



**Housing Finance Division**

110 Northeast 3<sup>rd</sup> Street, Suite 300 • Fort Lauderdale, Florida 33301 • 954-357-4900 • FAX 954-357-8221

May 28, 2024

**SENT VIA EMAIL TO ADDRESS: [BBlakeBoy@Broward.org](mailto:BBlakeBoy@Broward.org)**

Barbara Blake Boy, Executive Director  
Broward County Planning Council  
115 S. Andrews Avenue, Room 307  
Fort Lauderdale, Florida 33301



**RE: PC 24-6 UPTOWN**

Dear Ms. Blake Boy:

The City application does not mitigate or address the significant affordable housing demand created by the proposed Plan change. It is estimated that an approximately 397 new affordable housing unit demand would be generated by the 4,239 market rate units, new 1,449,494 square feet of commercial development and 2,262,922 square feet of industrial development. This does not include demand generated by 1,600 new hotel rooms.

**BCLUP Policy 2.4.5**

Policy 2.4.5 requires that Activity Centers consider community needs for affordable housing.

The City's application includes incentive-based affordable housing policies that contain a payment in-lieu option that may apply to bonus units that are approved under the City's Density Bonus Program.

Developers have an option of paying \$10,000 for all residential units in development, increasing by 3% annually. Payment in-lieu of funds for dwelling units within the Activity Center are split between the Broward County Affordable Housing Trust Fund and City of Fort Lauderdale Affordable Housing Trust Fund, to be paid at the time of building permit issuance.

In addition to this policy, there are several considerations that do/may apply to this case:

1. Ten (10) Year Affordable Housing Master Plan calls for all cities to address their affordable housing deficiencies and to mitigate new affordable housing demand.
2. Current Fort Lauderdale affordable housing deficiency:

- a. 8,775 owner units
  - b. 7,297 rental units
  - c. Rental units are the key priority
3. Payment in-lieu production, estimate based on Policy 2.16.4 is 50% City/50% County:
- a. Total payment in-lieu at approximately \$10k/per unit = \$42.39M
  - b. County share utilized as Gap Financing with Bonds @ \$50k per unit = 424 units produced
  - c. City share = TBD
4. Based on a 15% set-aside (like Dania and Ft. Lauderdale RAC) would = 635 units
5. Rational/Nexus study by FIU applied to new residential/commercial
- a. 7 affordable units generated per each 100 residential new units = 296 units
  - b. 7 affordable units generated per each 100k sq. ft. of commercial = 101 units
  - c. Total = Minimum of 397 affordable units generated by new residential and commercial development
  - d. Does not include 1,600 hotel rooms or industrial development
6. Affordable unit integration in rental product

Let me know if you have any questions.

  
**Ralph Stone**  
Director, Housing Finance Division  
Executive Director, Housing Finance Authority

RS/tk

RESILIENT ENVIRONMENT DEPARTMENT (RED)  
REVIEW AND COMMENTS ON  
PROPOSED BROWARD COUNTY LAND USE PLAN MAP  
AMENDMENT

**For:** Broward County Planning Council

**Applicant:** City of Fort Lauderdale

**Amendment No.:** PC 24-6

**Jurisdiction:** City of Fort Lauderdale

**Size:** Approximately 361.7 acres

**Existing Use:** Retail, office, warehouse, hotel, mobile home park and utilities

**Current Land Use Designation:** Commerce

**Proposed Land Use Designation:** Activity Center consisting of:  
4,239 dwelling units  
1,600 hotel rooms  
2,449,494 square feet of commercial uses  
4,374,186 square feet of office uses  
2,262,922 square feet of industrial uses  
152,611 square feet of community and civic facilities uses  
7.0 acres minimum of recreation and open space uses

**Estimated Net Effect:** **Addition** of 4,239 dwelling units [0 dwelling units currently permitted by the BCLUP]  
**Addition** of 1,600 hotel rooms  
**Reduction** of 2,802,390 square feet of commercial uses  
**Reduction** of 877,698 square feet of office uses  
**Reduction** of 2,988,962 square feet of industrial uses  
**Addition** of 152,611 square feet of community uses  
**Addition** of 7.0 acres minimum designated for recreation and open space

**Location:** In Sections 3 and 10, Township 49 South, Range 42 East; generally located on the east side of Interstate 95, between McNab Road/C-14 Canal and Northwest 56 Street

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.



## ANALYSIS AND FINDINGS

### **ENVIRONMENTAL PERMITTING DIVISION**

**Contaminated Sites** - [CP Policies C1.6, C2.1, C2.4, C2.5, C2.7, WM3.6; BCLUP Strategy EP-3 and Policy 2.5.5]

The list of known contaminated sites (from RED's GIS Database of Contaminated Locations in Broward County) has been reviewed. There are **eight (8)** listed contaminated sites that were found within one-quarter mile of the proposed amendment location. See attached map and database for further information as it relates to the land use amendment site.

The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954) 519-1483 or [EAR@broward.org](mailto:EAR@broward.org).

Furthermore, because contaminated sites have been identified at or within one-quarter mile of the proposed amendment location, please be advised that Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the EPD. In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. (AR 4/11/24)

**Solid Waste** - [CP Policies (SW) 6.1.2, 6.1.3, 6.2.6, 6.2.7, 6.2.10, WM3.18; BCLUP Policies 2.11.8, 2.20.3, 2.20.13, 2.34.1, 3.4.3 and Implementation Regulations and Procedures – 1. Development Review Requirements]

There are **no (0)** active or inactive solid waste facilities located within one mile of the proposed amendment location. (AR 4/11/24)

**Wetlands** - [CP: Objectives C8 and C9 Policies; BCLUP Strategy EP-2 and Policies 2.22.1, 2.22.2, 2.22.3 ]

A portion of this area is designated as Local Area of Particular Concern (LAPC) # 66 on the Broward County Environmentally Sensitive Lands Map. The site continues to demonstrate the characteristics of a LAPC as defined by the Broward County Land Use Plan. EPD objects to the removal of the site designation as a LAPC and removal of the site from the ESL map.

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will require an Environmental Resource License.

An application for an Environmental Resource License (DF22-1357) was received on 9/20/2022 and is currently under review. The following items currently remain outstanding from the applicant: 1) proof of property ownership by the applicant, 2) finalization of Surface Water Management technical issues 3) payment of the SWM application fee balance due, 4) verification of mitigation required, proof that proposed mitigation offsets proposed impacts, and a reservation letter from mitigation bank, 5) resolution of the requested release of the LAPC designation, and 6) revision of the Plat notes referencing the "Preservation Areas" and any other required agreements, easement vacations, etc.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at [Florida Exotic Pest Plant Council \(invasive.org\)](http://FloridaExoticPestPlantCouncil.invasive.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or [AWRLicense@broward.org](mailto:AWRLicense@broward.org) for specific code requirements.

**Surface Water Management** - [CP Policies BMSD1.2.2, BMSD1.1.3, BMSD1.2.3, IC7.4, WM2.4, WM2.5, WM3.4, WM3.5, WM3.9, WM3.10, WM3.15, WM3.23, WM3.34, WM4.6, CM6; BCLUP Strategy CCR-2, EP-2, DP-2, and Policies 2.12.5, 2.21.1, 2.21.3, 2.21.5, 2.21.7, 2.24.1, 2.24.2, 2.24.4, 2.24.5, 2.26.5]

The proposed project will require a Broward County Surface Water Management License and an Environmental Resource Permit. The applicant can apply for the SWM and ERP combined through Broward County [Epermits](#).

Some requirements that need to be met when applying for a Surface Water Management License:

1. Meet the permitted criteria or Pre-vs-Post analysis including
  - a. Broward County Parking Lot Protection - 5-yr, 1-day
  - b. Attenuation Requirement - 25-yr, 3-day
  - c. Flood Protection - 100-yr, 3-day (zero discharge)
2. FFE requirements – FEMA 2014, FEMA maps effective July 31, 2024, Broward County 100-yr, 3-day flood map elevation, Broward County Future Conditions 100 yr flood map and site specific 100-yr, 3-day (zero discharge) peak stage.

3. Water table requirements - Broward County Current Wet Season Water Table and Future Groundwater Table Elevation.

**Upland Resources (including Tree Preservation and Greenways)** - [CP Objective C6 and Policies C6.1, C6.7, C6.10, C6.11; BCLUP Strategy CCR-2 and EP-3 and Policies 2.5.5, 2.23.3, 3.3.1]

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Fort Lauderdale. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

**Hazardous Material Facilities** - [CP Policies C2.2, (SW) 6.2.6, 6.2.7, WM3.18; BCLUP Strategy EP-3 and Policy 2.26.21]

The list of known hazardous material facilities and storage tank facilities (from ECPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are eighty-nine (89) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the eighty-nine (89) facilities, sixty-eight (68) are hazardous material facilities, three (3) storage tank facilities and eighteen (18) hazardous material and storage tank facilities. *(VP 04/8/24)*

**Wellfield Protection** - [CP Policies (SW) 6.2.7, WM3.6, WM3.8, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3]

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. *(VP 04/8/24)*

**SARA TITLE III (Community Right to Know)** - [CP Policy C2.5, (SW) 6.2.10, 6.2.12, WM3.18; BCLUP Strategy EP-3 and Policy 2.5.5, 2.26.1]

The list of known SARA Title III Facilities in Broward County has been reviewed. There is two (2) known SARA Title III Facility on, adjacent to, or within ¼ mile of the proposed amendment site. *(VP 04/8/24)*

## **NATURAL RESOURCES DIVISION**

**Air Quality** - [CP Objective C1 and C2, and Policy C2.5, C2.6, C2.9, C2.10, (SW) 6.2.10; BCLUP Strategy EP-3 and Policies 2.9.2, 2.25.1]

The preliminary traffic analysis indicates that the proposed amendment would result in a **decrease of 6,754 PM peak hour trips** per day compared to trips associated with the current designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a **minimal impact** on air quality.

There are **ten (10)** air permitted facilities located within half a mile of the proposed amendment site. Of these, two locations have had two warnings each, all for failing to take reasonable precautions to reduce emissions. After inspection of both sites, one in 2016 and the other on 2014 and 2020, both facilities complied and there were no further observed violations. A separate third location currently has a notice of violation in progress for excessive particulate emissions as of January 2024. Additionally, there are no facilities in the area with existing or potential odor or noise problems. *(AR 4/30/24)*

**Specially Designated Areas** - [ CP Objective C6 and policies C6.1, C6.3, C6.5, C6.6, C7.2, C7.4; BCLUP Strategies EP-3, IG-3 and Policies 2.5., 2.12.4, 2.23.1, 2.23.2, 2.23.3, 2.29.1, 3.3.7, 3.3.9, 3.3.10, Implementation Regulations and Procedures - 7. Criteria and Procedures For Environmentally Sensitive Lands And Local Areas of Particular Concern]

The site contains a specifically designation area, which is listed as a Local Area of Particular Concern (LAPC) and Natural Resource Area (NRA) which is titled Site 66. *(MO 4/15/2024)*

<https://www.broward.org/PlanningCouncil/Documents/EnvironmentallySensitiveLands.pdf>

### **Protected Natural Lands –**

A protected natural land exists in the proposed amendment site. It is a private wetland mitigation site with the name May Tract/Reflections Mitigation Area. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. *(MO 4/15/2024)*

<https://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

**Marine and Riverine Resources** - [CP Objectives CM1, CM4 and Policies C.7.7 C7.6, C7.8; BCLUP Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 2.28.1, 3.3.4, 3.3.7, 3.3.9, 3.3.12]

While the County encourages applicants to consider the listed objectives, strategies, and policies during the site planning process, the proposed amendment site does not contain, fall within, or

overlap with a coastal area. Therefore, Broward County Comprehensive Plan Objective CM1 and CM4 and Policies CM1.1, CM1.6, C.7.7 and C.7.8 and Land Use Plan Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 3.3.4, 3.3.7, 3.3.9, and 3.3.12 do not apply to the review of this project.

Regarding Comprehensive Plan Objective CM1 and Land Use Plan Policy 3.3.7, please see the Analysis and Findings from the Environmental Engineering and Permitting Division concerning wetlands impact from the proposed land use designation. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. As it relates to Broward County Land Use Plan Policy 2.24.2 and 2.27.4, please refer to Surface Water Management section of this assessment.

It is of note the northeast corner of the proposed amendment site is located along the Cypress Creek Canal (C-14). The west portion of the waterway is a continuation of the same waterway, located immediately east, that is identified as a primary travel corridor for the Florida manatee in Broward County (Central Zone – Cypress Creek Areas). The Florida manatee is listed as a threatened species under the federal Endangered Species Act. The portion of waterway that the amendment site is located along is separated from the primary travel corridor by a water control structure. Though uncommon, manatees can traverse the water control structures and travel further west in the waterway. It is prudent to review Broward County Comprehensive Plan Objective CM1, Policy CM1.1 and CM1.6, the Broward County Land Use Plan Policies 2.27.4, 3.3.7, and 3.3.9 as it relates to this project.

The Division strongly encourages the applicant to review the Broward County Outdoor Lighting Ordinance (Chapter 27, Article IX, Sec. 39-112) to become familiar with preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife as it relates to Comprehensive Plan Policy C.7.6 and Broward County Land Use Plan Policy 2.28.1, recognizing that the proposed amendment area is not along the coast but is located within a coastal municipality.

**Climate Resiliency, Adaptation Action Areas, and Priority Planning Areas** [CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2070. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities. The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive



plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Broward County Land Use Plan Policies 2.21.1, 2.21.5, and Comprehensive Plan Policies CC2.1, CC2.12 and CC2.14, do not apply to the review of this project. However, Policy 2.21.6 is not limited to areas within the PPA and states that Broward County shall support the goals and will, to the maximum extent feasible, implement, in coordination with affected stakeholders, the recommended actions of the Climate Action Plan, as approved by the Broward County Climate Change Task Force, and adopted by the Broward County Board of County Commissioners.

The Resilient Environment Department asks that the Applicant strongly consider CCAP Actions not limited to Healthy Community (HC-26, HC-30, HC-31, HC-34, HC-37), Transportation (T-39, T-42, T-46, T-50, T-53, T-54), Energy Resources (ER-92, ER-93) and Natural Systems (NS-104, WS-123, WS-124); and RCAP Recommendations and Strategies not limited to Public Health (PH-3.1, PH-3.3), Sustainable Communities and Transportation (ST-23.4), and Water (WS-5.1) through the application, design, permitting and construction process.

**NatureScape Program** – [CP Policies C6.8, CC3.9, WM3.33, WM4.17; BCLUP 2.20.14, 2.20.17]

NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding Naturescape can be accessed at: <http://www.broward.org/NatureScape/Pages/Default.aspx>

**Water Recharge** - [CP Policies WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Policies 2.5.5, 2.26.1]

The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources.

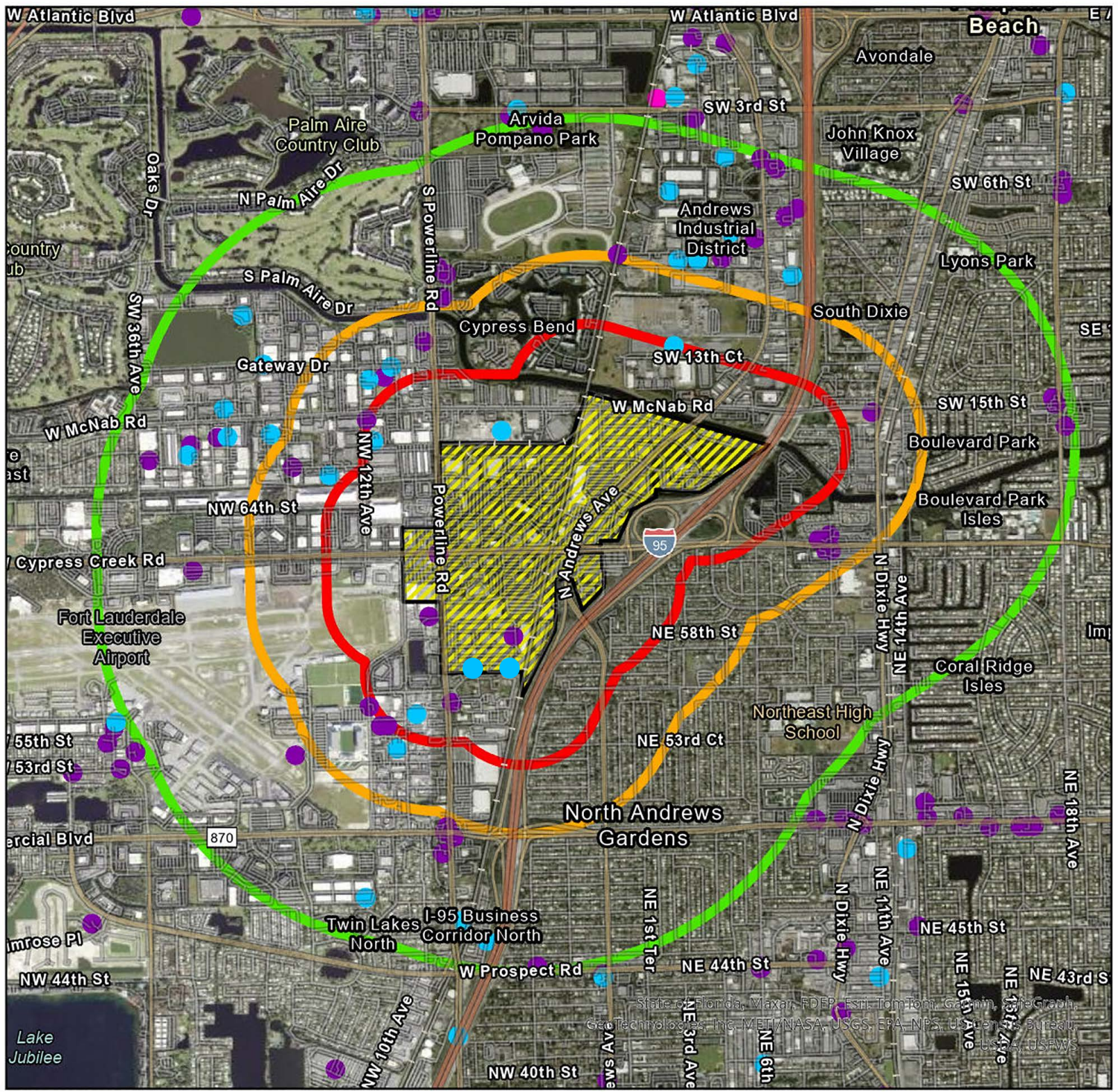
The proposed land use designation allows 77 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in a decrease of 8 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

The impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

Staff suggests that the design of the activity center seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

Please see attached Water Recharge Questionnaire.

# Broward County Land Use Plan Proposed Amendment 24-6



**Legend**

- Air Sites
- Contaminated Sites
- Solid Waste Facilities
- Proposed Site
- One Mile Buffer
- Half Mile Buffer
- Quarter Mile Buffer



Generated for location purposes only. Marker size is a visual aid, and neither represents exact location nor area of designated facility.  
Prepared by: Ashley Robins on 4/11/24  
Natural Resources Division

BROWARD COUNTY PLANNING COUNCIL  
WETLAND RESOURCE QUESTIONNAIRE  
as completed by the  
RESILIENT ENVIRONMENT DEPARTMENT

***I. Description of the Site and Proposed Amendment***

**For:** Broward County Planning Council

**Applicant:** City of Fort Lauderdale

**Amendment No.:** PC 24-6

**Jurisdiction:** City of Fort Lauderdale

**Size:** Approximately 361.7 acres

**Existing Use:** Retail, office, warehouse, hotel, mobile home park and utilities

**Current Land Use Designation:** Commerce

**Proposed Land Use Designation:** Activity Center consisting of:  
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**Location:** In Sections 3 and 10, Township 49 South, Range 42 East; generally located on the east side of Interstate 95, between McNab Road/C-14 Canal and Northwest 56 Street

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

***II. Wetland Review***

**A. Are wetlands present on subject property? Yes**

Wetland Resource Questionnaire  
PC 24-6

- B. Describe extent (i.e. percent) of wetlands present on subject property. LAPC # 66 on the Reflections Plat, NE corner of the area.*
- C. Describe the characteristics and quality of wetlands present on subject property. High*
- D. Is the property under review for an Environmental Resource License? Yes, DF22-1357*
- E. Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances? No.*

**III. Comments:**

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will require an Environmental Resource License.

A portion of this area is designated as Local Area of Particular Concern (LAPC) # 66 on the Broward County Environmentally Sensitive Lands Map. The site continues to demonstrate the characteristics of a LAPC as defined by the Broward County Land Use Plan. EPD objects to the removal of the site designation as a LAPC and removal of the site from the ESL map.

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Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Engineering and Permitting Division at 954-519-1483 or [AWRLicense@broward.org](mailto:AWRLicense@broward.org) for specific code requirements.

Completed by: Linda Sunderland, Environmental Program Supervisor

<b>Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment</b>			
<b>Name of Facility</b>	<b>Address</b>	<b>Type of Facility based on SIC</b>	<b>Type of License</b>
T-Mobile 6FB1407	400 W MCNAB RD, Fort Lauderdale, FL 33309	4812 - Telecommunication Facilities with Batteries or Diesel Generator(s)	Hazardous Material
National Collision & Truck Center	5425 NW 9TH AVE, Fort Lauderdale, FL 33309	7532 - Automotive Painting or Body Repair	Hazardous Material
Florida Tire of Powerline Road	6767 N POWERLINE RD, Fort Lauderdale, FL 33309	7538 -General Automotive Repair Shops	Hazardous Material
Park Center	6363 NW 6TH WAY, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
7-Eleven Store #38045	1480 S POWERLINE RD, Pompano Beach, FL 33069	5541 - Gasoline Service Stations	Hazardous Material and Storage Tanks
The Final Notice Agency, Inc.	5475 N POWERLINE RD, Fort Lauderdale, FL 33309	7389 - Vehicle Repossessing Srvce with Vehicle Fueling	Hazardous Material
FCE #2840	6201 POWERLINE RD, Fort Lauderdale, FL 33309	5541 - Automotive Fuel Sales and Repair	Storage Tank
Childnet, Inc.	1100 W MCNAB RD, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material and Storage Tanks
Cypress Bend Bldg #9	2112 S CYPRESS BEND DR, Pompano Beach, FL 33069	6513 - Multi-Family Residential Facility with Diesel Generator(s) or Pool	Hazardous Material
Town & Country Industries	400 W MCNAB RD, Fort Lauderdale, FL 33309	5039 - Construction	Hazardous Material
Art Craft Metals	1630 SW 13TH CT, Pompano Beach, FL 33069	3312 - Primary Metal Industries	Hazardous Material
Trade Centre South	100 W CYPRESS CREEK RD, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
Broward Sheriff's Office - Dept / C&R	5400 N POWERLINE RD, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material

Radice Center III	1000 CORPORATE DR, Fort Lauderdale, FL 33334	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
Pinnacle Corporate Park, LLC - 550 Pinnacle	550 W CYPRESS CREEK RD, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material and Storage Tanks
Affordable Auto and Fleet Maintenance	5598 NW 10TH TER, Fort Lauderdale, FL 33309	7538 -General Automotive Repair Shops	Hazardous Material
Wawa, Inc.	6191 N POWERLINE RD, Fort Lauderdale, FL 33309	5541 - Gasoline Service Stations	Hazardous Material and Storage Tanks
Vector Fleet Management LLC @ FDOT Ft. Lauderdale - Fueling/Maintenance	5548 NW 9TH AVE, Fort Lauderdale, FL 33309	7538 -General Automotive Repair Shops	Hazardous Material
Phoenix Painting Company	6303 N POWERLINE RD, Fort Lauderdale, FL 33309	1721 - Painting and Paper Hanging	Hazardous Material
HornerXpress-South Florida, Inc.	5755 N POWERLINE RD, Fort Lauderdale, FL 33309	5999 - Distributor of Pool Supplies	Hazardous Material
Three Craftsmen, Inc.	2245 W MCNAB RD, #40, Pompano Beach, FL 33069	7532 - Automotive Painting or Body Repair	Hazardous Material
Mobil Palmaire #466	1481 S POWERLINE RD, Pompano Beach, FL 33069	5541 - Automotive Fuel Sales	Storage Tank
FHP Manufacturing Company	601 NW 65TH CT, Fort Lauderdale, FL 33309	3585 - Air-Conditioning and Warm Air Heating Equipment and Commercial and Industrial Refrigeration Equipment	Hazardous Material
Verizon Wireless - Marriott Cypress Creek	6650 N ANDREWS AVE, Fort Lauderdale, FL 33309	4812 - Telecommunication Facilities with Batteries or Diesel Generator(s)	Hazardous Material
Broward County WWS 1B1 WSF	300 NW 66TH ST, Fort Lauderdale, FL 33309	4941 - Water Supply	Hazardous Material and Storage Tanks
Exclusive Auto Imports Inc.	1441 S POWERLINE RD, Pompano Beach, FL 33069	7538 -General Automotive Repair Shops	Hazardous Material
NRC Gulf Environmental Services, Inc.	6900 NW 12TH AVE, Fort Lauderdale, FL 33309	7538 -General Automotive Repair Shops	Hazardous Material

Golf Car Depot Superstore	6500 N POWERLINE RD, Fort Lauderdale, FL 33309	7699 - Repair Shops and Related Services	Hazardous Material
Amazon.com Services LLC - DFH1	1201 NW 64TH ST, Fort Lauderdale, FL 33309	4225 - General Warehousing and Storage	Hazardous Material
ZR Auto Werks, Corp.	2033 W MCNAB RD, Pompano Beach, FL 33069	7538 -General Automotive Repair Shops	Hazardous Material
Premier Cabinets and Fixtures, Inc.	750 NW 57TH CT, Fort Lauderdale, FL 33309	2434 - Wood Kitchen Cabinets	Hazardous Material
M-TECH Performance LLC	5400 NW 10TH TER, Fort Lauderdale, FL 33309	7538 -General Automotive Repair Shops	Hazardous Material
Impact Paint & Body, Inc.	5700 NW 9TH AVE, Fort Lauderdale, FL 33309	7532 - Automotive Painting or Body Repair	Hazardous Material
Cypress Creek West Bldg #1	6700 N ANDREWS AVE, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material and Storage Tanks
Pinnacle Corporate Park, LLC - 500 Pinnacle	500 W CYPRESS CREEK RD, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material and Storage Tanks
New Cingular Wireless CDOO; USID57042	400 W MCNAB RD, Fort Lauderdale, FL 33309	4812 - Telecommunication Facilities with Batteries or Diesel Generator(s)	Hazardous Material
6300 Office Center Condo Association, Inc.	6300 NW 5TH WAY, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
Coit Cleaning & Restoration	809 NW 57TH ST, Fort Lauderdale, FL 33309	7217 - Carpet and Upholstery Cleaning	Hazardous Material
Moto Corse Performance	1100 NW 55TH ST, Fort Lauderdale, FL 33309	7699 - Repair shops and Related Services	Hazardous Material
Broward Trade Centre South	200 W CYPRESS CREEK RD, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
Lynx FBO Fort Lauderdale, LLC	1020 NW 62ND ST, #3, 13, Fort Lauderdale, FL 33309	4581 - Airports, Flying Fields and Airport Terminal Services	Hazardous Material and Storage Tanks
RCC II, Inc.	800 CORPORATE DR, Fort Lauderdale, FL 33334	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
Lakeside Plaza	6301 NW 5TH WAY, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material

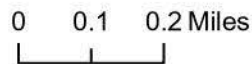
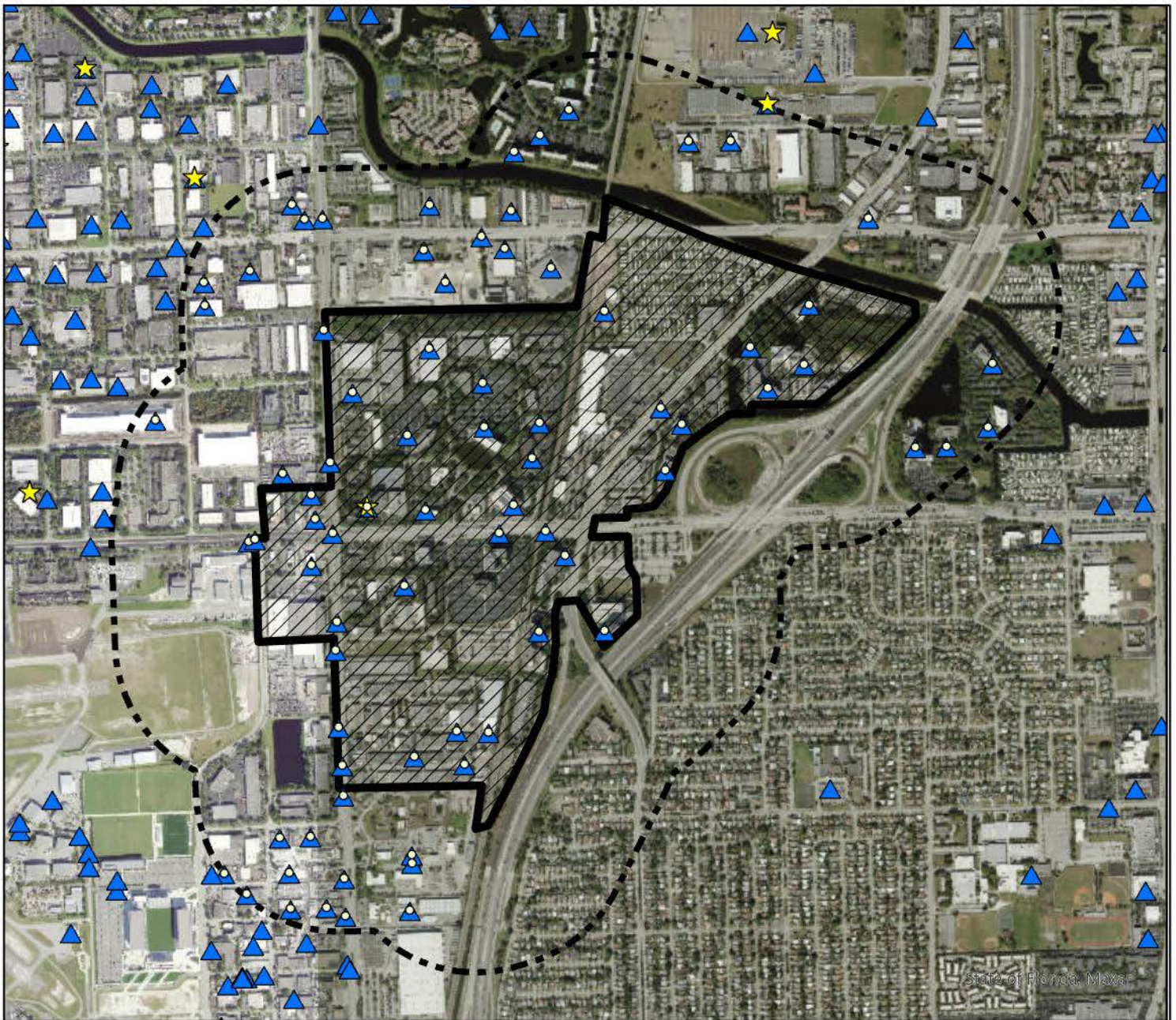


Cypress Bend Condo II Bldg 4	2206 S CYPRESS BEND DR, Pompano Beach, FL 33069	6513 - Multi-Family Residential Facility with Diesel Generator(s) or Pool	Hazardous Material
P S I Printing & Design	5650 NW 9TH AVE, Fort Lauderdale, FL 33309	2752 - Commercial Printing, Lithographic	Hazardous Material
CCS Real Estate Investments, L.L.C.	6340 NW 5TH WAY, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
Pool Water Products, Inc.	5901 POWERLINE RD, Fort Lauderdale, FL 33309	5091 - Chemicals and Allied Products	Hazardous Material
Broward College, Cypress Creek	6400 NW 6TH WAY, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material and Storage Tanks
BD Petroleum Inc.	6201 NW 9TH AVE, Fort Lauderdale, FL 33309	7538 -General Automotive Repair Shops	Hazardous Material
Schmidt Aviation, Inc.	1020 NW 62ND ST, #6, Fort Lauderdale, FL 33309	4581 - Aircraft Maintenance or Repair	Hazardous Material
Bosch Security Systems, Inc.	6301 NW 5TH WAY, #4000, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
Pebb Building	6400 N ANDREWS AVE, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
Adonel Concrete Corp.	5512 NW 10TH TER, Fort Lauderdale, FL 33309	3273 - Ready-Mixed Concrete Production and Disribution	Hazardous Material and Storage Tanks
954 Auto Body	825 NW 61ST ST, Fort Lauderdale, FL 33309	7532 - Automotive Painting or Body Repair	Hazardous Material
Marriott Fort Lauderdale North	6650 N ANDREWS AVE, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material and Storage Tanks
Tires Plus #6018	6221 NW 9TH AVE, Fort Lauderdale, FL 33309	7538 -General Automotive Repair Shops	Hazardous Material
Cypress Bend Bldg #8	2205 S CYPRESS BEND DR, Pompano Beach, FL 330699	6513 - Multi-Family Residential Facility with Diesel Generator(s) or Pool	Hazardous Material
AT&T Local Services EG338	1001 W CYPRESS CREEK RD, Fort Lauderdale, FL 33309	4813 - Telecommunication Facilities with Batteries or Diesel Generator(s)	Hazardous Material and Storage Tanks
Rich Auto Works, LLC	751 NW 57TH ST, #5, Fort Lauderdale, FL 33309	7538 -General Automotive Repair Shops	Hazardous Material

WRS - Waste Recycling Service	1770 SW 13TH CT, #D, Pompano Beach, FL 33069	4953 - Refuse Systems	Hazardous Material
T-Mobile USA, Inc., FB 1109	400 CORPORATE DR, Fort Lauderdale, FL 33334	4812 - Telecommunication Facilities with Batteries or Diesel Generator(s)	Hazardous Material
Nautical Furnishings	6850 NW 12TH AVE, Fort Lauderdale, FL 33309	2434 - Wood Kitchen Cabinets	Hazardous Material
Radice Corporate Center I	600 CORPORATE DR, Fort Lauderdale, FL 33334	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
FDOT Ft. Lauderdale - Fueling / Maintenance	5548 NW 9TH AVE, Fort Lauderdale, FL 33309	4173 - Municipal Equipment or Vehicle Maintenance	Hazardous Material and Storage Tanks
The Westin Fort Lauderdale	400 CORPORATE DR, Fort Lauderdale, FL 33334	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material and Storage Tanks
Cypress Bend Condo II Bldg 5	2202 S CYPRESS BEND DR, Pompano Beach, FL 33069	6513 - Multi-Family Residential Facility with Diesel Generator(s) or Pool	Hazardous Material
Sheraton Suites - Cypress Creek	555 NW 62ND ST, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
Conrad Yelvington Distributors	708 W MCNAB RD, Fort Lauderdale, FL 33309	5032 - Brick Stone and Related Construction Materials	Hazardous Material
Regal Cinemas #529 (Cypress Creek)	6415 N ANDREWS AVE, Fort Lauderdale, FL 33334	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
Sprint MI13XC254-Cypress Canal/ Westin Hotel	400 CORPORATE DR, Fort Lauderdale, FL 33334	4812 - Telecommunication Facilities with Batteries or Diesel Generator(s)	Hazardous Material
Cypress Bend Condo II Bldg 6	2200 S CYPRESS BEND DR, Pompano Beach, FL 33069	6513 - Multi-Family Residential Facility with Diesel Generator(s) or Pool	Hazardous Material
North Fort Lauderdale Subaru	6606 N ANDREWS AVE, Fort Lauderdale, FL 33309	5511 - Motor Vehicle Dealers	Hazardous Material
Jacko's Complete Auto Service, Inc.	1141 W MCNAB RD, Pompano Beach, FL 33069	7538 -General Automotive Repair Shops	Hazardous Material
Cypress Center	6600 N ANDREWS AVE, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material and Storage Tanks

Genesis Paint & Collision Center	1141 W MCNAB RD, #4-5, Pompano Beach, FL 33069	7532 - Automotive Painting or Body Repair	Hazardous Material
Broward County WWS MPS 451	300 NW 66TH ST, Fort Lauderdale, FL 33309	4941 - Water treatment Plant	Hazardous Material and Storage Tanks
Sunny MG Center	6301 N POWERLINE RD, Fort Lauderdale, FL 33309	7538 -General Automotive Repair Shops	Hazardous Material and Storage Tanks
Acrylux Paint Manufacturing Co. Inc.	6010 N POWERLINE RD, Fort Lauderdale, FL 33309	2851 - Paints, Varnishes, lacquers, Enamels and Allied Products	Hazardous Material
Caliber Collision Centers	940 NW 56TH ST, Fort Lauderdale, FL 33309	7532 - Automotive Painting or Body Repair	Hazardous Material
Cypress Financial Center	5900 N ANDREWS AVE, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
Citrix Executive Plaza	899 W CYPRESS CREEK RD, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material and Storage Tanks
Line-X of Lauderdale	2033 W MC NAB RD, #2, Pompano Beach, FL 33069	7539 - Automotive Repair Shops	Hazardous Material
Roschman Business Center	6300 NE 1ST AVE, Fort Lauderdale, FL 33334	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
Airgas USA, LLC	5401 POWERLINE RD, Fort Lauderdale, FL 33309	5169 - Chemicals and Allied Products	Hazardous Material
Citrix Systems, Inc.	701 W CYPRESS CREEK RD, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Storage Tank
MT Pool Distributor North	450 W MCNAB RD, Fort Lauderdale, FL 33309	5169 - Chemicals and Allied Products	Hazardous Material
Eckman Enterprises LLC	770 NW 57TH CT, Fort Lauderdale, FL 33309	7692 - Welding Repair	Hazardous Material
Sunshine Health Products, Inc.	6245 N POWERLINE RD, Fort Lauderdale, FL 33309	2844 - Perfumes, Cosmetics, and Other Toilet Preparations	Hazardous Material
Line-X of Lauderdale	450 W MC NAB RD, Fort Lauderdale, FL 33309	7539 - Automotive Repair Shops	Hazardous Material

# PC 24-6

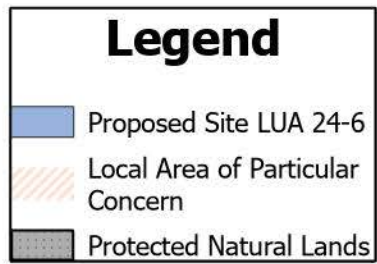
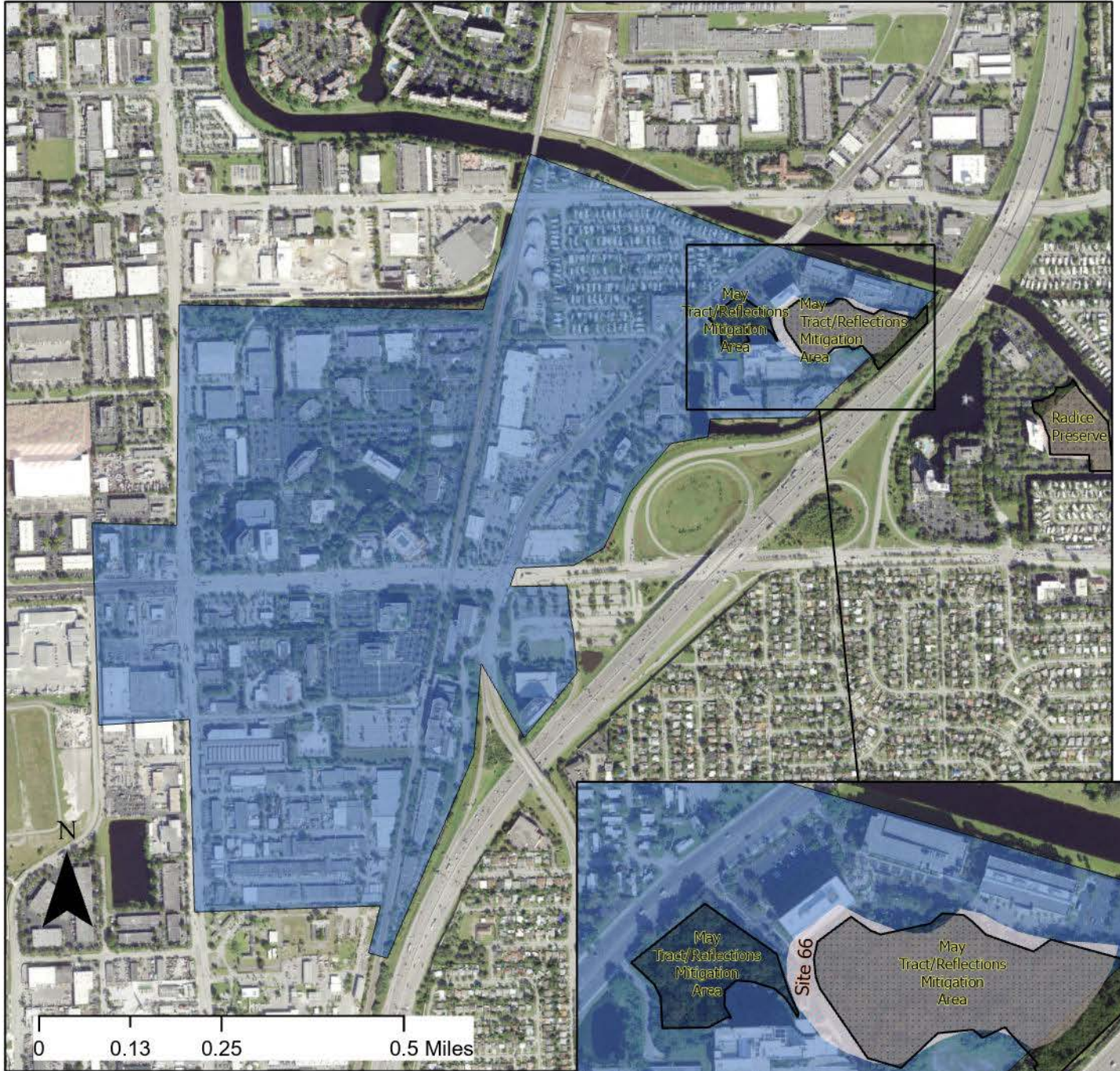


Date Prepared: 4/10/2024 3:19 PM  
 Prepared by: VPHIPPS

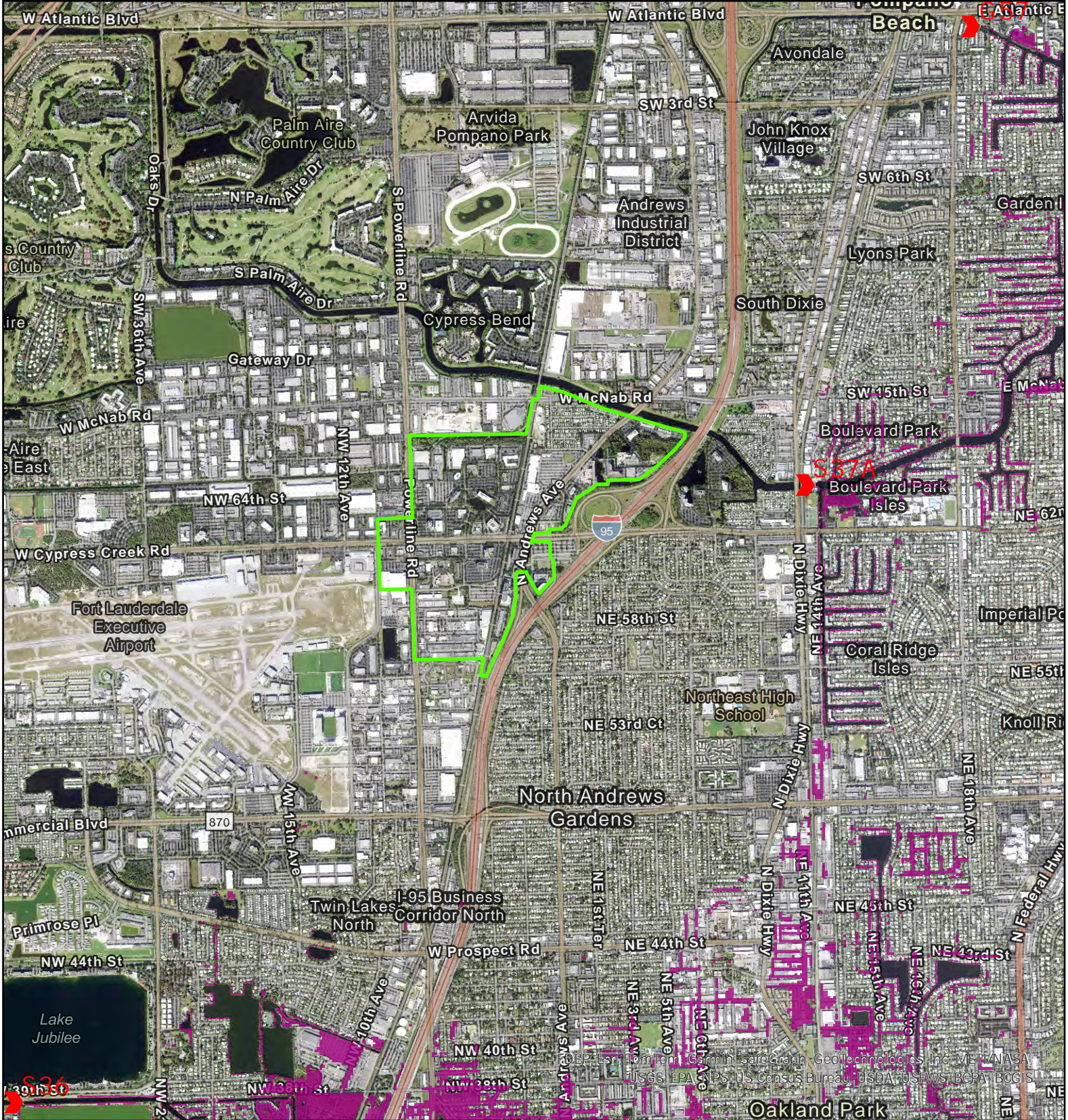
**Land Use Amendment Legend**

- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3
- ★ SARA Title III Facility
- ▲ Hazardous Materials Facility
- Proposed Amendment Site
- 0.25 Mile Buffer
- BufferHMIntersect

Environmental Permitting Division review of Land Use Amendments for presence of hazardous materials and community right-to-know sites within Broward County. Review includes the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker, if present, is a visual aid and neither represents exact location nor distance to project site. If data are associated, data are provided "as is". The division does not accept responsibility for damages suffered as a result of using, modifying, contributing or distributing the materials.

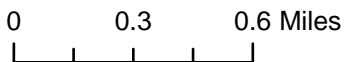


# Broward County Land Use Plan Proposed Amendment PC 24-6



Proposed Amendment

Priority Planning Areas for Sea Level Rise near tidal water bodies at an increased risk of inundation under a 40 inch sea level rise scenario projected to occur by 2070 (24-6 is located inside of a Priority Planning Area)



**BROWARD COUNTY  
WATER RECHARGE QUESTIONNAIRE  
as completed by  
RESILIENT ENVIRONMENT DEPARTMENT**

***I. Information about the Proposed Amendment***

**For:** Broward County Planning Council

**Applicant:** City of Fort Lauderdale

**Amendment No.:** PC 24-6

**Jurisdiction:** City of Fort Lauderdale

**Size:** Approximately 361.7 acres

**Existing Use:** Retail, office, warehouse, hotel, mobile home park and utilities

**Current Land Use Designation:** Commerce

**Proposed Land Use Designation:** Activity Center consisting of:  
4,239 dwelling units  
1,600 hotel rooms  
2,449,494 square feet of commercial uses  
4,374,186 square feet of office uses  
2,262,922 square feet of industrial uses  
152,611 square feet of community and civic facilities uses  
7.0 acres minimum of recreation and open space uses

**Estimated Net Effect:** **Addition** of 4,239 dwelling units [0 dwelling units currently permitted by the BCLUP]  
**Addition** of 1,600 hotel rooms  
**Reduction** of 2,802,390 square feet of commercial uses  
**Reduction** of 877,698 square feet of office uses  
**Reduction** of 2,988,962 square feet of industrial uses  
**Addition** of 152,611 square feet of community uses  
**Addition** of 7.0 acres minimum designated for recreation and open space

**Location:** In Sections 3 and 10, Township 49 South, Range 42 East; generally located on the east side of Interstate 95, between McNab Road/C-14 Canal and Northwest 56 Street

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

**II. Water Recharge Review based on Broward County Land Use Plan Designations**

***A. Impacts of the current land use designation on water recharge:***

A typical value for an impervious area produced by this type of development is approximately 85 percent or equal to 307.45 acres.

***B. Impacts of the proposed land use designation on water recharge:***

A typical value for an impervious area produced by this type of development is potentially 77 percent or equal to 278.51 acres.

***C. General impacts of the proposed land use change on water recharge:***

The change in land use (current to proposed) could potentially result in a decrease of 8 percent impervious surface on the property, which is the equivalent a decrease of 28.94 acres of impervious surface and a gain in recharge capacity.

**III. Analysis of Impact of Change in Land Use Designation**

The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources. [Applicable County Policies include: CP WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Strategy CCR-3; Policies 2.5.5, 2.26.1, 2.26.2]

The proposed land use designation allows 77 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in a decrease of 8 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

The impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.



**IV. Comments**

Staff suggests that the design of the activity center seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

*Prepared by: MP, Broward County Natural Resources Division (5/1/2024).*



**PARKS AND RECREATION DIVISION** • Administrative Offices  
 950 N.W. 38<sup>th</sup> St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management  
 Accredited by the Commission for Accreditation of Park and Recreation Agencies (CAPRA)*

**MEMORANDUM**



May 3, 2024

**To:** Deanne Von Stetina, Assistant Executive Director  
 Broward County Planning Council

**Thru:** Dan West, Director  
 Parks and Recreation Division

**From:** Linda Briggs Thompson, Environmental Program Manager  
 Parks and Recreation Division

**Re:** **Land Use Plan Amendment Comments  
 Proposed Amendment PC 24-6 Uptown Urban Village (Fort Lauderdale)**

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan – Uptown Village (Fort Lauderdale). Our comment is as follows:

**PC 24-6** The project area includes two important wetland parcels that should continue to be protected. The parcels were identified as Wetland Restoration and Wetland Preservation parcels (Broward County Official Records (OR), Book 12425, pg. 603 and later modified in OR Book 18818, pg. 897). The parcels were identified as candidates for Urban Wilderness Designation and added to the Urban Wilderness Inventory for Designation in 1979. While the sites have been poorly managed, their original wetland character remains and with better management, they could be restored to high quality wetland habitat. Redevelopment of this area should include continued protection of these historic Local Areas of Particular Concern/ Environmentally Sensitive Lands.

If you or your staff has any questions about our comments, please call me at 954-357-8120.



Transportation Department

**TRANSIT DIVISION - Service and Capital Planning**

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

**VIA EMAIL**

April 12, 2024

Deanne D. Von Stetina  
Assistant Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301



RE: Land Use Plan Amendment (LUPA) – Uptown Urban Village - Transit Verification Letter

Dear Deanne D. Von Stetina,

Broward County Transit (BCT) has reviewed your correspondence dated March 29, 2024, regarding the proposed Land Use Plan Amendment (LUPA) for PC 24-6 Uptown Urban Village of Fort Lauderdale, Florida 33309 for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Fixed Routes 14, 60, and 62. Please refer to the following table for detailed information.

*The first row lists the column headings: Bus Route, Days of Service, Service Span, and Service Frequency. The second row details service for BCT Route 14 on weekdays, Saturday, and Sunday line by line. For example, on weekdays BCT Route 14 runs 4:44 a.m. - 12:19 a.m. with a frequency of 27 minutes.*

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
14	WEEKDAY	4:44 A.M. – 12:19 A.M.	27 Minutes
	SATURDAY	5:12 A.M. – 11:23 P.M.	40 Minutes
	SUNDAY	7:41 A.M. – 9:05 P.M.	53 Minutes
60	WEEKDAY	5:13 A.M. – 12:07 A.M.	32 Minutes
	SATURDAY	5:19 A.M. – 11:27 P.M.	40 Minutes
	SUNDAY	9:00 A.M. – 9:37 P.M.	60 Minutes
62	WEEKDAY	4:53 A.M. – 11:54 P.M.	33 Minutes
	SATURDAY	5:57 A.M. – 11:23 P.M.	30 Minutes
	SUNDAY	6:40 A.M. – 10:48 P.M.	33 Minutes



Transportation Department

**TRANSIT DIVISION - Service and Capital Planning**

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

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

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of subject property will support the utilization of mass transit by increasing the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

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

Please feel free to call me at 954-357-7748 or email me at [apeebles@broward.org](mailto:apeebles@broward.org) if you require any additional information or clarification on this matter.

Sincerely,

*Antigone Peebles*

Antigone Peebles, MBA  
Planner

Service and Strategic Planning – Broward County Transit



Resilient Environment Department  
**URBAN PLANNING DIVISION**

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

**DATE:** May 15, 2024

**TO:** Barbara Blake Boy, Executive Director  
Broward County Planning Council

**FROM:** Josie P. Sesodia, AICP, Director  
Urban Planning Division



**SUBJECT:** *PC 24-6: Uptown (Fort Lauderdale)*

The Broward County Urban Planning Division (UPD) staff reviewed proposed amendment PC 24-6. The proposed amendment site is in the City of Fort Lauderdale involving approximately 361.7 acres currently designated as Commerce. The amendment proposes:

*Current Designation:* Commerce

*Proposed Designation:* Activity Center consisting of:  
4,239 dwelling units  
1,600 hotel rooms  
2,449,494 square feet of commercial uses  
4,374,186 square feet of office uses  
2,262,922 square feet of industrial uses  
152,611 square feet of community and civic facilities uses  
7.0 acres minimum of recreation and open space uses

*Estimated Net Effect:* Addition of 4,239 dwelling units [0 dwelling units currently permitted by the BCLUP]  
Addition of 1,600 hotel rooms  
Reduction of 2,802,390 square feet of commercial uses  
Reduction of 877,698 square feet of office uses  
Reduction of 2,988,962 square feet of industrial uses  
Addition of 152,611 square feet of community uses  
Addition of 7.0 acres minimum designated for recreation and open space

Analysis of Natural and Historic Resources

A. The County’s archaeological consultant reviewed the application and based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.

B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:

1. Previously recorded archaeological site 8BD60 / Fort Lauderdale Canoe is located within the project area, however, site 8BD60 is an isolated discovery (canoe) that was previously removed from the location of 8BD60. There are no extant archaeological resources known within the project area.
2. Archaeological and historical resources in the city are outside the jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: Ella Parker  
Urban Design and Planning manager  
Department of Sustainable Development  
700 Northwest 19th Ave  
Fort Lauderdale, Florida 33111  
Telephone: (954) 828-3729  
Telephone: [eparker@fortlauderdale.gov](mailto:eparker@fortlauderdale.gov)

3. If unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."

Contact: Broward County Medical Examiner  
5301 S.W. 31st Avenue  
Fort Lauderdale, Florida 33312  
Telephone: (954) 357-5200  
Fax: (954) 327-6580  
Email: [Med\\_Exam\\_Trauma@broward.org](mailto:Med_Exam_Trauma@broward.org)  
Website: <http://www.broward.org/MedicalExaminer>

Affordable Housing

The Urban Planning Division (UPD) staff has reviewed this application for compliance with the applicable affordable housing policies in the BCLUP:

- A. Background. The application to designate a new Activity Center in the City of Fort Lauderdale includes the allocation of 4,239 dwelling units. The application does not demonstrate that any of the proposed dwelling units will be dedicated as affordable.

B. BCLUP Policy 2.16.2. Amendments that propose to add 100 or more residential dwelling units to the existing approved densities are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document. Policy 2.16.2 requires the involved municipality to estimate its supply of affordable housing utilizing the data and methodology referenced within the "Broward County Affordable Housing Needs Assessment," 2018, prepared by the Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after January 7, 2021. Currently no residential units are permitted under the existing Land Use and this request represents an increase of 4,239 dwelling units. Therefore, Policy 2.16.2 applies to this project.

Per Policy 2.16.2, at the time of the County's consideration of the applicable land use plan amendment, the City must demonstrate that it has implemented or ensured adoption of appropriate policy and program measures to achieve and/or maintain a sufficient supply of affordable housing for each of the following affordable housing income categories defined by the Broward County Land Use Plan: very-low, low, and moderate.

The application for the Uptown Urban Village Activity Center includes a current affordable housing analysis utilizing the County's adopted methodology which shows that the City of Fort Lauderdale (City) has a deficit of low and moderate income owner units (2,516 units) and a shortage of very low- and low-income renter units (2,941 units); however, it has a surplus of 5,819 moderate income rental units.

The application demonstrates at Table 2 below existing projects within the proposed Activity Center which received flex unit allocations to develop 807 dwelling units, of which 32 units (or 4%) are designated as affordable housing.

TABLE 2 FLEX ALLOCATION IN LUPA AREA				
PROJECT	PROJECT ADDRESS	MARKET	AFFORDABLE	TOTAL
Fairfield Cypress Creek	6500 N. Andrews Avenue	287	8	295
Mayla	6261 NW 6 <sup>th</sup> Way	312	0	312
Avery Mixed Use	6210 N. Andrews Avenue	176	24	200
TOTAL		775	32	807

Source: City of Fort Lauderdale, Urban Design and Planning

The City identifies a variety of affordable housing implementation strategies, including:

- Programs and policies to maintain existing affordable housing stock through State funding;
- City's Affordable Housing Trust Fund administered by the Housing and Community Development Division (HCD);
- Specific set aside requirements for new affordable housing units;
- Land use regulations that promote construction of affordable housing units based on building height and density incentives;
- Payment of in-lieu fees in accordance with BCLUP Policy 2.16.4;

- Reduction of parking requirements for affordable units; and,
- Streamlined development approval process.

While the City's application does not ensure any of the requested 4,239 units will be set aside as affordable, its affordable housing policies, programs and funding mechanisms, are consistent with the requirements of Policy 2.16.2.

C. BCLUP Policy 2.4.5

Policy 2.4.5 requires that Activity Centers meet community needs for affordable housing. The City's application includes affordable housing policies that contain a payment-in-lieu option that may apply to bonus units that are approved under the City's Density Bonus Program. Developers have an option of paying \$10,000 for all residential units in development, increasing by 3% annually. Payment in lieu of funds for dwelling units within the Activity Center are split between the Broward County Affordable Housing Trust Fund and City of Fort Lauderdale Affordable Housing Trust Fund, to be paid at the time of building permit issuance.

There is no requirement for affordable units and no certainty that future developers will seek bonus density for projects in the Activity Center. However, the existing Bonus Density program does minimally satisfy the requirements of Policy 2.4.5.

- D. Conclusion. The proposal adds 4,239 dwelling units and the applicant does not propose to set aside any of these units as affordable housing. However, the application does satisfy the requirements of BCLUP Policy 2.16.2, Policy 2.4.5, and Administrative Rules Document Article 5.

Redevelopment Analysis

The amendment site is not located within a Community Redevelopment Area.

Intergovernmental Coordination

The site borders the City of Pompano Beach to the north and the City of Oakland Park, east of I-95.

Complete Streets

The BCLUP contains policies and recommended practices to promote complete streets that integrate all modes and facilities for all users based on the context. The following apply to this proposed amendment:

- **Policy 2.4.7:** Local governments shall include within their local land use element policies that seek to accomplish fully-connected routes to all destinations within the Activity Center by ensuring convenient access to high use mass transit stops or multi-modal facilities, encouraging internal transit systems (e.g. trolley, community transit services) and incorporating pedestrian and bicycle paths, as well as greenways.



- **Policy 2.4.10:** Local governments shall include within their land use element policies to ensure Activity Centers contain design features that promote and enhance pedestrian mobility and safety, based on the following characteristics:
  - Integrated transit stops or stations (within the area) to encourage transit usage/multimodalism and provide safe and comfortable service including amenities such as seating on benches or planter ledges, shade, lighting, trash receptacles, information kiosks and bicycle parking.
  - Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and discourage high speed traffic. The paths should be spatially defined by buildings, adequately landscaped and lighted, and provide ample opportunities for shade and shelter from the elements.
  - Buildings should front the street (zero or minimal setbacks are encouraged).
  - Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).
  - Streets (internal and adjacent to the area) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).
- **Policy 3.6.2** states that ample and secure bicycle parking should be incorporated into non-residential and mixed-use redevelopments. The bicycle parking should be consistent with the Broward County “End of Trips Facilities Guide.”
- **Policy 3.6.5** states that development designs should be context-sensitive and consider existing and planned adjacent land uses. Development projects should be considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the Broward Complete Streets Guidelines or equivalent principles.
- **Policy 3.6.6** states that transportation facilities and services should be developed inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles, encouraging infill development and promoting the efficient use of urban services.

*Project Description:* The site consists mostly of suburban development, including office buildings, hotel, and retail. The northern part of the site includes a mobile home park and a Tri-Rail Station (regional commuter rail). Notable uses within two (2) miles of the project boundaries include the Fort Lauderdale Executive Airport to the south and west and the Isle Casino Racing at Pompano to the north and west. The City adopted a mixed-use, transit supportive master plan for this Activity Center, as well as a zoning code for the Uptown Urban Village.

*School Proximity:* Several schools are located within two miles of the site on the east side of I-95, including Lloyd Estates Elementary School, Rickards Middle School, and Northeast High School. Students need to travel over or under I-95 to get to school. Broward County Public Schools generally does not provide bus transportation within two

miles of a school; however, it may be provided here due to the “hazardous walking conditions.” Designing safe routes to school should be considered.

*Commercial and Civic Uses in Proximity:* A limited selection of restaurants, fast-food establishments and gas station convenience stores are available on Andrews Avenue north of Cypress Creek Road, and to the south of the site on Commercial Boulevard.

*Traffic Projections and Project Access:* Regional roadways and public transit are accessible, but the area is not bicycle or pedestrian friendly. Trip generation calculations indicate a reduction in trips; therefore, road impacts are expected to be minimal. The Application lists several transportation improvement projects that include pedestrian and bicycle enhancements, including shared-use paths on the south side of Cypress Creek Road (Cypress Creek Mobility Hub), Andrews Avenue, and approaches to the Cypress Creek Tri-Rail station on North Andrews Way.

*Onsite Pedestrian and Bicycling Features:* The site has perimeter sidewalks, but the sidewalks have a few gaps. One example is around the mobile home development and the north side of NW 59<sup>th</sup> Court. The Activity Center lacks safe bicycling facilities and Powerline Road is a high pedestrian and bicycle crash corridor. The Application states that several heavily used local roads are the subject of transportation studies. Proposed projects include bicycle and pedestrian improvements, including widening sidewalks for shared-use paths. An Urban Land Institute (ULI) Study included with the application recommends creating compact development, establishing a more connected network to promote walkability, improving pedestrian linkages and corridors, and increasing shade along paths and open spaces.

The Uptown Urban Village Design Standards recommend providing greater connectivity between uses, improving streetscapes, and establishing a denser network of secondary and tertiary streets.

The City of Fort Lauderdale’s website states that bicycle racks should be provided for 30% of the occupants of residential buildings. For commercial buildings, the percentage is 10% of occupancy, but racks for visitors should be added based on the size of the buildings. To further encourage cycling to work, changing and showering facilities, as well as emergency bicycle repair kits (i.e. air pump, tire patches) could be offered in office and commercial buildings.

*Transit Service:* Three (3) Broward County Transit (BCT) routes currently serve the study area during the A.M. and P.M. peak hours with headways ranging from 33 to 60 minutes:

1. Route 14 along McNab Road and Andrews Avenue, which stops at the Tri-Rail Station;
2. Route 60 along Andrews Avenue;
3. Route 62 along McNab Road and Andrews Avenue.

The SFRTA provides commuter rail service in Miami-Dade, Broward, and Palm Beach Counties, between Miami International Airport (MIA) and Mangonia Park in Palm Beach County. In Broward County, there are seven stations including the Cypress Creek Tri-Rail

station that is located within the study area. Weekday services headways vary from 20 minutes (peak hours) to 60 minutes; 60-minute headways on weekends.

### ***Broward County Staff Complete Streets Comments***

The application states that the intent of establishing the Activity Center is to provide unified land use designation that supports a mix of uses and transit supportive development. Transit supportive development should internally capture as many trips as possible and be served by local and regional public transportation. The site's internal connectivity could be improved by increasing connectivity of the internal street network and/or the addition of pedestrian and bicycle pass-throughs as proposed in the Uptown Master Plan's mobility network. The design standards manual for the proposed project includes features that support greater multimodal transportation options. However, the adopted land development regulations (Section 47-37B. - Uptown Urban Village Zoning Districts) only address building form based on street types and do not address the implementation of network connectivity.

*Broward County staff suggests that the City of Fort Lauderdale consider the following:*

- Implement the following eight principles to achieve true transit-oriented urban form: walkable, cyclable, connected, seamless incorporation of transit, mix of active land uses, higher density, compact, and promote the shift from single-occupant vehicles to transit with other supportive features such as reduced parking. (For more information see the [Institute for Transportation and Development Policy's Eight Principle of Transit Oriented Development](#) and the [Broward Metropolitan Planning Organization's Complete Streets Design Guidelines 2.0](#))
- Create a dense network of streets and paths to increase pedestrian and cyclist connectivity.
- Design the train station site and surroundings to establish pedestrian connections to neighboring development and pedestrian-oriented retail along streets that lead to the train station. (For more information see [Transit Oriented Development Institute's Transit Oriented Development Principles](#))
- Provide smaller block sizes to achieve compact development and improved connectivity. (For more information see the [Urban Form Standard's Block Size Rules](#) and [Congress for New Urbanism's Eleven ways to retrofit suburbs](#)).
- Where smaller blocks are not possible, consider requiring new development to install cross-property access ways, parallel parking spaces, sidewalks, marked crosswalks, shade trees, bicycle and pedestrian safety signage, and pedestrian passages from building frontage to rear parking.
- Require safe and continuous sidewalks or similar direct connections between buildings (existing and new), residential and non-residential uses, and surrounding street network.
- Promote shared parking garages for multiple uses/buildings, and place parking behind buildings along activated frontage streets.
- Connect detached parking garages to buildings with a covered sidewalk/breezeway to reduce heat, protect from the elements.

- Install non-glare pedestrian-scale lighting, shade elements, and strategic cover from the elements along all sidewalks to make them more comfortable for all users.
- Require electric vehicle charging for residents, employees and visitors as part of parking standards for larger buildings.
- Require bicycle “end-of-trip” facilities in all buildings consistent with the Broward Complete Streets Master Plan Design Guidelines 2.0 and BrowardNEXT Policy 3.6.2., including but not limited to bike parking and lockers.
- Promote shared mobility opportunities (such as bike or scooter rentals) in larger buildings.
- Consider [level of traffic stress](#) and perception of personal safety in sidewalk design, for example using wider paths, pedestrian scale lighting, CPTED principles and “eyes-on-the-street”. (For more information see the [Florida Department of Transportation's 2023 Multimodal Quality/Level of Service Handbook](#).)
- Coordinate with regional and state transportation agencies on improving safety on Powerline Road within or near the proposed Activity Center.

Should you need additional information, please contact Heather E. Cunniff, AICP, Planning Section Supervisor at 954-357-5657 or [hcunniff@broward.org](mailto:hcunniff@broward.org).

cc: Darby Delsalle, AICP, Assistant Director, Urban Planning Division  
Heather Cunniff, AICP, Planning Section Supervisor, Urban Planning Division  
Richard Ferrer, Historic Preservation Officer, Urban Planning Division  
Susanne Carrano, Senior Planner, Urban Planning Division  
Sara L. Forelle, AICP, Senior Planner, Urban Planning Division  
Ralph Stone, Director, Housing Finance Division  
Leonard Vialpando, Director, Resilient Environment Department



**WATER MANAGEMENT DIVISION / PUBLIC WORKS**  
2555 West Copans Road, Pompano Beach, Florida (954) 831-0751



April 23, 2024

Deanne D. Von Stetina, AICP  
Assistant Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301

via email: [dvonstetina@broward.org](mailto:dvonstetina@broward.org)

SUBJECT: Uptown Urban Village  
Land Use Plan Amendment PC 24-6

Dear Ms. Von Stetina:

I have reviewed the Drainage Analysis revisions for this project as provided by Lorraine Tappen of the City of Fort Lauderdale.

The information in the proposed land use plan amendment (LUPA) for drainage is now correct. Our office has no objection to this LUPA.

Sincerely,

A handwritten signature in blue ink that reads "Susan Juncosa".

Susan Juncosa, Natural Resources Specialist  
Water and Wastewater Services/**WATER MANAGEMENT DIVISION**  
2555 West Copans Road, Pompano Beach FL 33069  
OFFICE: (954) 831-0778 MOBILE: (954) – 551-3506  
E-MAIL: [sjuncosa@broward.org](mailto:sjuncosa@broward.org) FAX: (954) 831-3285

c. Lorraine Tappen City of Fort Lauderdale, [ltappen@fortlauderdale.gov](mailto:ltappen@fortlauderdale.gov)

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

**LAND USE**

**SBBC-3803-2024**

**County No: PC 24-6**

**Folio #: N/A**

**City of Fort Lauderdale Uptown Land Use Plan**

**May 1, 2024**



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

## SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
<b>Date:</b> May 1, 2024 8:11:09	Units Permitted: 0      Units Proposed: 4,239	<b>Existing Land Use:</b> Employment Center,
<b>Name:</b> City of Fort Lauderdale Uptown Land Use Plan	<b>NET CHANGE (UNITS):</b> 4,239	<b>Proposed Land Use:</b> Transit Oriented
<b>SBBC Project Number:</b> SBBC-3803-2024	<b>Students Permitted Proposed NET CHANGE</b>	<b>Current Zoning:</b> Industrial, Utilities,
<b>County Project Number:</b> PC 24-6	Elem      0      93      93	<b>Proposed Zoning:</b> UUVNE, UUVSE,
<b>Municipality Project Number:</b> UDP-L23001	Mid      0      81      81	<b>Section:</b> 9 and 10
<b>Owner/Developer:</b> City of Fort Lauderdale	High      0      165      165	<b>Township:</b> 49
<b>Jurisdiction:</b> Fort Lauderdale	<b>Total</b> 0      339      339	<b>Range:</b> 42

### SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Cypress Elementary	909	909	722	-187	-10	79.4%
Lloyd Estates Elementary	691	691	462	-229	-12	66.9%
Rickards, James S. Middle	1,704	1,704	767	-937	-42	45.0%
Northeast High	2,909	2,909	1,597	-1,312	-52	54.9%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				24/25	25/26	26/27	27/28	28/29
Cypress Elementary	851	-109	88.6%	708	694	710	718	731
Lloyd Estates Elementary	462	-229	66.9%	433	418	403	388	372
Rickards, James S. Middle	767	-937	45.0%	774	781	788	794	801
Northeast High	1,598	-938	54.9%	1,566	1,560	1,550	1,541	1,531

\* See comments for additional Impacted Planning Area information

## LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34
<b>Area 3 - Elementary</b>	12,114	9,032	-3,082	8,137	7,982	7,831	7,678	7,522
<b>Area 3 - Middle</b>	4,642	3,627	-1,015	3,539	3,529	3,521	3,512	3,504
<b>Area 3 - High</b>	7,702	5,117	-2,585	4,458	4,352	4,248	4,144	4,040

\* See comments for additional Impacted Planning Area information

## CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2023-24 Contract Permanent Capacity	2023-24 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				24/25	25/26	26/27
Academic Solutions Academy - A	350	261	-89	261	261	261
Academic Solutions High School	350	238	-112	238	238	238
Innovation Charter School	580	436	-144	436	436	436

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

\*\*The first Monday following Labor Day  
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW



**PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN  
(Years 1 - 5)**

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

**PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN  
(Years 6 - 10)**

<b>Capacity Additions for Planning Area 3</b>	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

## Comments

Information contained in the application indicates that the approximately 353-acre site is generally located East side of Interstate 95, between McNab Road/C-14 Canal and Northwest 56 Street in the City of Fort Lauderdale. The current land use designation for the site is Commerce. The applicant proposes to change the land use designation to an Activity Center to allow 4,239 mid-rise (all two-bedroom or more) residential units, which is anticipated to generate 339 additional (93 elementary, 81 middle, and 165 high) students into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (ADEFP 2023/24 to 2027/28). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2023/24 school year are Cypress Elementary, Lloyd Estates Elementary, James S. Rickards Middle, and Northeast High Schools. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2023/24 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2023/24- 2025/26), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2025/26 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2023/24 to 2027/28. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2023-24 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP FY 2023/24 to 2027/28 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "3". The elementary, middle, and high schools currently serving Planning Area "3" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "3" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

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

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

PROJECT NUMBER: SBBC-3803-2024

Reviewed By:

5/1/2024

---

Date

*Glennika D. Gordon*

---

Signature

Glennika D. Gordon, AICP

---

Name

Planner

---

Title

**From:** [Jean Dolan](#)  
**To:** [Von Stetina](#), [Deanne](#), [David Recor](#), [Sierra Marrero](#), [Craig Southern](#)  
**Cc:** [David Hebert](#), [Greg Harrison](#)  
**Subject:** RE: Amendment PC 24-6  
**Date:** Monday, April 1, 2024 7:33:23 AM

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Deanne – the City of Pompano Beach has no comments on this land use plan amendment. As I'm sure you know, they could accomplish the proposed residential entitlements by simply applying Policies 2.16.3 and 2.16.4 without doing a Land Use Plan amendment. Adjacent cities are not asked to comment on the use of those two mixed income housing policies.

Thanks,  
Jean



Hours of Operation Mon – Thurs 7am to 6pm



## **PLANNING COMMENTS**

The proposed amendment is projected to decrease traffic on the regional transportation network by approximately 6,754 p.m. peak hour trips at the long-range planning horizon.

### Notes:

\*Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation - Tenth Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

\*\*Reflects an internal capture rate of 7% consistent with the ITE guidelines.