

ORDINANCE NO. C-20-42

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING AS A PUBLIC PURPOSE USE, PURSUANT TO SECTION 47-18.26 OF THE CITY OF FORT LAUDERDALE UNIFIED LAND DEVELOPMENT REGULATIONS ("ULDR"), A SURFACE PARKING LOT AND TEMPORARY FIRE STATION GENERALLY LOCATED AT 735 NORTH FORT LAUDERDALE BEACH BOULEVARD, FORT LAUDERDALE, FLORIDA, AND LEGALLY DESCRIBED AS BLOCK 10, BIRCH OCEAN FRONT SUBDIVISION NO. 2, FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE EAST HALF OF THAT PORTION OF VACATED BREAKERS AVENUE LYING ADJACENT TO BLOCK 10, BIRCH OCEAN FRONT SUBDIVISION NO. 2, AS VACATED PER OFFICIAL RECORDS BOOK 16039, PAGE 239, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 70,572 SQUARE FEET (1.620 ACRES) MORE OR LESS; GRANTING RELIEF FROM SPECIFIC ZONING REGULATIONS; AND APPROVING AN ASSOCIATED SITE PLAN.

WHEREAS, the applicant, City of Fort Lauderdale, proposes to develop a 70,573 square foot surface parking lot and temporary fire station generally located at 735 North Fort Lauderdale Beach Boulevard, Fort Lauderdale, Florida (the "Development"); and

WHEREAS, the Department of Sustainable Development has submitted City Commission Agenda Memo No. 20-0797, hereinafter referred to as the "Memorandum", and incorporated herein as if fully set out herein; and

WHEREAS, at its meeting of September 16, 2020, the Planning and Zoning Board (PZ Case No. PLN-SITE-20020002) recommended approval of the Development as a Public Purpose Use; and

WHEREAS, the City Clerk notified the public of a public hearing to be held on Thursday, November 5, 2020, and Tuesday, November 17, 2020, at 6:00 p.m. in the City Commission Room, City Hall, Fort Lauderdale, Florida for the purpose of hearing any public comment to the application; and

WHEREAS, the City Commission has reviewed the application and conducted a public hearing and found that the Development meets the criteria set out in Section 47-18.26.F. of the ULDR;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the foregoing WHEREAS clauses set forth above are true and correct and herein incorporated by this reference.

SECTION 2. That upon review of the application for approval of the Development as a public purpose use, the City Commission hereby finds the Application meets the requirements provided in Section 47-18.26 of the ULDR as follows:

- (a) Information included in the Application and Memorandum and provided at the public hearings, demonstrate a need for the Development, as shown on the site plan, located at the proposed location as depicted on the attached Exhibit "A".
- (b) The Development meets a valid municipal purpose of promoting the health, safety and welfare of the surrounding community.
- (c) The Development at this location is not in conflict with the City of Fort Lauderdale Comprehensive Plan.
- (d) The site plan incorporates off-site and on-site conditions that will address and reduce any impact of permitting the Development at the proposed location.
- (e) The site plan incorporates on-site improvements that minimize any impact as a result of permitting the public use or amenities.
- (f) Alternative locations for the Development were identified and reviewed.
- (g) The proposed site has been determined to be the most feasible for the Development.
- (h) The public purposes to be met by the Development outweigh the application of certain zoning regulations related to the development use at this location.

SECTION 3. That based on the findings provided in SECTION 2 of this Ordinance, the City Commission hereby approves the application for the Development as a Public Purpose Use, subject to the conditions of site plan approval imposed by the Development Review Committee, Planning and Zoning Board, City Commission and identified in SECTION 4 of this Ordinance.

SECTION 4. That the site plan submitted to develop a 70,573 square foot surface parking lot and temporary fire station as depicted on Exhibit "A", located in an "ABA" (A-1-A Beachfront Area) zoning district that is attached to City Commission Agenda Memo No. 20-0797 is hereby incorporated by reference and approved, granting relief from conflicting zoning regulation, subject to the modifications and conditions imposed by the Development Review Committee, Planning and Zoning Board and City Commission.

SECTION 5. That pursuant to the provisions of the ULDR of the City of Fort Lauderdale, Florida, the proper City officials are hereby authorized to issue the necessary building and use permits subject to the conditions imposed by the Development Review Committee, Planning and Zoning Board and City Commission.

SECTION 6. If the applicant wishes to modify or amend the site plan approved hereby, such amendment may be reviewed, amended or modified, as provided in Section 47-24 of the ULDR.

SECTION 7. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 8. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

SECTION 9. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 10. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 11. That this ordinance shall be in full force and effect immediately upon and after its final passage.

PASSED FIRST READING this 5th day of November, 2020.

PASSED SECOND READING this 17th day of November, 2020.

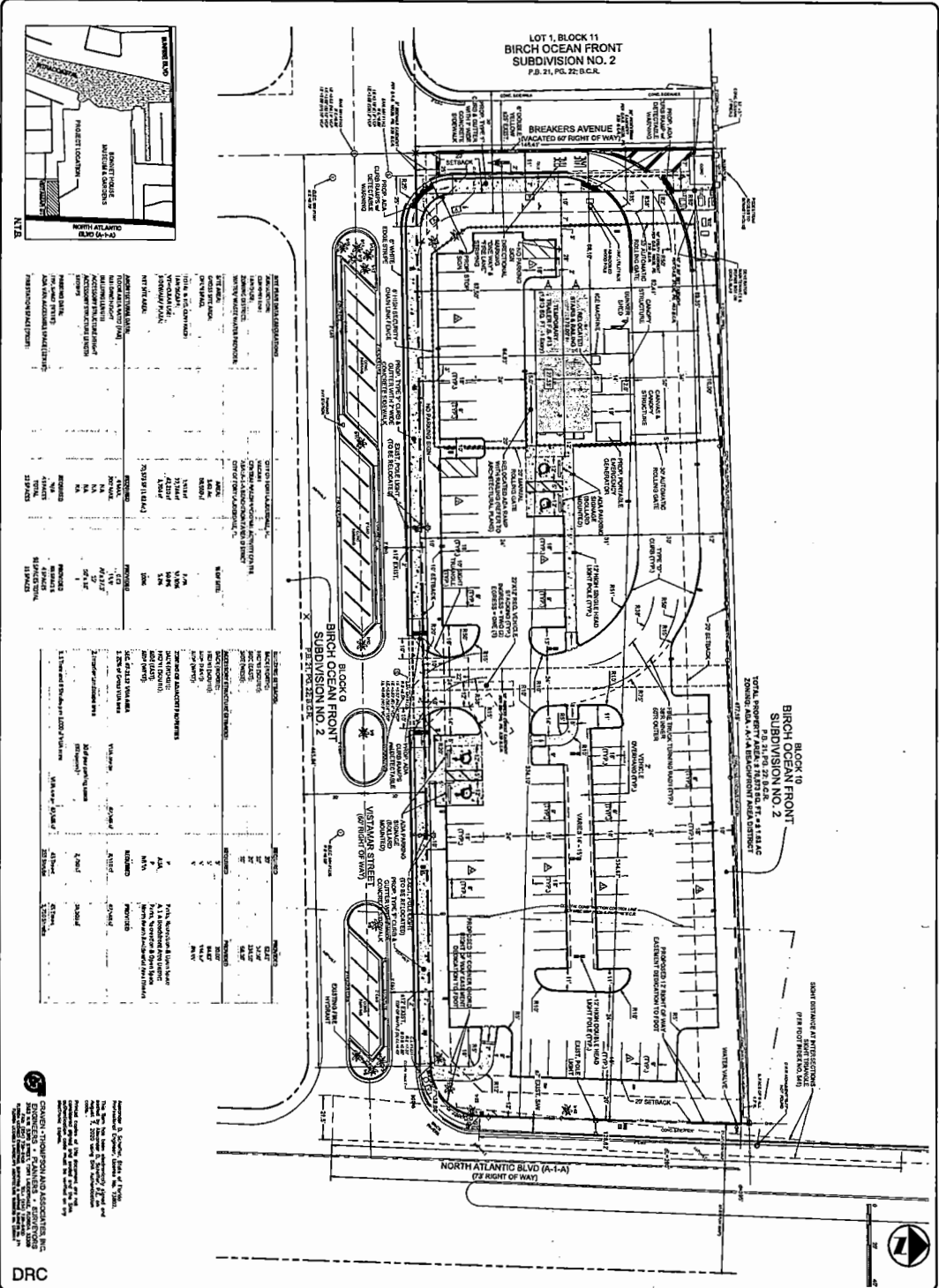


Mayor
DEAN J. TRANTALIS

ATTEST:



City Clerk
JEFFREY A. MODARELLI

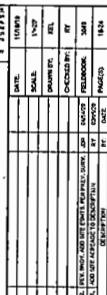


PROJECT # P12509 TEMP. FIRE STATION #13 & PARKING LOT FIRE STATION & PARKING FACILITY SITE PLAN 3109 VISTAMAR ST., FORT LAUDERDALE		REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	BY	DESCRIPTION													CITY OF FORT LAUDERDALE PUBLIC WORKS DEPARTMENT ENGINEERING & ARCHITECTURE 100 North Andrews Avenue, Fort Lauderdale, Florida 33301	<table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>12/10/2020</td> <td>SP-1</td> <td>12/10/2020</td> <td>SP-1</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	BY	DATE	BY	12/10/2020	SP-1	12/10/2020	SP-1								
NO.	DATE	BY	DESCRIPTION																																	
DATE	BY	DATE	BY																																	
12/10/2020	SP-1	12/10/2020	SP-1																																	

EXHIBIT "A"

NOTE: The undersigned and CARMEN THOMPSON & ASSOCIATES, INC., make no representations or guarantees as to the information reflected herein pertaining to securities, investments, or any other financial matters, and no form of such matters. Such information should be obtained and further confirmed by other through appropriate due diligence.

NOTE: Lench shows herein were not obtained for a business and/or economic of any.



BLOCK 18, BROWN OCEAN FRONT SUBDIVISION, FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE EAST HALF OF THAT PORTION OF VACATED BRANTLEY AVENUE LYING ADJACENT TO BLOCK 18, BROWN OCEAN FRONT SUBDIVISION, NO. 2, AS UNGATED PER OFFICIAL RECORDS BOOK 10038, PAGE 238, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

SAD LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 70,572 SQUARE FEET (1,620 ACRES)



























[illegible]

ABBREVIATION LEGEND

B.N.	BROWN COUNTY RECORDS
BL	BUD HEIGHT
CAO	CURBS AND GUTTER
CB.	CATCH BASIN
CL.	CURB INLET
CL.F.	CHAIN LINK FENCE
COMA.	COMBINATIONS
CONG.	CONCRETE
D.B.	DEED BOOK
E.E.G.	ELECTRIC
ELEV.	ELEVATION
FND	FOUND
I.E.	INVERT ELEVATION
L	ARC LENGTH
L.B	LICENSED BUSINESS
MAH	MANHOLE
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R	RADIUS
R.E.	RISE ELEVATION
SAN.	SANITARY SEWER
VCP	VITRIFIED CLAY PIPE
Δ	CENTRAL ANGLE

①	IRON PIPE
②	IRON ROD
③	NAIL & TAB
④	PX NAIL SPIKE

SYMBOL LEGEND

	ANCHOR		SANITARY MANHOLE
	BACK FLOW PREVENTER		SIGN
	CATCH BASIN		SQUARE COLUMN
	CONCRETE LIGHT POLE		TRAFFIC CONTROL
	CONCRETE POWER POLE		TRAFFIC POLE BOX
	ELECTRICAL OUTLET		WATER METER
	ELECTRICAL PULL BOX		WATER VALVE
	ELECTRICAL MANHOLE		WOOD LIGHT POLE
	FIRE HYDRANT		WOOD POWER POLE
	FIBER OPTIC PEDESTAL		PALM TREE
	GAS VALVE		SHADE TREE
	PEDESTRIAN SIGNAL		OVER HEAD WIRES
	PIPE		
	TRAFFIC ACTUATOR		

I HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTERS 31-17.011 AND 31-17.052, (FLORIDA AGRICULTURAL CODE) AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN 1986, AS AMENDED, PURSUANT TO CHAPTER 412.007, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION IN JULY, 2018.

DATE OF LAST FIELD WORK: NOVEMBER 19, 2011

RAYMOND YOUNG - FOR THE FIRM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO 8738
GRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER 8371

FORT LAUDERDALE
TEMPORARY FIRE STATION #13
PREPARED FOR
CITY OF FORT LAUDERDALE
BOUNDARY & TOPOGRAPHIC SURVEY

SEAL
PROJECT NO.
19-0054-001-01
V-1
SHEET 1 OF 1

**FORT LAUDERDALE FIRE DEPARTMENT
TEMPORARY FIRE STATION #13 & PARKING LOT
Fort Lauderdale, Florida**

**ULDR Code Narrative
PZB Submittal
August 14, 2020**

The subject site is five parcels (folio numbers: 504201060130, 504201060120, 504201060110, 504201060100, and 504201060140).

The applicant proposes to develop this vacant parcel to accommodate a temporary fire station along with a public surface parking lot. Ninety-two (92) total spaces with eleven (11) secured spaces dedicated for fire department staff and four (4) accessible parking spaces.

The site is located within the ABA (A-1-A Beachfront Area District) zoning district along Fort Lauderdale Beach.

Sec. 47-12.5 Adequacy Requirements

B: *A-1-A Beachfront Area (ABA) District.*

1. *Setbacks*

- a. No structure shall be constructed, remodeled or reconstructed so that any part of the structure is located within 20 feet of the proposed public right-of-way along A-1-A as shown in the revitalization plan, and within 20 feet of any other public right-of-way, unless the development or redevelopment of the structure is approved as if it were a development of significant impact. In addition, those yards fronting on People Streets must meet the requirements of Section 47-12.4.C.
- b. Yards not abutting a public right-of-way.
 - i. Side yard: ten feet.
 - ii. Rear yard: twenty feet.
- c. The side and rear yard setbacks are the minimum requirements. Unless otherwise approved as a development of significant impact, in no case shall the yard setback requirements be less than an amount equal to one-half the height of the building when this is greater than the above minimums.

Response: Acknowledged. Minimum setbacks meet the minimum requirements and are as follows:

Temporary Fire Station Setbacks

	<u>Required</u>	<u>Provided</u>
<i>Back (North)</i>	20'	62.41'
<i>Front (South)</i>	10'	57.50'
<i>Side (East)</i>	20'	334.10'
<i>Side (West)</i>	10'	68.10'

CRAIG THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

3563 N.W. 53rd Street
Fort Lauderdale, FL 33309-6311
(954) 739-6400
Fax (954) 739-6409

Canopy Structure Setbacks

	<u>Required</u>	<u>Provided</u>
<i>Back (North)</i>	<i>5'</i>	<i>10'</i>
<i>Front (South)</i>	<i>5'</i>	<i>84.83'</i>
<i>Side (East)</i>	<i>5'</i>	<i>334.67'</i>
<i>Side (West)</i>	<i>5'</i>	<i>89.35'</i>

The proposed structure meets all setback requirements. The north yard does not abut a public right-of-way while meeting the required setback. The accommodation criteria for "people streets" along Vistamar Street does not apply given the proposed site design.

2. Height.

- a. Except as expressly provided for in subsection B.2.b, no structure shall be constructed, remodeled or redeveloped so that any part of the structure exceeds the following height standards:
 - i. Within 20 feet of the proposed public right-of-way along A-1-A as shown in the revitalization plan and along any other public right-of-way, thirty-five (35) feet;
 - ii. No structure shall exceed 200 feet in height.
- b. Notwithstanding the height limitation set out in subsection B.2.a, a beach development permit may be issued that exceeds the height limitations set out therein according to the following provisions:
 - i. An increase in the maximum height on any parcel of land proposed for development of five percent (5%) if the proposed development has a rating of at least a five on the design compatibility and community character scale in subsection B.6.
 - ii. An increase in the maximum height on any parcel of land proposed for development of ten percent (10%) if the proposed development has a rating of at least a seven on the design compatibility and community character scale in subsection B.6.
 - iii. An increase in the maximum height on any parcel of land proposed for development of twenty percent (20%) if the proposed development has a rating of at least nine on the design compatibility and community character scale in subsection B.6.
- c. No structure shall exceed two hundred forty (240) feet in height.
- d. No portion of a structure in excess of thirty-five (35) feet in height shall exceed the height limitations provided in Section 47-23.6, Beach Shadow Restrictions.

Response: As a single story, temporary structure the proposed building does not exceed the height requirement set for the ABA District.

3. Floor area ratio.

- a. Except as expressly provided in subsections B.3.b, no structure shall be developed or redeveloped so that the floor area ratio is more than four.
- b. Notwithstanding the floor area ratio limitations of subsection B.3.a, a beach development permit may be issued for development that exceeds the floor area ratios set out herein according to the following provisions:

CRNIEN THOMPSON & ASSOCIATES INC.

- i. An increase in the floor area ratio on any parcel of land proposed for development of five percent (5%) if the proposed development has a rating of at least a five on the design compatibility and community character scale in subsection B.6 of this district.
- ii. An increase in the floor area ratio on any parcel of land proposed for development of ten percent (10%) if the proposed development has a rating of at least a seven on the design compatibility and community character scale in subsection B.6 of this district.
- iii. An increase in the floor area ratio on any parcel of land proposed for development of twenty percent (20%) if the proposed development has a rating of at least a nine on the design compatibility and community character scale in subsection B.6 of this district.

Response: Floor area ratio does not exceed four.

- 4. *Required parking.* Except as expressly provided in Section 47-20, Parking and Loading Requirements, no structure shall be developed or redeveloped so that the off-street parking available to service the parcel proposed for development is less than that required pursuant to Section 47-20, Parking and Loading Requirements.

Response: Required parking onsite is twelve (12) spaces to accommodate the staff of the temporary fire facility, based on the requirements of the Deputy Fire Chief. This is calculated as 1 bed per shift member X 2 shifts daily (1 bed X 6 crew X 2 shifts = 12 spaces). There are eleven (11) secured spaces dedicated for the fire department of the ninety-two (92) total spaces provided on site.

- 5. *List of permitted uses—ABA district.*
 - a. Site Plan Level IV Development.
 - i. Hotels and suite hotels.
 - ii. Restaurants.
 - iii. Moped/scooter rental as a conditional use. See Section 47-24.3.
 - b. Site Plan Level III Development.
 - i. Commercial retail uses offering services or goods for sale to tourists and visitors such as gifts, souvenirs, clothes and other tourist commodities.
 - ii. Parking garages.
 - iii. Other uses catering to tourists as approved by the planning and zoning board.
 - iv. Residential units, in association with multifamily use, alone or together with non-residential uses subject to the following:
 - a) A development with residential units shall have on the side of the building facing the street at street level architectural detail and uses such as residential, restaurant, cultural or recreational uses that attract interaction with the public and minimize visual exposure of parking facilities.
 - b) A development with residential units abutting Fort Lauderdale Beach Boulevard (A-1-A) must have on the ground floor facing A-1-A non-residential uses that offer goods or services to residents and tourists seeking, restaurant, entertainment, cultural or commercial recreation destinations.

CRINEN THOMPSON & ASSOCIATES INC.

- c) In addition to meeting the requirements of a) and b), development with residential units that exceeds 200 feet in height by meeting the provisions of Section 47-12.5.B.6. must include hotel units comprising a minimum of sixty percent (60%) of the total number of units.
- c. Site Plan Level II Development with City Commission Request for Review subject to Section 47-26.A.2.
 - i. In that portion of the ABA district located within the North Beach Area as defined in Section 47-12.3, Definitions,
 - a) uses provided in Section 47-12.5.1.
- d. Site Plan Level I Development with City Commission approval.
 - i. In that portion of the ABA district within the North Beach Area as defined in Section 47-12.3, Definitions, see Section 47-12.10, North Beach for permitted uses.
- e. Site Plan Level I Development.
 - i. Parking lots.
 - ii. Accessory buildings and structures; improvements outside of the principal structure including but not limited to fences, walls, landscaping, parking, signs and nonstructural alterations to the exterior of structures located on a parcel; and expansion or change of a permitted use within an existing structure.
 - iii. Automobile rental limited to 12 cars per development site as an accessory to a hotel or marina and Section 47-18.3 shall not be applicable.
 - iv. Active and Passive Park, see Section 47-18.44.

Response: The proposed use of fire station is not permitted under this section. Section 47-18.26 Public Purpose Uses outlines the processing for fire station approval.

Sec. 47-18.26 Public Purpose Uses

Sec. 47-18.26. - Public purpose uses.

- A. Any provision to the contrary notwithstanding, publicly owned structures may be erected and lands used for public purposes, in any zoning district in the city unless prohibited by the city comprehensive plan; provided, however, no building or use permit shall be issued by the city for any such plans, locations or use without the prior approval of the city commission as provided herein.

Response: Acknowledged.

- B. Consideration of the approval of a use or structure for public purposes which requires relief from a zoning regulation of the city shall be initiated by filing an application for approval with the department by the property owner or the person or entity wishing to use the property for a public purpose.

Response: Acknowledged.

- C. An application for a public use or structure shall include:

CRNIEN THOMPSON & ASSOCIATES INC.

1. A conceptual site plan showing the size and location of all structures on or to be located on the property, including but not limited to elevations, location of vehicular and pedestrian ingress and egress, landscaping and floor plans. If the public purpose is to utilize property as a social service residential facility, the site plan shall show how the use or structure meets the requirements of Section 47-18.32;

Response: Refer to the submitted Site Plan, provided within the DRC application package. A social service residential facility (SSRF) is not proposed.

2. A legal description of the property;

Response: Refer to the submitted Survey, provided within the DRC application package.

3. A description of the zoning regulation from which relief is necessary to conduct the public use or construct the public structure;

Response: Relief from section 47-12.5 is requested, a fire station is not a permitted use within the ABA District.

4. A description of the need for the public use or structure including a description of other similar uses or structures and their locations in the city;

Response: An existing fire station (FS #13) is currently located at 2871 East Sunrise Boulevard. The purpose of this project is to construct a temporary fire station facility in the vicinity of the existing fire station 13 to allow for the existing fire station 13 facility to be demolished and reconstructed at the existing location. In order to maintain emergency & fire services for the area, the construction of the temporary fire station is needed.

5. A description of the reason why the proposed location is necessary in relation to the need for the use or structure;

Response: The proposed location is necessary in order to maintain emergency & fire services for the area, this location was selected as the temporary fire station needs to be located on City owned/controlled property in the immediate vicinity of the existing fire station #13.

6. A description of what makes the location of the use or structure on the property desirable;

Response: The proposed location is desirable as it is located within close proximity to the existing fire station #13.

7. A description of the economic and environmental impact on the area as a result of permitting the use or structure;

Response: There are very minor economic and environmental impacts expected as a result of permitting the use of a fire station on this property.

The City may generate revenue off of the proposed 92 space parking lot proposed, if it is decided to meter the parking spaces constructed.

The proposed construction will heavily consider the environment and will meet or exceed all environmental permitting requirements, including but not limited to FWC – Site Lighting, Broward County EPGMD – Stormwater & Sanitary Sewer & FDEP – Coastal Construction Line (CCL) & Domestic Water & Irrigation requirements.

CRNEN THOMPSON & ASSOCIATES INC.

8. A description of the impact of the use or structure on neighboring properties;

Response: The use and structure will have a minor impact on neighboring properties, the Site Plan is designed to provide truck access ingress through the middle of the site at an existing median and curb cut and egress directly out to a dead end driveway, which terminates at the Bonnet House. No traffic impacts are expected while the fire station is in use at this location.

There will be positive impact on the neighboring properties and community as a whole, as there will be new curb & gutter with 7' wide sidewalks along the entire perimeter of the site. Also, included are street trees and landscaping.

9. A description of how the site plan addresses any negative impacts which might occur as a result of permitting the use or structure;

Response: The Site Plan was carefully laid out to provide the most effective ingress & egress situation in regards to the existing traffic flow. There are no additional curb cuts proposed along A-1-A or Vistamar Street, which are the primary pedestrian corridors along the site. The existing 5' sidewalk will be replaced with a much larger 7' wide sidewalk.

10. A description of off-site or on-site factors which mitigate any negative impacts which might occur as a result of permitting the public use or structure; and

Response: The on-site & off-site factors which mitigate any negative impact that might occur as a result of permitting the public use are the following:

- **Decrease in emergency services response time to the immediate surrounding area.**
- **Increase in safety for the area with an increase in City presence to the immediate surrounding area.**
- **Improved ADA / pedestrian accessibility with new sidewalk proposed along Vistamar Street & Breakers Avenue.**
- **Improvement to the appearance of the property with the addition of street trees, fencing, turtle friendly lighting & landscaping.**

11. A description of the efforts to locate other sites for the use or structure and reasons why other sites are not as desirable as the site proposed (factors in considering feasibility may include land use, zoning, economic, geographic factors and size).

Response: The proposed location is the closest in proximity from the existing fire station #13 east of the Sunrise Blvd. bridge. The other City owned or accessible locations are not located on the East side of the Sunrise Blvd. bridge and are location in further proximity. There are no feasible alternative locations for the temporary facility.

- D. The application shall be reviewed by the city department responsible for review of development permits for a determination that the application is complete and forwarded to the development review committee (DRC). After review and comments by the DRC, the application shall be forwarded to the planning and zoning board for review. The recommendation of the DRC and the planning and zoning board shall be forwarded to the city commission.

CRANEN THOMPSON & ASSOCIATES INC.

Response: Acknowledged, the applicant will present the project to the Planning & Zoning Board for review as required.

- E. The city commission shall hold two (2) public hearings to consider an ordinance approving a public purpose use or structure and shall provide notice of hearing utilizing the same notice requirements as for a rezoning.

Response: Acknowledged, the applicant will present the project to the City Commission over the course of two (2) public hearings with the applicable public notices as required.

- F. The city commission may approve or approve with conditions the application for location of a public use or structure based on the following findings:

1. There is a need for the use or structure to be located where proposed.

Response: Yes, there is a need for the temporary fire station #13 to be located within the existing service area of the existing fire station #13 that will be demolished and reconstructed.

2. The use meets a valid municipal purpose.

Response: Yes, to provide emergency City services.

3. The location of the use or structure is not in conflict with the city comprehensive plan.

Response: Yes.

4. Off-site or on-site conditions exist which reduce any impact of permitting the public use or structure.

Response: No on-site or off-site conditions exist which reduce the impact of the public use.

5. On-site improvements have been incorporated into the site plan which minimize any adverse impact as a result of permitting the public use or structure.

Response: Yes, the following on-site improvements are proposed:

- ***On-site drainage improvements that meet stormwater criteria from Broward County & City requirements.***
- ***On-site landscaping to enhance the site and provide an additional buffer for the Bonnet House.***
- ***On-site sidewalk to provide full ADA access and connectivity throughout the site.***
- ***On-site turtle friendly lighting including CPTED design elements to improve safety and security around the property.***

6. Alternative locations have been identified and reviewed or it has been determined that no feasible alternative locations are available.

Response: No alternative City-owned locations are available.

7. The proposed site is found to be the most feasible for location of the public use or structure.

Response: Yes, the location of the proposed site is the most feasible location.

8. The public purposes to be met by the location of the use or structure outweigh the application of the zoning regulation and prohibiting the location of the public use or structure.

CRINEN THOMPSON & ASSOCIATES INC.

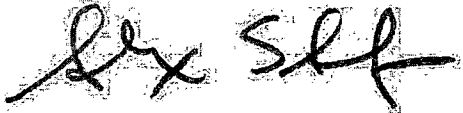
Response: To be determined by City Commission.

- G. The approval of a public use or facility shall terminate when the use or facility is no longer publicly owned or used, and the property upon which the use or facility is located shall be subject to the requirements of the zoning district within which it is located.

Response: Acknowledged. The public use shall terminate when the construction of the new Fire Station #13 is completed, fire department staff has mobilized at the new location and is fully operational.

Prepared by:

CRIVEN THOMPSON & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Alex Scheffer". The signature is stylized with a large "A" and "S".

ALEXANDER D. SCHEFFER, P.E., LEED GREEN ASSOCIATE
Senior Supervising Engineer

ADS/bw

CRIVEN THOMPSON & ASSOCIATES, INC.