



## SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

### CITY COMMISSION (CC) - GENERAL APPLICATION

Rev: 1 | Revision Date: 2/24/2017 | Print Date: 2/24/2017  
I.D. Number: PREID - AR

#### CITY COMMISSION (CC) General Application

**Cover:** Deadline, Notes, and Fees  
**Page 1:** Applicant Information Sheet, Required Documentation & Mail Notice Requirements  
**Page 2:** Sign Notification Requirements & Affidavit

**DEADLINE:** City Commission submittal deadlines are set by the City Clerk and vary by type of application. Contact project planner to determine deadline prior to submittal of complete application.

**FEES:** All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

<input type="checkbox"/> Innovative Development (ID)	\$ 2,640.00
<input type="checkbox"/> Site Plan Level IV	\$ 950.00
<input type="checkbox"/> Site Plan Level II in DRAC/SRAC-SA (Downtown Regional Activity Center / South Regional Activity Center-South Andrews)	\$ 1,920.00
<input type="checkbox"/> Plat / Plat Note Amendment	\$ 540.00 (includes \$90 Final-DRC Fee)
<input type="checkbox"/> Easement Vacation	\$ 560.00 (includes \$90 Final-DRC Fee)
<input type="checkbox"/> ROW Vacation	\$ 830.00 (includes \$100 Final-DRC Fee)
<input checked="" type="checkbox"/> Rezoning (In addition to above site plan fee)	\$ 910.00 (includes \$110 Final-DRC Fee)
<input type="checkbox"/> Appeal and/or DeNovo Hearing	\$ 1,180.00
<input type="checkbox"/> Site Plan Deferral	\$ 490.00
<input type="checkbox"/> City Commission Request for Review	\$ 800.00
<input type="checkbox"/> City Commission General Review	\$ 89.00 / Hr.*

\*The above fee is calculated at a rate of \$89.00 per hour. Generally these applications take no more than 3 hours total to review (\$267.00), however any additional time required by staff will be charged prior to the City Commission meeting.

Page 1: City Commission Submittal Requirements

**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.

**NOTE:** To be filled out by Department

Case Number	Z18003
Date of complete submittal	

**NOTE:** To be filled out by Applicant

Property Owner’s Name	Broward County Board of County Commissioners
Applicant / Agent’s Name	Broward Partnership of the Homeless, Inc. / A. Dodie Keith Lazowick
Development / Project Name	Seven on Seventh
Development / Project Address	<b>Existing:</b> Parking Lot <b>New:</b> 100 Unit Residential
Current Land Use Designation	Northwest Regional Activity Center
Proposed Land Use Designation	Northwest Regional Activity Center
Current Zoning Designation	General Business (B-2)
Proposed Zoning Designation	Northwest Regional Activity Center - Mixed Use East (NWRAC-MUe)
GdYW4WF Yei Ygh	Rezoning

The following number of Plans:

- ☐ One (1) original signed-off set, signed and sealed at 24” x 36”
- ☐ Two (2) copy sets at 11” x 17”
- ☐ One (1) electronic version\* of complete application and plans in PDF format to include only the following:

☐ Cover page

☐ Survey

☐ Site plan with data table

☐ Ground floor plan

☐ Parking garage plan

☐ Typical floor plan for multi-level structure

☐ Roof plan

☐ Building elevations

☐ Landscape plan

☐ Project renderings i.e. context plan, street-level perspectives, oblique perspectives, shadow study, etc.

☐ Important details i.e. wall, fence, lighting, etc.

\*All electronic files provided should include the name followed by case number “Cover Page Case no.pdf”

MAIL NOTIFICATION

Mail notice is required for City Commission hearing of a Rezoning of Less than Ten Acres and of an Appeal of ROW Vacation. Notice shall be in the form provided by the Department and mailed on the date the application is accepted by the Department. The names and addresses of homeowner associations shall be those on file with the City Clerk. Rezoning of Less Than Ten Acres hearing notice must be mailed within 30 days of the hearing and Appeal of ROW Vacation hearing notice within 10 days of hearing.

- ☐

**REQUIREMENT:** Mail notice of development proposal shall be provided to real property owners within 300 feet of applicant’s property, as listed in the most recent ad valorem tax records of Broward County.
- ☐

**TAX MAP:** Applicant shall provide a tax map of all property within the required notification radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- ☐

**PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required notification radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
- ☐

**ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required notification radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 NW 19<sup>th</sup> Avenue, Fort Lauderdale, FL 33311.
- ☐

**DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Planning Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

Page 2: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must **POST SIGNS** for all City Commission hearings of development applications according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA  
BROWARD COUNTY

RE: \_\_\_\_\_ CITY COMMISSION CASE NO.   Z18003  

APPLICANT:   Broward County Board of County Commissioners  

PROPERTY:   920 NW 7th Avenue Fort Lauderdale, FL 33311  

PUBLIC HEARING DATE: \_\_\_\_\_

BEFORE ME, the undersigned authority, personally appeared \_\_\_\_\_, who upon being duly sworn and cautioned, under oath deposes and says:

- Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.
- The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.
- That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
- Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. **Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.**
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
- Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

\_\_\_\_\_  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. \_\_\_\_\_ (initial here)  
\_\_\_\_\_ Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)



May 7, 2018  
REVISED June 8, 2018  
REVISED June 27, 2018

Mr. Anthony Fajardo, Director  
Department of Sustainable Development  
City of Fort Lauderdale  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311

**RE: Rezoning Application Project Overview/Amendment to Ordinance 97-21, as amended, and Adequacy Statement  
Seven on Seventh  
Broward Partnership for the Homeless, Inc.**

Dear Mr. Fajardo;

On behalf of the Broward County Board of County Commissioners and Broward Partnership for the Homeless, Inc., Keith is submitting an application for rezoning a portion of Broward Partnership property located north of NW 9<sup>th</sup> Street ( Avenue D) between NW 6<sup>th</sup> Avenue (Bryan Avenue) and NW 7<sup>th</sup> Avenue (Avenue of the Arts) from B-2 General Business to NWRAC-MUe. Rezoning the property to NWRAC-MUe will allow for the proposed construction of a mixed use development with a 100 unit affordable residential apartment building with ground floor commercial. The proposed rezoning to NWRAC-MUe is the most appropriate district and is the consistent with recent rezonings of properties south of Sunrise Boulevard and west of the FEC railway. The rezoning is also consistent with future land use designation and the future vision of existing and proposed redevelopment projects in the area. Rezoning only the southern portion of the block allows for the long term future use the northern portion of the property to be commercially oriented towards Sunrise Boulevard while allowing the southern portion of the block to be redeveloped into the proposed mixed use project consistent with the Northwest Redevelopment Plan.

The Broward Partnership for the Homeless, Inc., is planning to develop up to 100 affordable residential units on the area of the current parking lot for the homeless center at 920 NW 7<sup>th</sup> Avenue. Affordable housing supply and homelessness continue to be issues in the City of Fort Lauderdale and throughout the country. Currently, Broward Partnership provides more than 200 beds for the homeless within the existing shelter. Recently, the innovation of rapid re-housing

Corporate Office  
301 E. Atlantic Blvd  
Pompano Beach  
FL 33060  
954.788.3400

Miami-Dade County  
2160 N.W. 82 Ave  
Doral  
FL 33122  
305.667.5474

Broward County  
2312 S. Andrews Ave  
Fort Lauderdale  
FL 33316  
954.788.3400

Palm Beach County  
120 N. Federal Hwy  
Suite 208  
Lake Worth, FL 33460  
561.469.0992

St. Lucie County  
2325 S.E. Patio Cir.  
Port St. Lucie  
FL 34952  
954.788.3400

Orange County  
2948 E. Livingston St.  
Orlando  
FL 32803  
954.788.3400

of the homeless has appeared to show some success. Rapid re-housing is an intervention designed to help individuals and families quickly exit homelessness and return to more permanent housing. Broward Partnership proposes to develop this 100 unit residential apartment building which will allow for rapid re-housing of individuals and families while increasing the supply of affordable housing for very low and low income individuals. Broward Partnership prides itself with being a good neighbor and believes that the proposed addition of affordable residential apartments will be consistent with the changing character of development in the NWRAC.

Broward Partnerships' development partner in this residential project is Green Mills Group. The development site is currently owned by Broward County, and the County is in the process of conveying this property to BPHI, at which point it will be deemed privately owned. This residential development will be a totally affordable housing development, with 50% of the units being for formerly homeless individuals requiring permanent supportive housing and 50% of the units will be for individuals earning less than 60% of Area Median Income ("AMI"). The funding for this development will, in part, be provided by participation in the State of Florida Low Income Housing Tax Credit ("LIHTC") program. We plan to file for the next LIHTC application cycle in the fall of 2018. Therefore, it is imperative that the development parcel be zoned to permit this residential use prior to filing that application and given that the property will be privately owned, it will no longer be eligible for inclusion as a "public purpose use" pursuant to Section 47-18.26-Public purpose uses, ULDR.

When the existing Homeless Assistance Center ("HAC") was permitted and approved in 1997, and since the facility and land was owned by a public entity, Broward County, the HAC was permitted as a "Public Purpose Use" pursuant to Ordinance No. 97-21, as amended, and has continued to operate as such for over 20 years. However, the portion of the HAC which currently comprises the facility parking area (legally described on Exhibit 1 attached hereto), will shortly be conveyed to BPHI to be developed by a joint venture between BPHI and Green Mills Group by a yet to be formed private entity. Therefore, this portion of the subject property will no longer be eligible for permitting as a Public Purpose Use and should be exempted from coverage of Ordinance No. 97-21, as amended. Enclosed as Exhibit 2 is a draft amendment to Ordinance No. 97-21, as amended, to exempt such privately owned land from these Public Purpose Use approvals. This amendment to Ordinance No. 97-21, as amended, should be processed currently with the enclosed rezoning application.

The Northwest Regional Activity Center is experiencing rapid redevelopment and there is a recognized need for permanent supportive housing and affordable housing in Fort Lauderdale. Affordable housing supply and homelessness continue to be issue throughout the country. Broward Partnership provides hundreds beds for the homeless within the existing shelter. Recently, the innovation of rapid re-housing of the homeless has appeared to show some success. Along with the proposed rezoning, Broward Partnership proposes to develop an affordable 100 unit residential apartment building which will allow for rapid re-housing of individuals and



families while increasing the supply of affordable housing for very low and low income individuals. The proposed use of affordable residential apartments is suitable to the mixed use character of the area. Providing new housing opportunities along with providing for rapid re-housing of the homeless furthers the goals of Broward Partnership and the goals, objectives and policies of the City of Fort Lauderdale.

The proposed rezoning is consistent and compatible with the Goals, Objectives and Policies of the Fort Lauderdale Comprehensive Plan including:

#### LAND USE ELEMENT

GOAL 1: Promote the distribution of land uses that will preserve and enhance the character of Fort Lauderdale by establishing land development guides designed to promote environmental protection, meet social and economic needs, provide for adequate services and facilities, conserve natural resources, and ensure compatibility of land uses.

OBJECTIVE 1.7: DEVELOPMENT AND REDEVELOPMENT CONSISTENT WITH NORTHWEST PROGRESSO/FLAGLER HEIGHTS REDEVELOPMENT PLAN Ensure that development and redevelopment activities in the Northwest Progresso/Flagler Heights Community Redevelopment Area (CRA), which was identified as a blighted area, are consistent with the adopted Northwest Community redevelopment Plan.

OBJECTIVE 1.10: NORTHWEST REGIONAL ACTIVITY CENTER (NORTHWESTRAC) REDEVELOPMENT EFFORTS Encourage redevelopment and expansion of employment and housing opportunities for very low, low and moderate-income households within the Northwest-RAC through the establishment of alternate levels of service on portions of the roadway network serving the area.

OBJECTIVE 1.21: ENCOURAGING MIXED USE DEVELOPMENT Encourage mixed-use developments to enhance the livability of the City through encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

OBJECTIVE 1.32: GUIDING GROWTH TO DISCOURAGE SPRAWL AND ENCOURAGE TRANSIT Direct growth to the designated Urban Redevelopment/Downtown Revitalization Area in order to discourage urban sprawl, maximize the use of existing public facilities and centralize commercial, governmental, retail, residential, and cultural activities.

#### HOUSING ELEMENT

GOAL 3: Meet the needs of very low income, low income and -income households by ensuring the availability and equitable distribution of affordable housing.

OBJECTIVE 3.1: Facilitate maximum opportunities for economic integration by making housing programs available throughout the City to provide for adequate sites and distribution of housing for very-low income and low-income income households, and adequate sites for mobile homes,

which will encourage the development of affordable housing on sites which are outside areas of lower-income concentration.

POLICY 3.1.3: Utilize criteria in the ULDR for the location of housing for very low-income, low-income, and income households to sites at sufficient densities to accommodate the need for affordable housing through the year 2018. Such sites shall be properly zoned and adequate in size to accommodate the number and type of units proposed in an aesthetically pleasing environment with supporting infrastructure and public facilities. Such sites shall be free of or developed to acceptably mitigate adverse environmental conditions, natural or manmade.

POLICY 3.1.4: Very-low-income and low-income housing sites shall have access to adequate public streets, infrastructure and utilities to service the site pursuant to the City's development review process.

POLICY 3.1.5: The development review process shall promote projects with a greater choice of housing opportunities including those for lower -income households.

OBJECTIVE 4.1: Encourage the construction of multi-family housing units in the Downtown-RAC and the Northwest-RAC by utilizing regulatory and procedural guidelines and intensity and density standards provided in the Future Land Use Element and consistency with the Northwest Progresso/Flagler Heights Community Redevelopment Plan for development with the NPFH CRA.

OBJECTIVE 5.3: Create development strategies to promote redevelopment for residential uses in the Northwest-RAC.

GOAL 6: Advance the efficient use of affordable housing by locating it near to employment centers or mass transit corridors that provide access to employment.

Below are the responses the City's Adequacy Requirements found in Sec. 47-25.2.

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

**Response: Acknowledged.**

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

**Response: Acknowledged.**

C. Drainage facilities. Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire

site or two and one-half (2½) inches of runoff from the impervious surface whichever is greater.

**Response: The project will be designed to meet all drainage facility requirements on-site.**

D. Environmentally sensitive lands.

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

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

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

**Response: The property is currently developed. It is not anticipated that there are any environmentally sensitive lands on or in the vicinity of the property.**

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

**Response: The project will be designed to meet all fire protection requirements and the proposed building will be fully sprinklered.**

F. Parks and open space.

1. The manner and amount of providing park and open space is as provided in [Section 47-38A](#), Park Impact Fees, of the ULDR.

2. No building permit shall be issued until the park impact fee required by [Section 47-38A](#) of the ULDR has been paid in full by the applicant.

**Response: Acknowledged. Broward Partnership will meet all parks and open space requirements as specified by the City.**

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

**Response: Acknowledged. The proposed project will designed to be consistent with CPTED guidelines.**

H. Potable water.

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

which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

2. Potable water facilities.

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

**Response: The site is currently served by existing potable water facilities. A detailed analysis of additional water demand will be provided during site plan approval process.**

I. Sanitary sewer.

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
3. Where the county is the projected service provider, a written assurance will be required.
4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

**Response: The site is currently served by existing sanitary sewer facilities. A detailed analysis of additional sewer demand will be provided during site plan approval process.**

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

**Response: The project is proposed to have residential units. Broward Partnership will comply with all Public Education requirements.**

K. Solid waste.

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



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

**Response: The existing project has met the solid waste facility requirements. It is expected that the existing services will be expanded to meet the demands of the proposed project.**

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

**Response: The project will be designed to meet all stormwater facility requirements on-site.**

M. Transportation facilities.

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

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

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

**Response: The project is located along two trafficways within Broward County (Sunrise Blvd. and NW 7<sup>th</sup> Avenue). The project will comply with all local and regional roadway requirements.**

4. Traffic impact studies.

- a. When the proposed development may generate over one thousand (1,000) daily trips; or
- b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (½) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (½) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:
  - i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
  - ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.
  - iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
  - iv. A further detailed analysis and any other information that the review committee considers relevant.
  - v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
  - vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

**Response: The project anticipates generating less than 1,000 trips. Documentation of the total number of trips will be provided at the site plan approval process.**

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

**Response: It is believed that all rights-of-ways have been dedicate to their correct widths. If additional rights-of-ways are required as part of this development they will be granted via separate instrument.**

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

**Response: Sidewalk facilities exist on all sides of the property as well as several existing bus stops.**

7. Primary arterial street frontage. Where a proposed development abuts a primary arterial

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

**Response: The proposed project will meet all street frontage requirements.**

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

**Response: Acknowledged.**

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

**Response: The proposed project will meet all street tree requirements as deemed required by the City.**

N. Wastewater.

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

**Response: The site is currently served by existing sanitary sewer facilities. A detailed analysis of wastewater services will be provided during site plan approval process.**

O. Trash management requirements. A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption.

Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

**Response: The existing project has met the trash management requirements. It is expected that the existing services will be expanded to meet the demands of the proposed project.**

P. Historic and archaeological resources.

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

**Response: It is not anticipated that there are any historic or archaeological resources on or in the vicinity of the property.**

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

**Response: This project is not located east of the Intracoastal Waterway.**

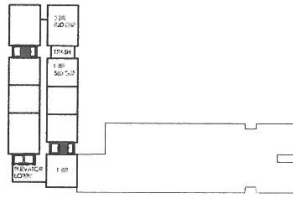
We look forward to working with you on this exciting project.

Respectfully Submitted,

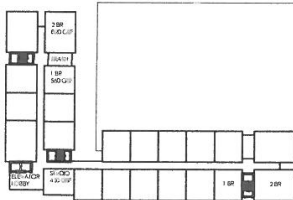


Mike Vonder Meulen, AICP  
Director of Planning

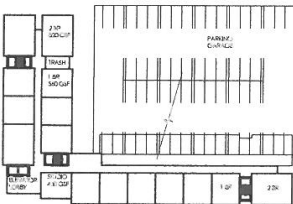
Cc: Dodie Keith Lazowick, Chair Broward Partnership  
Frances Esposito, CEO Broward Partnership  
Mr. Mitch Rosenstein  
Mr. Oscar Sol  
Debbie M. Orshefsky, Esq.



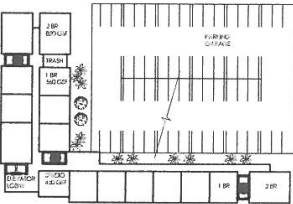
SCHEMATIC SIXTH & SEVENTH FLOOR PLAN  
UNIVERSITY OF MICHIGAN LIBRARIES



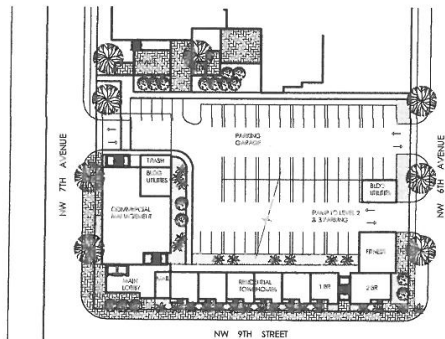
SCHEMATIC FOURTH & FIFTH FLOOR PLAN  
UNIVERSITY OF MICHIGAN LIBRARIES



SCHEMATIC THIRD FLOOR PLAN  
UNIVERSITY OF MICHIGAN LIBRARIES



SCHEMATIC SECOND FLOOR PLAN  
UNIVERSITY OF MICHIGAN LIBRARIES



SCHEMATIC SITE & GROUND FLOOR PLAN  
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