned Community Business (CB). Once the future land use has been changed to Parks, Recreation, and Open Space, the City will initiate a rezoning application to change the zoning to Parks, Recreation, and Open Space (P).

3. Amendment Site Description

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

Response: The Beach Community Center is located north of NE 33rd Street, west of NE 33rd Avenue, south of NE 34th Street, and east of NE 32nd Avenue. The gross acreage of the site is 0.69 acres.

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

Response: The sketch and legal description are provided in **Exhibit A**.

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

Response: A context map showing the property locations relative to each other is provided in **Exhibit B**. A portion of the City future land use map showing the property location and corrected land use is provided in **Exhibit C**.

4. Existing and Proposed Future Land Uses

A. Current and proposed local and Broward County Land Use Plan designations 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 nonresidential uses must be included.

Response: The current Broward County Land Use Plan designation is Commerce. **See Exhibit D**. The proposed future land use designation is Recreation and Open Space Use.

B. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.

Response: Flex units or flex acreage have not been allocated in the adjacent areas.

C. Existing use of amendment site and adjacent area.

Response:

Table 1 – Adjacent Existing Uses and City Future Land Use Designations

Direction	Existing Use	Future Land Use
North	Multifamily residential	High (60) Residential
East	Retail and office uses	Commercial
South	Retail, restaurant and office space	Commercial
West	Multifamily residential	Commercial

- D. Proposed use of the amendment site including proposed square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count within the amendment area.**

Response: The current Beach Community Center building is 13,721 square feet. No development is proposed at this time.

- E. Maximum allowable development per local government 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.**

Response: The Parks, Recreation, and Open Space designation in the Fort Lauderdale Comprehensive Plan does not specify a floor area ratio (FAR). However, the City's overall maximum FAR is 3. With a maximum FAR of 3 to the total square footage that could be developed is 90,000 square feet. For this report's analysis purposes, a maximum allowable development estimate of 228,000 square feet was calculated using the dimensional standards of the Parks, Recreation, and Open Space (P) District.

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICE

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, indicated the adoption date of the 10-Year Water Supply Facilities Work Plan.**

Response: Potable Water Level of Service as outline in the 10-Year Water Supply Facilities Work Plan in Table 3 below:

Table 2 – Potable Water Level of Service

Component	Level-of-Service Standard / Goal
Raw Water Supply	Maximum Day Demand with 20 percent of wells out of service for maintenance <i>Source: City of Fort Lauderdale standard design criteria.</i>
Treatment Capacity	Maximum day demand with all units in service <i>Source: (Committee of the Great Lakes-Upper Mississippi River Board of State Sanitary Engineers, 2018); Article 2.1.</i>
Minimum system pressure during peak hour demand with largest pump out of service during non-fire flow conditions	Maintain a minimum of 40 psi in the distribution system <i>Source: (Reiss Engineering, 2017); Table WA4-1.</i>
Minimum system pressure during maximum day demand plus fire flow	Maintain a minimum of 30 psi in the distribution system <i>Source: (Reiss Engineering, 2017); Table WA4-1.</i>
Finished Water Pumped Per Capita – City Goal	It is the City’s goal to reduce the finished water pumped level of service to 170 gallons per capita per day through conservation by the year 2028 according to the City’s Comprehensive Plan Evaluation Measures SWS 3.1.2 and SWS 3.2.1. <i>Source: (City of Fort Lauderdale, 2019a).</i>
Finished Water Storage	Comply with FAC 62-555.320(19): minimum requirement of 25 percent of maximum day demand plus maximum fire flow volume with all tanks in service. Maximum fire flow storage based upon a 5,000 gallons per minute (gpm) fire over a four-hour period. <i>Source: Florida Administrative Code, Rule 62-555.320(19).</i>
Maximum Distribution System Water Loss	10 Percent of Finished Water Pumped <i>Source: (South Florida Water Management District, 2015); Article 4.1.2.</i>

- Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.

Table 3 - Potable Water Projected Demand and Capacity

The Potable Water Facility is Fiveash and Peele-Dixie.

Current Plant Capacity	72 MGD
Current Average Annual Demand	38.02 MGD
Committed Demand	5.902 MGD
SFWMD Permit Withdrawal	52.55 MGD
SFWMD Permit Expiration Date	12/27/2065

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 square foot or dwelling unit.

Response: The following tables show the water demand based on what can be developed under the current Commercial land use designation and the proposed Parks, Recreation, and Open Space future land use. Table 5 below shows the change in future land use results in a reduced demand for potable water of 369,406 GPD.

Table 4 – Potable Water Demand – Existing and Proposed Future Land Use

Future Land Use	Floor Area (Square Feet)	Multiplier	ERCs	Demand (ERCs x 300 Gallons Per Day)
<u>Existing:</u> Commercial	795,000 ¹	397,500 x 2.495/1000 sf (restaurant)= 991.76 397,500 x 0.636/1000 sf (office use) = 252.81	1,244.57	373,372 GPD
<u>Proposed:</u> Parks, Recreation, and Open Space	228,000 ²	228,000 x 0.058 ³ / 1000 sf =13.22	13.22	3,966 GPD

Source: Equivalent Residential Unit Factors, Broward County Water & Wastewater Engineering Division
 1 Estimated based upon applying dimensional standards of the Community Business (CB) zoning district.
 2 Estimated based upon applying dimensional standards of the Parks, Recreation, and Open Space (P) zoning district.
 3 This number is derived from the Broward County Guide for Consulting Engineers Structure type "Parks, public with comfort stations" and using the City's average park visitation per year per 1,000 sf.

4. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

Response: See Exhibit F.

B. Sanitary Sewer Analysis

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

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

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

Response: The City's George T. Lohmeyer (GTL) Wastewater Treatment Plant has a permitted capacity of 61.58 MGD-TMADF and this will provide adequate capacity until 2030. The City of Fort Lauderdale's adopted level of service for wastewater is based on the FDEP permitted capacity of the facility and by the LOS measured by the average daily flow. There are no planned plant capacity expansions.

Table 5 – Wastewater Treatment Plant Capacity

Current Plant Capacity	61.58 MGD-TMADF
Current Three-Month Average Daily Flow	51.910 MGD
Committed Demand	4.656 MGD

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

Response: The following tables show the sanitary sewer demand based on what can be developed under the existing Commercial future land use designation and the proposed Parks, Recreation, and Open Space future land use designation. The change in future land use will result in a lower potential sewer demand of 215,486 GPD.

Table 6 – Wastewater Demand – Existing and Proposed Future Land Use

Future Land Use	Floor Area (Square Feet)	Multiplier	ERCs	Demand (ERCs x 175 Gallons Per Day)
<u>Existing:</u> Commercial	795,000 ¹	397,500 x 2.495/1000 sf (restaurant)= 991.76 397,500 x 0.636/1000 sf (office use) = 252.81	1,244.57	217,800 GPD
<u>Proposed:</u> Parks, Recreation, and Open Space	228,000 ²	228,000 x 0.058 ³ / 1000 sf =13.22	13.22	2,314 GPD

Source: Equivalent Residential Unit Factors, Broward County Water & Wastewater Engineering Division
 1 Estimated based upon applying dimensional standards of the Community Business (CB) zoning district.
 2 Estimated based upon applying dimensional standards of the Parks, Recreation, and Open Space (P) zoning district.
 3 This number is derived from the Broward County Guide for Consulting Engineers Structure type "Parks, public with comfort stations" and using the City's average park visitation per year per 1,000 sf.

- Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

Response: See Exhibit F.

C. Solid Waste Analysis

- 1. Provide the solid waste level of service per the adopted and certified local land use plan.**

Response: Per Solid Waste Element Policy SW 1.1.3 for future development projects, the City shall ensure adequate solid waste capacity consistent with Broward County’s Comprehensive Plan solid waste generation rates as part of the development review process.

- 2. Identify the solid waste facilities service 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.**

Response: The City has contracted with Republic Services for solid waste collection and with WIN-Waste Innovations Technologies for solid waste disposal. Waste is disposed of at the WIN-Waste Innovations South Plant.

Table 7 – Solid Waste Facilities

Capacity	821,250 Tons/Year
Current + Committed Demand	725,000 Tons/Year
Planned Capacity	No planned expansion

Source: WIN-Waste Innovations

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

Response: Table 8 below shows the potential solid waste generated under the current Commercial future land use designation versus the potential solid waste produced with the Parks, Recreation, and Open Space future land use designation.

Table 8 – Solid Waste Impact

Future Land Use	Floor Area (Square Feet)	Multiplier	Total Pounds Per Day
<u>Existing:</u> Commercial	795,000 ¹	795,000 x 4 lbs. per 100 square feet	31,800
<u>Proposed:</u> Parks, Recreation, and Open Space	228,000 ²	228,000 x 1 lbs. per 100 square feet	2,280
Net Change			-29,520

Note: Waste generation rates from BrowardNext Solid Waste Element

4. **Correspondence from the solid waste provider verifying that the information submitted in items 13 above. Correspondence must contain name, position and contact information of party providing verification.**

Response: See Exhibit G.

D. Drainage Analysis

1. **Provide the drainage level of service per adopted and certified local land use plan.**

Finished Floor Elevation. The lowest finished floor elevation shall be the greater and more stringent of the following:

- A minimum of the calculated stage elevation for the site based on the 100-year design storm; or
- Elevations designated in the Florida Building Code as amended.
- Standards set forth in the "Floodplain Management" section of City Code of Ordinances as may be amended from time to time.

New development and redevelopment. New non-residential development shall be designed and constructed to meet state and local laws governing water quality and quantity criteria, as described in South Florida Water Management District's Environmental Resource Permit Applicant's Handbook, as may be amended from time to time. The site shall be graded to harmonize with adjacent property improvements and elevations and to prevent off-site discharge onto adjacent properties, public rights-of-way and easements.

Stormwater Quality in Construction. Any construction activity for private or public purposes that disturbs soil or generates construction debris, foreign substances, chemicals, liquids or other undesirable substances harmful to the environment shall comply with the Stormwater Element of the National Pollutant Discharge Elimination System (NPDES) as mandated by Section 402(p) of the Clean Water Act (CWA) and promulgated in the State of Florida under Section 403.0885, F.S. and Section 27-195 of the Broward County Code of Ordinances. Best Management Practices (BMP's) shall be employed on all such construction projects as provided in the latest edition of the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual.

Roadway stormwater standards. Stormwater systems for new roads or road reconstruction shall be designed to meet the minimum criteria in the South Florida Water Management District's Environmental Resource Permit Applicant's Handbook or to withstand a 10-year 1-day storm event.

Floodplain. Calculated flood elevations based on the twenty-five year and one-hundred-year return frequency rainfall of three-day duration shall not exceed the corresponding elevations of the preconditions and the "100 Year Flood Elevation Map".

In regard to 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.

Flood Zone AE is an area designated as a high-risk flood zone by FEMA because of its proximity to floodplains, rivers, lakes, and other bodies of water. AE flood zone areas have a 1% risk of flooding annually. Chapter 14 of the City's land development regulations provides guidance on requirements for development and redevelopment.

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

Response: The City of Fort Lauderdale is located in the South Florida Water Management District. Drainage systems are evaluated if a property owner consider submitting a development project.

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

Response: There are no plans to replace or expand the existing building. All improvements required to meet the adopted level of service will be installed if redevelopment of the site is considered.

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.

Response: The recreation building subject to the amendment were was built in 2001 and thus no SFWMD permit is necessary.

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.

Response: No new development is planned. If the Beach Community Center were to be rebuilt, 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.

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

Response: See Exhibit H.

E. Recreation and Open Space Analysis

- 1. Provide the recreation and open space level of service per the adopted and certified local land use plan.**

Response: Maintain a local level of service standard of 4.5 acres per 1,000 population of public park, recreation and open spaces. This includes 3 acres of community parks for each 1,000 residents.

- 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.**

Response: There is not impact on the demand for community parks.

- 3. Identify the net impact on demand for “community parks” acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.**

Response: The purpose of the land use plan amendment is to preserve community park acreage by changing the future land use designation to Parks, Recreation, and Open Space. The land use plan amendment will have no net impact on community park acreage supply and/or demand.

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

Response: Table 9 depicts park acreage required to meet the minimum level of service of 3 acres of community parks per 1,000 persons through the year 2050. With a current community park acreage total of 813.08 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 2050.

Table 9 – Community Park Needs

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

Source: Broward County Population Forecast and Allocation Model, 2024

- 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.**

Response: No designated open space is being lost as a result of this land use plan amendment.

F. Traffic Circulation Analysis

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

Response: See the Table 10 below for impacted roadways.

Table 10 - Adopted and Current Level of Service

Roadway	# of Lanes	Current Traffic Volume (daily)	Current Traffic Volume (p.m.)	Adopted Level of Service	Current Level of Service
A1A/N. Ocean Boulevard	6	21500	2043	D	D
Oakland Park Boulevard	4	23000	2185	D	D

Source: Broward MPO Level of Service Spreadsheet, 2020

- 2. Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizon. Please utilize average daily and p.m. peak hour traffic volumes per Broward Metropolitan Planning.**

Response: This proposed land use plan correction will not change the traffic impacts from what currently exists.

- 3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for the 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 for the long-range planning horizon.**

Response: The proposed amendment would not result in an increase in traffic generation due to the decreased intensity allowed by the Parks, Recreation, and Open Space Use future land use designation.

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

Response: No traffic studies should be required for this future land use map amendment.

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.**

Response: The Beach Community Center is served by Broward County Transit Routes 11, 72, and 55 which travels on A1A/N. Ocean Boulevard and Route 72 which travels on Oakland Park Boulevard.



2. Describe how the proposed amendment furthers or supports mass transit use. Quantify the change in demand resulting from this amendment.

Response: The proposed amendment will not impact mass transit demand.

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.

Response: Since there is no new demand on mass transit will be generated, the service provider letter is not required.

G. 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.

Response: There will be no additional school impacts generated by this future land use map amendment because no residential uses are permitted.

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

Response: NA

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.

Response: A review with information available at the time of this request included the Official City of Fort Lauderdale Resources Map and the Florida Master Site File (FMSF); the proposed amendment site does not include any sites and/or districts that are currently designated in the City of Fort Lauderdale.

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

Response: The site is within an Archaeologically Significant Zone. A review with information available at the time of this request included the Official City of Fort Lauderdale Resources Map and the Florida Master Site File (FMSF), no archaeological sites are located within the amendment site. No development is proposed in conjunction with this application. If the Beach Community Center were to be rebuilt or expanded, the City would be required to contract with an archaeologist to provide a shovel test survey that includes samples from throughout the project site and/or provide archaeological monitoring during ground disturbing work.

C. Wetlands

Response: A review of the Broward County Comprehensive Plan indicates there are wetlands in the amendment area.

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

Response: There are no Local Areas of Particular Concern identified within the subject area.

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

Response: The subject area is located within the County's Priority Planning Area. If the Beach Community Center was reconstructed, the building would need to comply with the requirements of the City's unified land development regulations including Chapter 14 regarding Floodplain Management.

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.

Response: The project area is mostly developed and 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.

Response: The site is developed and 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

Response: The Broward County Natural Resource Map does not identify any 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

Response: The amendment site is an urban area. Any redevelopment 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.

Response: The site is not oceanfront.

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.

Response: The land use plan amendment will not result in residential development, therefore, this policy does not apply.

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.

Response: There is an existing recreation building on the site. The site is surrounded by properties with the Commercial land use designation to the east, south, and west. To the north, the future land use is High Residential with multifamily residential uses. The City's ULDR requires that non-residential development within 100 feet of residential property must meet the requirements of ULDR Section 47-25.3, Neighborhood Compatibility regarding lighting, architectural features, screening of rooftop mechanical equipment, and landscaping, in order to transition from non-residential development to existing neighborhoods.

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.

Response: Because the property will not produce residential units, a hurricane evacuation analysis does not apply.

10. REDEVELOPMENT ANALYSIS

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

Response: The project area is not located in a CRA and is not part of CDBG area.

11. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

Response: The property is not adjacent to another municipality.

12. PUBLIC OUTREACH

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

Response: The Galt Mile Community Association was notified by email and property owners within 300 feet of the site were notified by mail of the date and time of the December 10, 2024 Development Review Committee meeting. A second notification was sent to notify the association and property owner about the public participation meeting on December 12, 2024 via Zoom and the Planning and Zoning Board meeting on June 15, 2025.

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

Response: The amendment supports the highlighted regional issue, World-Class Natural Resource Protection and Enhancement Vision Strategy EP-4 regarding providing recreation and open space areas which serve the diverse impacts of both residents and visitors.

14. ADDITIONAL SUPPORT DOCUMENTS

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

Response: No additional support documents are provided at this time.

B. Any proposed voluntary mitigation or draft agreements.

Response: No voluntary mitigation or draft agreements have been prepared at this time.

15. Plan Amendment Copies

- A. 3 hard copies and 10 digital copies (13 copies total) for the BCC (Please include additional copies of 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.**
- B. If requesting concurrent transmittal to FloridaCommerce, 1 hard copy and 10 digital copies (11 copies total), as required by DEO, of the corresponding local land use plan amendment application, including transmittal letter from municipality to FloridaCommerce.**

Response: This is a small scale amendment and transmittal to FloridaCommerce is not required prior to adoption. The City will be adopting this future land use map and transmitting the adopted amendment to FloridaCommerce in advance of the County's adoption hearing so concurrent transmittal is not being requested.

Exhibit A Sketch and Legal Description

To be added after Planning and Zoning Board Meeting

Exhibit B Location Map

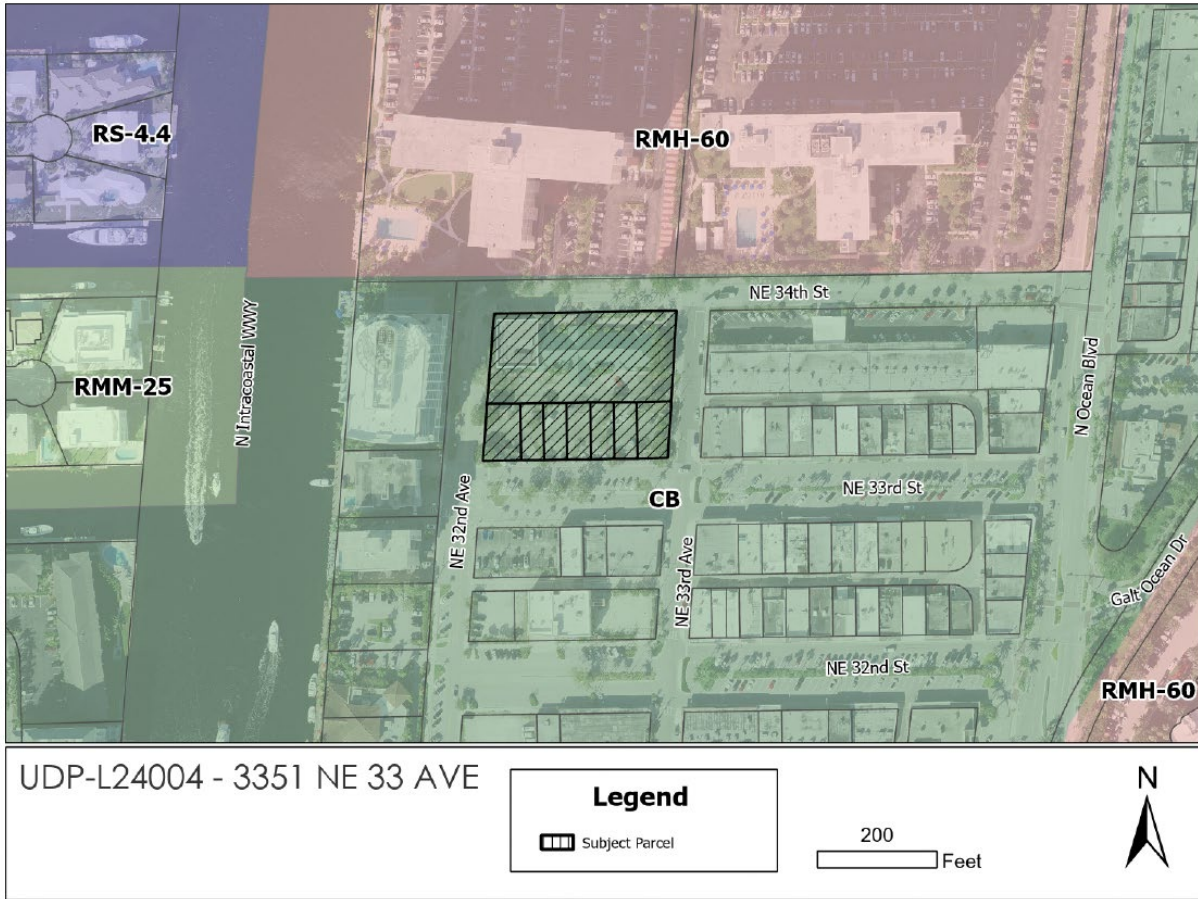
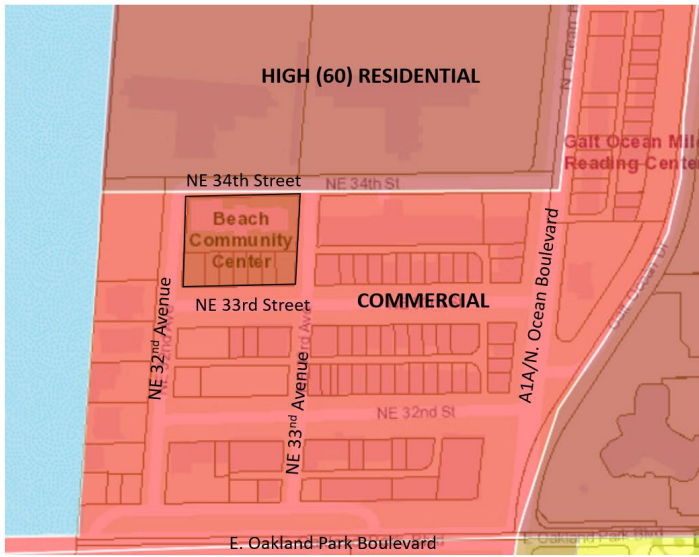


Exhibit C Adopted City Future Land Use Map and Proposed Future Land Use

Adopted City Future Land Use Map



Legend

-  Subject Property
-  Commercial
-  High (60) Residential

Proposed Future Land Use



Legend






-  Subject Property
-  Parks, Recreation, and Open Space
-  Commercial
-  High (60) Residential

Exhibit D Adopted County Land Use Maps for Correction

Adopted County Land Use



Legend

-  Subject Property
- 39 = High (50) Residential
- 60 = Commerce

Proposed County Land Use



Legend


-  Recreation and Open Space
- 39 = High (50) Residential
- 60 = Commerce

Exhibit E City Zoning Designations



Legend

-  Subject Property
-  Community Business (CB)
-  Residential Multifamily High Rise/ High Density District (RMH-60)

Exhibit F Water and Sewer Correspondence



Wed 12/18/2024 2:19 PM

Roberto Betancourt

RE: UDP-L24004 Beach Community Center Water and Sewer Analysis

To Lorraine Tappen

Lorraine,

I agree with the analysis.

Regards,

Roberto I. Betancourt, P.E.

Program Manager - Utility Modeling & Capacity Administration

City of Fort Lauderdale | Public Works Department

700 NW 19th Avenue

Fort Lauderdale, FL 33311

P: 954-828-6982



Exhibit G Solid Waste Correspondence



Tue 11/19/2024 10:30 AM

Robert Hely <rhely@win-waste.com>

[EXTERNAL:CAUTION!]- Re: Fort Lauderdale Land Use Plan Amendment

To Lorraine Tappen

Cc Robert Hely

i You replied to this message on 11/19/2024 10:31 AM.

If there are problems with how this message is displayed, click here to view it in a web browser.

**[::CAUTION!:] This email originated from *outside* The City of Fort Lauderdale.
Do Not Reply, click links, or open attachments from an unknown or suspicious origin. Confirm the email address is from an expected source before taking action.
Report any suspicious emails to spamadmin@fortlauderdale.gov**

On behalf of Win-waste innovations we agree with your analysis.. As the City's solid waste processor we have ample capacity to handle the solid waste anticipated to be generated by your proposed land use change, and this project will have no adverse impact on our operations.

Bob Hely, Market Manager

Tel (954) 581-6606 | Cell 954 980-6998

4400 South State Road 7 Fort Lauderdale, Florida 33314

Email : RHely@Win-Waste.com

Exhibit H Drainage Correspondence




Tue 11/19/2024 11:21 AM

Orlando Arrom

RE: UDP-L24004 on Dec 10 DRC Agenda

To Lorraine Tappen; Benjamin Restrepo; Roberto Betancourt

Cc Noel Zamora; Viola Cameron; Mark Koenig; Jody Weymouth - PDuser; Donald Gauntner - PDuser; George Woolweaver; Jim Hetzel

 You replied to this message on 11/19/2024 11:22 AM.

Hi Lorraine,

I reviewed Section 5.D. Drainage Analysis and have no concerns about the proposed amendment. Benjamin and Roberto will separately review traffic, water, and sewer to complete the engineering scope.

Thank you.

Orlando Arrom | Acting Land Development Manager

City of Fort Lauderdale | DSD / Engineering

700 NW 19th Avenue | Fort Lauderdale FL 33311

 (954) 828-5285  oarrom@fortlauderdale.gov



CITY OF FORT LAUDERDALE
**DEVELOPMENT
SERVICES
DEPARTMENT**