




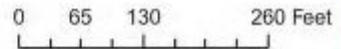
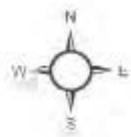




# Rezoning 23-Z6 Site Location



-  Site Location
-  Municipal Boundary
-  Broward County Urban Extent Boundary
-  Broward County Boundary
-  Site Location Within Urban Extent





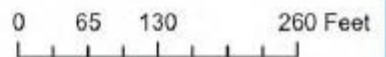
Prepared by Urban Planning Division  
Resident Environment Department  
This map is for conceptual purposes only and should not be used for legal boundary determinations.



# Rezoning 23-Z6 Aerial Map



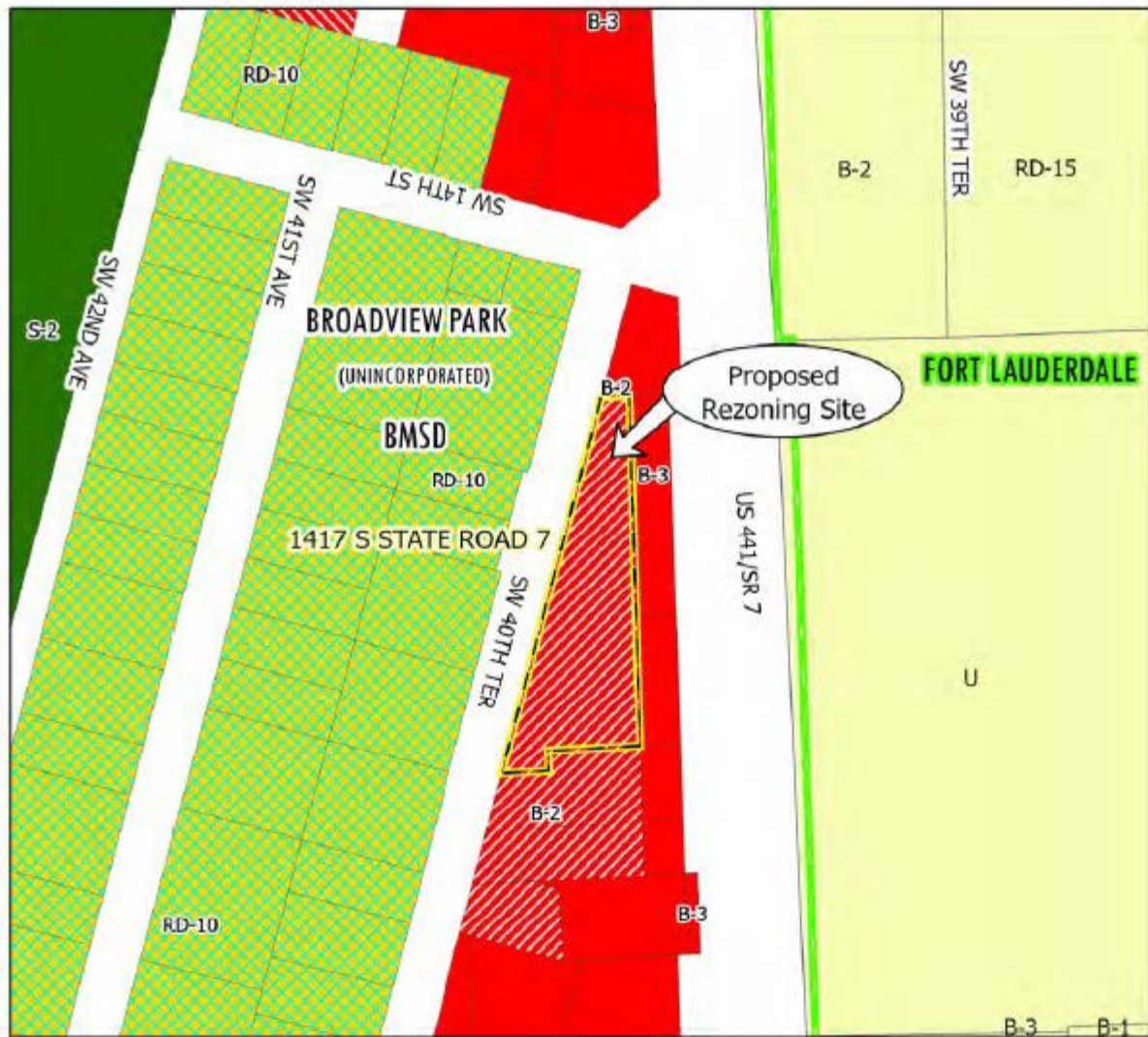
-  Municipal\_Boundary
-  Site Location - 1417 S State Rd 7



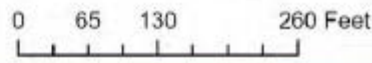
Prepared by: Urban Planning Division  
Resilient Environment Department  
This map is for conceptual purposes only and should not be used for legal boundary determinations.



# Rezoning 23-Z6 Current Zoning



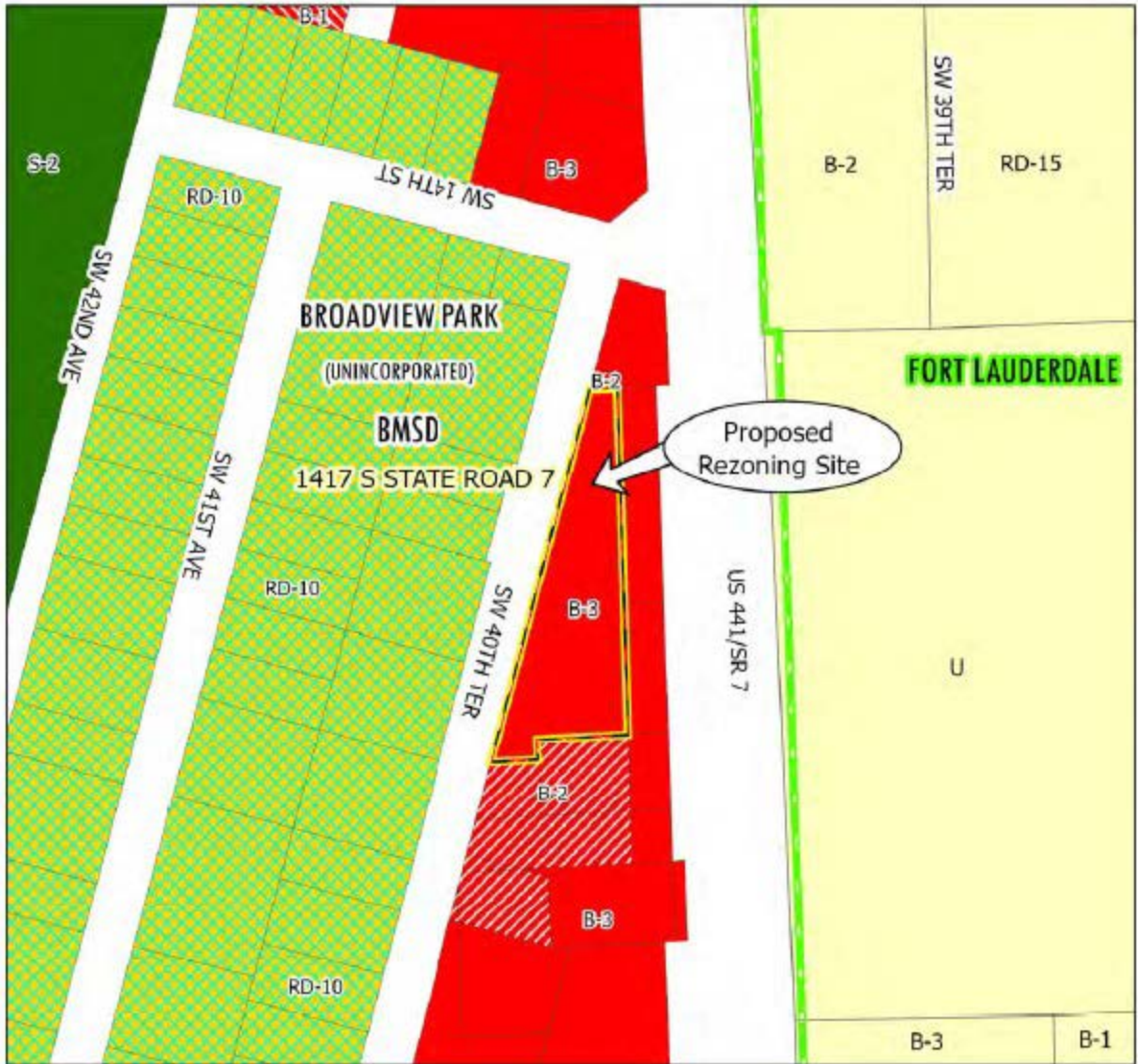
- |                                   |   |                              |
|-----------------------------------|---|------------------------------|
| Municipal_Boundary                | B-1: Limited Commercial Business              | BCGIS.Fort_Lauderdale_Zoning |
| Site Location - 1417 S State Rd 7 | B-2: General Commercial Business              |                              |
|                                   | B-3: Intense Commercial Business              |                              |
|                                   | RD-10: Duplex/Attached One-Family, 10 DU/Acre |                              |
|                                   | S-2: Open Space and Public Recreation         |                              |



Prepared by: Urban Planning Division  
Resilient Environment Department  
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# Rezoning 23-Z6 Proposed Zoning



- Municipal\_Boundary
- Site Location

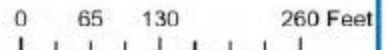
- B-1: Limited Commercial Business
- B-2: General Commercial Business
- B-3: Intense Commercial Business
- RD-10: Duplex/Attached One-Family, 10 DU/Acre
- S-2: Open Space and Public Recreation

BCGIS.Fort\_Lauderdale\_Zoning



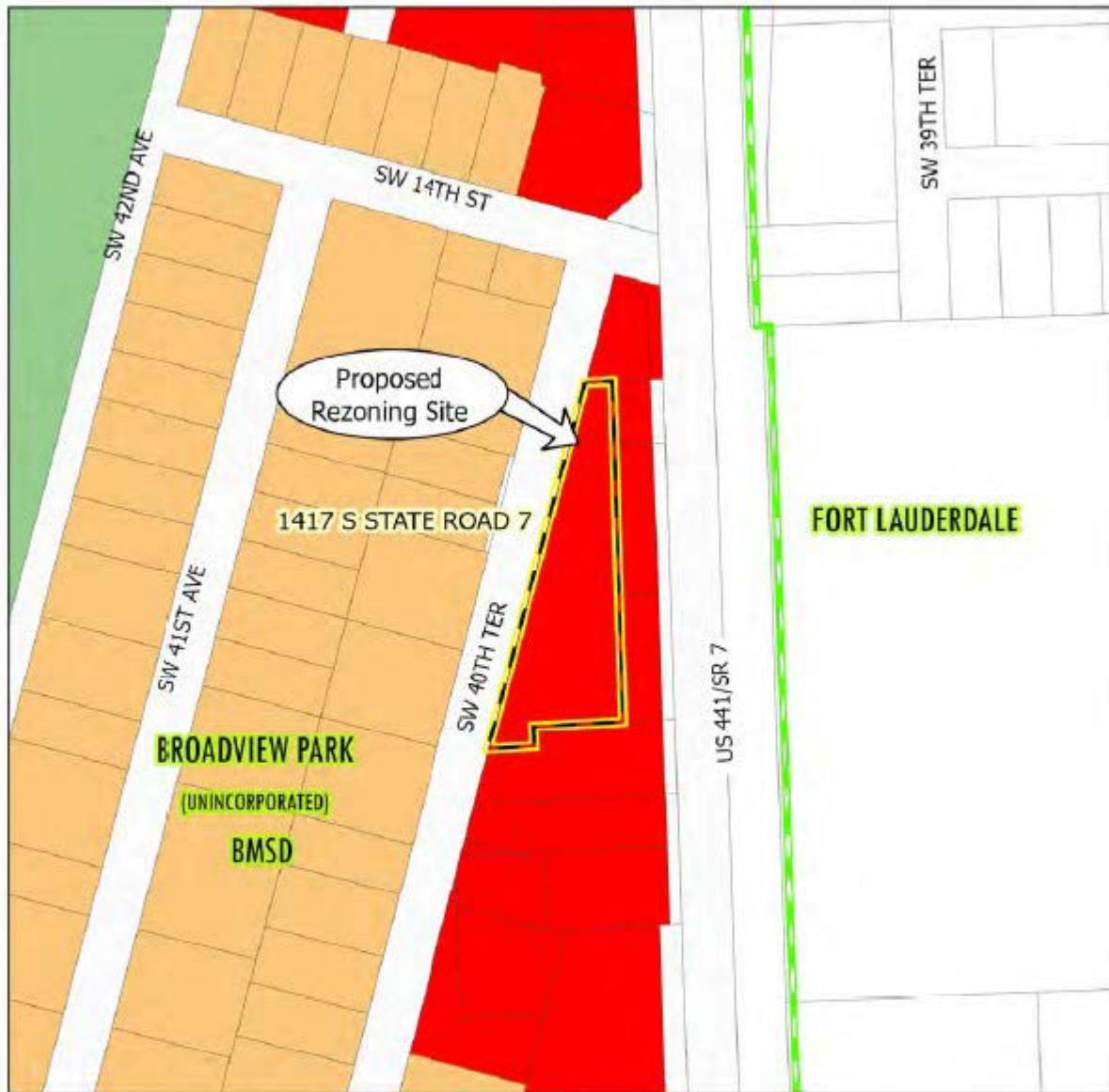
Prepared by: Urban Planning Division  
Resilient Environment Department

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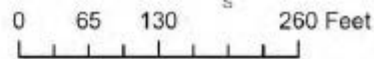




# Rezoning 23-Z6 BMSD Future Land Use



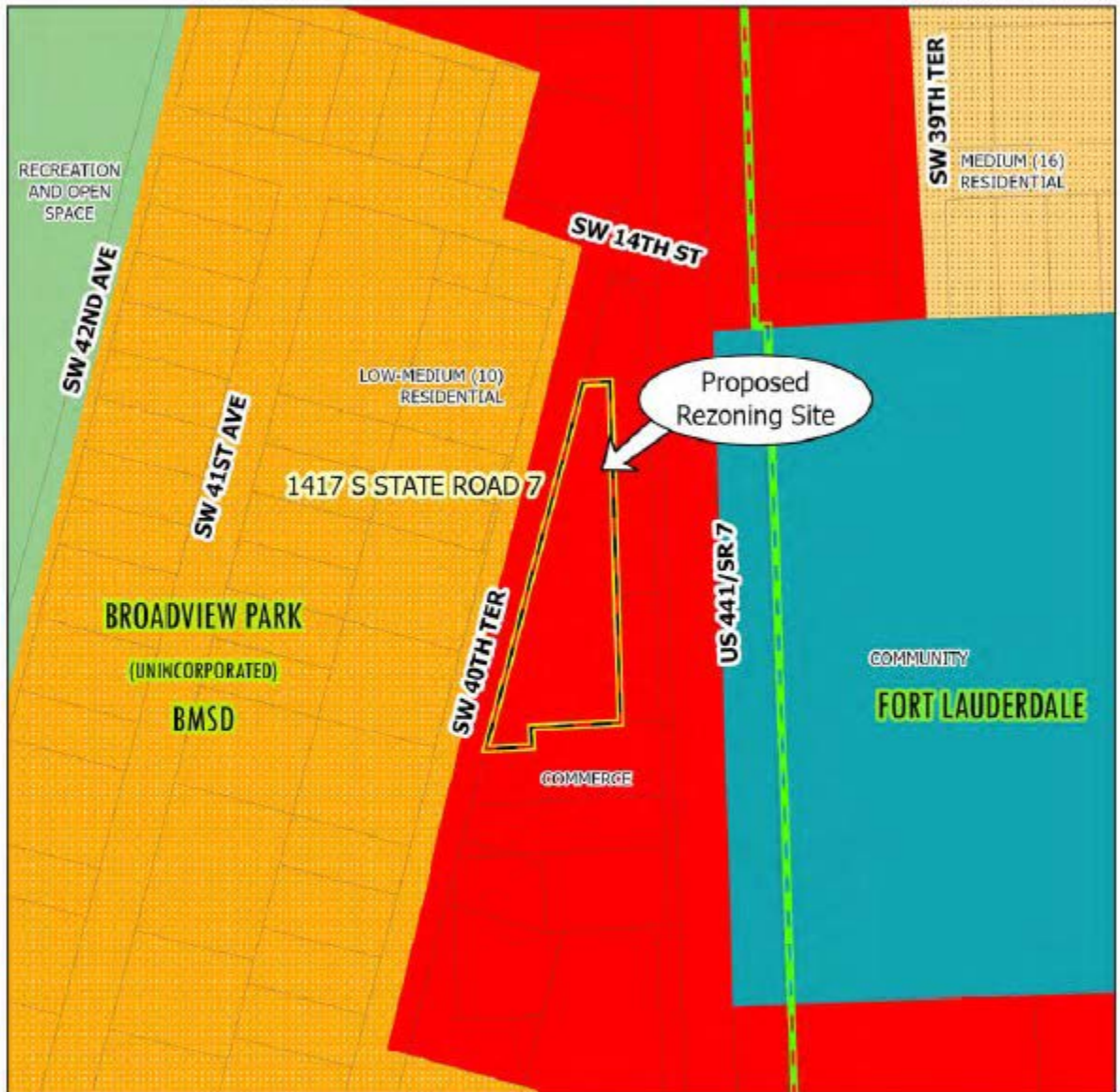
- Low-Medium (10) Residential
- Commercial
- Recreation & Open Space
- Right of Way
- Municipal\_Boundary
- Site Location - 4425 NW 71 Street



Prepared by: Urban Planning Division  
Resilient Environment Department  
This map is for conceptual purposes only and should not be used for legal boundary determinations.

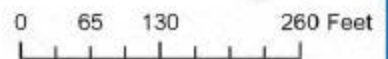


Rezoning - 23-Z6  
Broward County Land Use Plan (BCLUP) - Future Land Use



- Site Location - 4425 NW 71st Street
- Municipal\_Boundary

- Recreation and Open Space
- Low-Medium (10) Residential
- Medium (16) Residential
- Community
- Commerce



Prepared by: Urban Planning Division  
Resilient Environment Department

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# Attachment G

## Resilient Environment Department (RED)

### Review and Comments on

### Proposed Broward County Re- zoning

**For:** Broward County Urban Planning Division

**Applicant:** Sharon Sharaby

**Petititon No:** Z6

**23-Jurisdiction: Size:** Broward Municipal Services District (BMSD)  
0.6233 ACRES

**Existing Land Use Designation:** Commercial

**Current Future Land Use** Commercial

**Designation: Effect of Proposed** None. Commercial building functions as a unified development.

**Change:**

**Location:** West of SR7/US 441, South of SW14th Street, and East of SW 40<sup>th</sup> Terrace;  
Folio Number 5041-13-02-0590, 5041-13-02-0591, 5041-13-02-0600

#### 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]

#### IS THE SUBJECT PROPERTY A KNOWN CONTAMINATED SITE?

No \_\_\_✓\_\_\_ Yes \_\_\_\_\_

Type and extent of contamination:

#### IS THE SUBJECT PROPERTY WITHIN 1/4 MILE OF A KNOWN CONTAMINATED SITE?

No \_\_\_✓\_\_\_ Yes \_\_\_\_\_

Type and extent of contamination; Cleanup Status

RED Environmental Comments  
Re-Zoning – 23-Z6  
Page 2 of 6

The list of known contaminated sites (from RED's GIS Database of Contaminated Locations in Broward County) has been reviewed. There are no (0) listed contaminated sites that were found within one-quarter mile of the proposed amendment location.

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 can be directed to (954) 519-1483 or [EAR@broward.org](mailto:EAR@broward.org).

**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]

**IS THE SUBJECT PROPERTY WITHIN ONE MILE OF A SOLID WASTE FACILITY?**

No \_\_\_✓\_\_\_ Yes \_\_\_\_\_ (If yes, please include location map and explain)

**COULD ENVIRONMENTAL FACTORS (CONTAMINATION, 302 FACILITIES, SOLID WASTE FACILITIES) HAVE AN IMPACT ON THE SUBJECT PROPERTY AND ITS PROPOSED USES?**

No \_\_\_✓\_\_\_ Yes \_\_\_\_\_  
If yes, please explain:

There are no (0) active or inactive solid waste facilities located within one mile of the proposed amendment location.

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

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 no indications of wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

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.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.



RED Environmental Comments  
Re-Zoning – 23-Z6  
Page 3 of 6

**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]

**IS THE SUBJECT PROPERTY WITHIN A FEMA SPECIAL FLOOD HAZARD AREA?**

No  Yes  - If yes, please explain:

This property is not located on a Flood Zone Hazardous Area.

The Northern portion of the property is under Flood Zone X (shaded area) within the 500-year flood and the Southern portion of the property is under Flood Zone X (unshaded area) above the 500-year flood.

**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 Broward County Tree Preservation and Abuse Ordinance (Chapter 27, Article XIV, Broward County Code of Ordinances). A Broward County Tree Removal License will be required for any proposed tree removal or relocation. As part of the licensing process 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 rezoning request 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 EPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are nineteen (19) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the nineteen (19) facilities, fourteen (14) are hazardous material facilities, three (3) are storage tank facilities, one (1) are facilities that have both hazardous materials and storage tanks and one (1) wellfield hazardous material and storage tank. (VP 10/09/2023)

**IS THE SUBJECT PROPERTY IN CLOSE PROXIMITY TO OR DOES IT CONTAIN A KNOWN HAZARDOUS MATERIAL FACILITY?**

No  Yes  - There are 19 hazardous material facilities on, adjacent to, or within the 0.25-mile radius of the subject property.

(If yes, please include location map and explain) - Please see layout plan in pdf file.

**COULD ENVIRONMENTAL FACTORS FROM HAZARDOUS MATERIAL AND STORAGE TANK FACILITIES**

**HAVE AN IMPACT ON THE SUBJECT PROPERTY AND ITS PROPOSED USES?**

No \_\_\_\_\_ Yes  X

If yes, please explain: Yes, if there are any spills, then it is possible that the contaminants can migrate to the subject property.

**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 currently within a 0.25-mile radius wellfield zone of influence. Special restrictions apply under Broward County's Wellfield Protection regulations. (VP 10/09/2023)

**IS THE SUBJECT PROPERTY IN A WELLFIELD ZONE?**

No \_\_\_\_\_ Yes  X

If yes, identify which zone: The subject property is on, adjacent to or within the 0.25-mile radius in a zone 3 wellfield zone.

**COULD THE ENVIRONMENT (e.g., WELLFIELD ZONES) BE IMPACTED BY THE SUBJECT PROPERTY AND ITS PROPOSED USES?**

No \_\_\_\_\_ Yes  X

If yes, please explain: Yes, if there are any spills, then it is possible that the contaminants can migrate to the subject property.

**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 one (1) known SARA Title III Facility on, adjacent to, or within ¼ mile of the proposed amendment site. (VP 10/09/2023)

**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 Air Quality Program recommends pro-active long-term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Quality Program recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV

infrastructure, bikeways and bike storage facilities, and the use of pedestrian friendly designs which will include native tree shaded areas.

There are two (2) air permitted facilities located within half a mile of the proposed amendment site, neither of which have had an air quality complaint. There are no facilities in the area with existing or potential odor or noise problems.

**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]

County specially designated areas, e.g., Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, are not present within the boundaries of the proposed rezoning site.

**Protected Natural Lands** – Project site is not included, nor does it contain or abut a protected natural land based on a review of the Protected Natural Lands Inventory map.

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. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at: <http://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 rezoning site does not contain, fall within, or overlap with a coastal area. Therefore, Broward County Comprehensive Plan Objective CM4 and Policies C.7.6, 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, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 3.3.4, 3.3.9, 3.3.12 do not apply to the review of this proposed rezoning. 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 rezoning.

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 Broward County Land Use Plan Policy 2.28.1, recognizing that the proposed rezoning site is not located along the coast.

**Priority Planning Areas for Sea Level Rise** – [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.

**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]

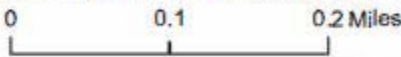
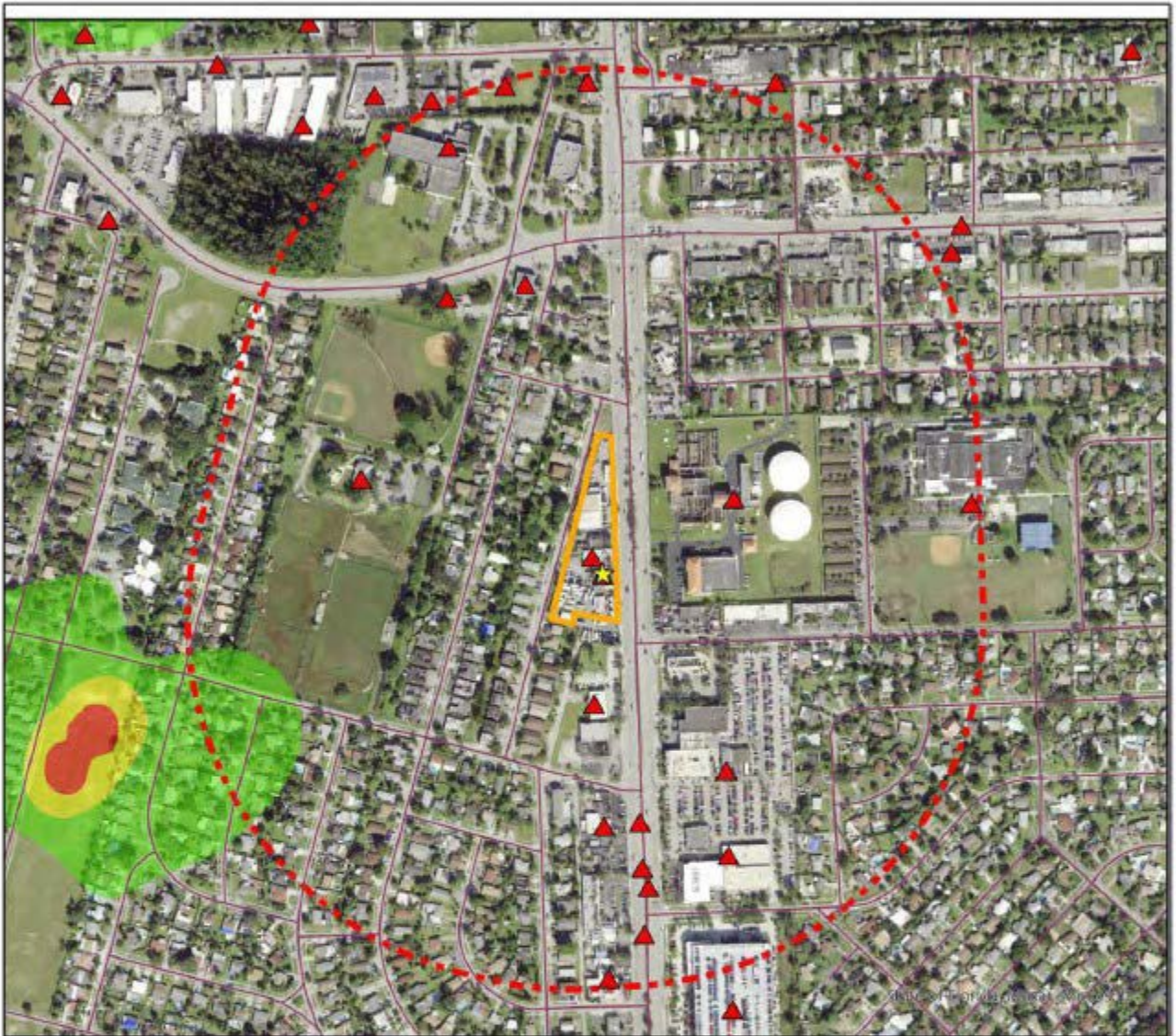
**DESCRIBE THE POTENTIAL IMPACT OF USES PERMITTED IN THE CURRENT ZONING DISTRICT VERSUS USES PERMITTED IN THE PROPOSED DISTRICT ON WATER RECHARGE CAPABILITIES:**

No Impact \_\_\_\_\_  
Increase \_\_\_\_\_ Decrease X \_\_\_\_\_ in Water Recharge Capabilities

Please explain: 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.

**DESCRIBE THE POTENTIAL IMPACT OF USES PERMITTED IN THE CURRENT ZONING DISTRICT VERSUS USES PERMITTED IN THE PROPOSED DISTRICT ON POTABLE WATER:**

No Impact X  
Increase \_\_\_\_\_ Decrease \_\_\_\_\_ in Potable Water Demand:



Date Prepared: 10/6/2023 3:47 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

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.

<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>
Empire Tire & Auto Services, Inc.	1879 S STATE ROAD 7, Fort Lauderdale, FL 33317	7538 - General Utomotive Repair Shops	Hazardous Material
Voltage Batteries	1907 S STATE ROAD 7, Fort Lauderdale, FL 33317	5531 -Auto and Home Supply Stores	Hazardous Material
Gunther Motor Co, Mazda	1880 S STATE ROAD 7, Fort Lauderdale, FL 33317	5511 - Motor Vehicle Dealers	Hazardous Material
Broward Radiator Service, Inc.	1863 S STATE ROAD 7, Fort Lauderdale, FL 33317	7699 - Repair Shops and Related Service	Hazardous Material
Gunther Mazda	1680 S STATE ROAD 7, Fort Lauderdale, FL 33317	5511 - Motor Vehicle Dealers	Storage Tank
Seavey Garden & Equipment Center	1813 S STATE RD 7, Fort Lauderdale FL 33317	5261 - Recreational Vehicle Dealers	Hazardous Material
AAMCO Transmissions	1821 S STATE ROAD 7, Davie, FL 33317 Davie 33317	7537 - Automotive Transmission Repair Shops	Hazardous Material
Gunther Volkswagen	1660 S STATE ROAD 7, Fort Lauderdale, FL 33317	5511 - Motor Vehicle Dealers	Hazardous Material
Advance Auto Parts #9212	1741 S STATE ROAD 7, Fort Lauderdale, FL 33317	5531 - Auto and Home Supply Stores	Hazardous Material
Downtown Transmissions, Inc.	1543 S STATE ROAD 7, Fort Lauderdale, FL 33317	7537 - Automotive Transmission Repair Shops	Hazardous Material
Capital Motor Parts, Inc.	1541 SW 40TH AVE, Fort Lauderdale, FL 33317	7539 - Automotive Repair, Services and Parking	Hazardous Material
Sunset School	3775 SW 16TH ST, Fort Lauderdale, FL 33312	8211 - Elementary and Secondary Schools	Hazardous Material & Storage Tank
City of Ft. Lauderdale-Peele Dixie WTP	1500 S STATE ROAD 7, Fort Lauderdale, FL 33317	4941 - Watwer Supply	Wellfield Hazardous Material & Storage Tank
Broward County Parks, Sunview Park	1500 SW 42ND AVE, Fort Lauderdale, FL 33317	7999 -Amusement and Recreation Service	Hazardous Material
Broward County RMPS 10R	1502 SW 42ND AVE, Fort Lauderdale, FL 33317	6512 -Operators of Nonresidential Buildings	Storage Tank

Meister Motoring	4100 DAVIE BLVD, Fort Lauderdale, FL 33317	7538 - General Utomotive Repair Shops	Hazardous Material
Pine Ridge Center	1251 SW 42ND AVE, Fort Lauderdale, FL 33317	8211 - Elementary and Secondary Schools	Hazardous Material
Rebel #812	4200 PETERS RD, Fort Lauderdale, FL 33317	5541 - Gasoline Service Stations	Storage Tank
T & L Auto Repair, Inc.	1211 S STATE ROAD 7, Plantation, FL 33317	7538 - General Utomotive Repair Shops	Hazardous Material



**PROJECT Folio: 5041-13-02-0590, 5041-13-02-0591, 5041-13-02-0600**

**Project Name: Broward LUPA**

**\*\*\*\*\*IMPORTANT INFORMATION\*\*\*\*\***

The following analysis is only VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF ISSUANCE. After which point, a reanalysis must be conducted to ensure adequate availability for projects.

- Water and Sanitary Sewer Capacity Allocation Letter (Small Project) .....\$960
- Modifications to small project that require capacity re-analysis.....\$960
- Water and Sanitary Sewer Capacity Allocation Letter (Large Project) .....\$2,400
- Modifications to large project that require capacity re-analysis.....\$2,400
- Water determination .....\$0







October 25, 2023

Andy Joseph  
Broward County  
1 North University Drive  
Plantation, FL 33324

Subject: **WATER AND WASTEWATER CAPACITY AVAILABILITY LETTER**  
Broward LUPA  
5041-13-02-0590, 5041-13-02-0591, 5041-13-02-0600

Dear Andy Joseph,

According to the information submitted, the LUPA consists of a rezoning of 3 Folios in order to correct an ambiguity or error. The commercial buildings will continue to function as a unified development.

The determination of capacity availability is based upon an analysis of the City's water system, average daily flows at the treatment plants, and previously committed flows, as of the date of this letter, in conjunction with the demand created by the proposed subject project. Availability of capacities, as calculated in the attached analysis, is not guaranteed and no existing system capacity shall be considered "committed" for this project until development permit approval has been achieved and all fees have been paid. The City reserves the right to re-evaluate the availability of capacities at the time of building permit application. If sufficient capacities are not available at that time, the City may deny the permit application or ask the Owner/Developer to submit an alternate design for consideration prior to approval.

If there are changes to the proposed site after issuance of this capacity availability letter, the Owner or Owner's authorized representative for the subject project must submit a revised request based on the updated plans. Failure to seek approval prior to changing the plans may result in revocation of permit and capacity allocation. The information contained in this letter will expire one year from the date issued.

Should you have any questions or require any additional information, please contact me at (954) 828-6982.

Sincerely,

Roberto I. Betancourt, P.E.  
Program Manager

Enclosures: Water and Wastewater Capacity Analysis

cc: Alan Dodd, P.E., Public Works Director  
Talal Abi-Karam, P.E., Assistant Public Works Director  
Christopher Bennett, P.E., Assistant Public Works Director  
Daniel Rey, P.E., City Engineer  
File: Water and Sewer Capacity Letters



City of Fort Lauderdale  
Public Works Department  
Water and Wastewater Capacity Analysis

**WATER CAPACITY ANALYSIS**

**Evaluation of impact of Permitted Water Plant Capacity:** The Fiveash and the Peele Dixie Water Treatment Plants are designed to treat 70 MGD and 12 MGD of raw water respectively (82 MGD total). The total permitted Biscayne aquifer water withdrawals for these plants is limited to 52.55 MGD per the South Florida Water Management District (SFWMD) permit number 06-00123-W.

The current twelve-month rolling average production at the two plants is 37.33 MGD. The previously committed demand from development projects in the permitting or the construction stage is 5.02 MGD. Combining these figures with the demand from the proposed project of 0.0000 MGD, the required production would be 42.35 MGD. This is less than the allowable withdrawal limit of 52.55 MGD. Therefore, the water plants have sufficient capacity to serve this rezoning. See Figure 1 below.

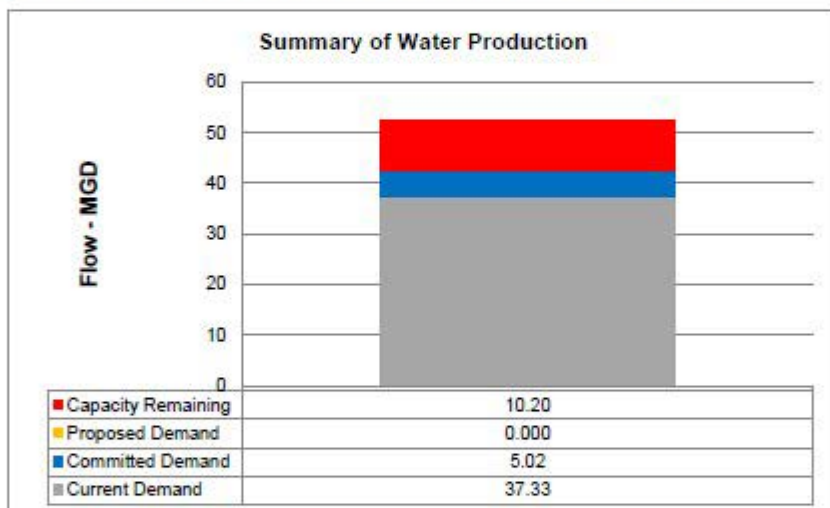


Figure 1

# Attachment I



Public Works Department • Water and Wastewater Services  
**WATER AND WASTEWATER ENGINEERING DIVISION**  
2555 West Copans Road • Pompano Beach, Florida 33069  
PHONE: 954-831-0745 • FAX: 954-831-0798/0925

September 15, 2023

Andy Joseph  
Urban Planning Division  
1 North University Drive  
Plantation, FL, 33324

**RE: REZONING REQUEST FOR PROPERTY FOLIO's  
504113020590, 504113020591 AND 504113020600**

Dear Mr. Joseph,

We reference your email request dated September 1, 2023, regarding the proposed rezoning of the referenced properties with a general location West of SR 7, South of SW 14<sup>th</sup> Street and East of SW 40<sup>th</sup> Terrace, within Unincorporated Broward.

Based on the information submitted to us in the referenced email by the Urban Planning Division, Broward County Water and Wastewater Services has no comments to this request.

Please contact Nestor Berrios at (954) 831-0728 or [nberrios@broward.org](mailto:nberrios@broward.org) if you have any questions.

Sincerely,

Mario Manrique  
Digitally signed by Mario Manrique  
Date: 2023.09.15 08:44:44 -04'00'

Mario Manrique, EI  
Plan Reviewer

Nestor M Berrios, P.E.  
Digitally signed by Nestor M Berrios, P.E.  
Date: 2023.09.15 08:51:09 -04'00'

Nestor M Berrios, PE, MECE, PMP  
Expansion Project Administrator

MM/ct

cc: Alicia Dunne, WWED  
Margarita Jaramillo, WWED  
Luis Gaslonde, WWED  
Rezoning District 1



**WATER MANAGEMENT DIVISION / PUBLIC WORKS**

2555 West Copans Road, Pompano Beach, Florida (954) 831-0751

September 5, 2023

Andy Joseph, Planner  
Urban Planning Division  
1 North University Drive  
Plantation, FL 33324

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

RE: Application 23-Z-5  
Rezoning to BMSD Map

Dear Mr. Joseph:

I have reviewed the application for rezoning for Parcels 5041-13-02-0590, 5041-13-02-0591 and 5041-13-02-0600 on the Broward Municipal Services District map.

The Water Management Division has no objection to this proposed change.

Sincerely,

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

Susan Juncosa  
Natural Resources Specialist  
Water Management Division  
2555 West Copans Road  
Pompano Beach, FL 33069  
Phone: 954-831-0778 email: [sjuncosa@broward.org](mailto:sjuncosa@broward.org)

## Attachment K

**From:** [Austin, Notosha](#)  
**To:** [Joseph, Andy](#)  
**Subject:** Fwd: Re-zoning - 23-Z-6  
**Date:** Friday, October 13, 2023 3:02:35 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

---

Hi Andy,

Our agency does not anticipate any issues.

Thanks,  
Notosha

---

**From:** Conde, Andres <[ACONDE@broward.org](mailto:ACONDE@broward.org)>  
**Sent:** Monday, October 2, 2023 7:35:23 AM  
**To:** Austin, Notosha <[NAUSTIN@broward.org](mailto:NAUSTIN@broward.org)>  
**Subject:** Re-zoning - 23-Z-6

Good morning,

I do not see an issue. Thanks

---

**From:** Austin, Notosha <[NAUSTIN@broward.org](mailto:NAUSTIN@broward.org)>  
**Sent:** Friday, September 29, 2023 4:07 PM  
**To:** Conde, Andres <[ACONDE@broward.org](mailto:ACONDE@broward.org)>  
**Subject:** FW: Re-zoning - 23-Z-6

FYI



[Notosha Austin](#) | Interim Director  
**SOLID WASTE AND RECYCLING SERVICES**  
1 North University Dr., Suite 400 | Plantation, FL 33324  
office: 954.474.1880 | fax: 954.577.2390  
[Broward.org/recycling](http://Broward.org/recycling)

---

**From:** Joseph, Andy <[ANJOSEPH@broward.org](mailto:ANJOSEPH@broward.org)>  
**Sent:** Friday, September 29, 2023 2:52 PM  
**To:** Mccoy, Barney <[BAMCCOY@broward.org](mailto:BAMCCOY@broward.org)>; Fulchan, Kevin <[KFULCHAN@broward.org](mailto:KFULCHAN@broward.org)>; Decker, Michelle <[MDECKER@broward.org](mailto:MDECKER@broward.org)>; Juncosa, Susan <[sjuncosa@broward.org](mailto:sjuncosa@broward.org)>; Bodmann, Susan

<[SBODMANN@broward.org](mailto:SBODMANN@broward.org)>; Manrique, Mario <[MMANRIQUE@broward.org](mailto:MMANRIQUE@broward.org)>; Austin, Notosha <[NAUSTIN@broward.org](mailto:NAUSTIN@broward.org)>; Acevedo, Javier <[JACEVEDO@broward.org](mailto:JACEVEDO@broward.org)>; West, Dan <[danwest@broward.org](mailto:danwest@broward.org)>; Brunner, Scott <[SBrunner@broward.org](mailto:SBrunner@broward.org)>; Abrams, Albara <[AABRAMS@broward.org](mailto:AABRAMS@broward.org)>; Pariseau, Sarah <[SPARISEAU@broward.org](mailto:SPARISEAU@broward.org)>; Pognon, Monica <[MPOGNON@broward.org](mailto:MPOGNON@broward.org)>; Da Luz, Karina <[KDALUZ@broward.org](mailto:KDALUZ@broward.org)>; Forelle, Sara <[SFORELLE@broward.org](mailto:SFORELLE@broward.org)>; Carrano, Susanne <[SCARRANO@broward.org](mailto:SCARRANO@broward.org)>

**Subject:** RE: Re-zoning - 23-Z-6

Good morning everyone,

This is a follow up for comments on this application. This is for those who have not responded as of yet. Attached for your review and comment is an application for a Re-zoning to the Broward Municipal Services District map. The table below and the attached application provide details about the proposed amendment. Please call me if you have any questions.

Please provide your response by ~~Monday, September 18, 2023~~.

<b>Figure 1: Proposed Rezoning Details</b>	
<b>General Location</b>	West of SR 7/US 441, South of SW 14 <sup>th</sup> Street, and East of SW 40 <sup>th</sup> Terrace
<b>Effect of Proposed Change</b>	The proposed rezoning corrects an ambiguity or error. The commercial buildings function as a unified development.
<b>Existing Land Use</b>	Commercial
<b>Current Future Land Use Designation</b>	Commercial
<b>eCurrent Zoning District</b>	B-2: General Commercial Business
<b>Commission District</b>	District 2, Mark D. Bogen
<b>Applicant/Agent</b>	Sharon, Sharaby
<b>Property Owner</b>	SDS Development & Trust, LLC Company
<b>Folio Number</b>	5041-13-02-0590, 5041-13-02-0591, 5041-13-02-0600

Please contact me should you need additional information,

Kind regards,



**ANDY JOSEPH, PLANNER**

Resilient Environment Department

**URBAN PLANNING DIVISION**

1 North University Drive | Plantation, FL 33324

[ANJOSEPH@broward.org](mailto:ANJOSEPH@broward.org) | 954.357.6609

# Attachment L

Date: October 4, 2023

To: Andy Joseph, Planner  
Urban Planning Division

From: Jason McKoy  
Capital Programs, Transit Division

Subject: Re-zoning application - 23-Z-5

Transit Division, Capital Programs staff have reviewed the re-zoning application 23-Z-5 in the City of Fort Lauderdale for impacts to the existing fixed route bus stop infrastructure and have the following comments:

Re-zoning application - 23-Z-5 -

- BCT has no objection to the application as submitted.

Thank you for taking into consideration BCT's comments. Also, if you have any questions please do not hesitate to ask.

## Attachment M

### UPD Complete Streets Comments: 23-Z6 -DRAFT

The Broward County Urban Planning Division (UPD) staff has reviewed proposed rezoning 23-Z-5. The subject site is in the BMSD involving less than 1 acre. The rezoning proposes:

*Existing Zoning:* B-2

*Proposed Zoning:* B-3

*Estimated Effect:* Consolidate zoning designation to single zoning.

#### Applicable Policies

**BrowardNEXT Land Use Policy 2.19.2:** Broward County shall promote and encourage (re)development, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, the creation of walkable sites, neighborhoods and community designs that are accessible to and address the needs of all users and support healthy lifestyles using public venues, inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.

**POLICY BMSD 2.1.11:** Broward County will continue to improve the quality of neighborhoods through implementation of programs or regulations directed toward:  
[...]

3. Street amenities, such as landscaping, sidewalks, signage and street lighting.

**POLICY BMSD 3.3.1:** Broward County will plan, design and implement safe streets, including safe routes to school, that accommodate walking, bicycling, transit, and motorized vehicles.

#### Staff Recommendations

Should any significant redevelopment occur on the subject site, staff respectfully recommends the following:

- Incorporate complete streets enhancements on-site along adjacent streets and connecting to site entrances. For example, consider providing:
  - sidewalks along the property perimeter on all street frontages
  - sidewalks connecting from building entrances to perimeter sidewalks and safe transitions across onsite circulation lanes or parking areas
  - awnings or covered areas at building entrances or along sidewalks
- Consider providing electric vehicle charging stations, bike parking and lockers.



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### Public Hearing Notice

#### NOTICE OF PUBLIC HEARING TO CONSIDER RECOMMENDATIONS FOR AMENDING THE BROWARD COUNTY ZONING MAP

In accordance with Section 163.3174, Florida Statutes, the Broward County Resilient Environment Department, Urban

Planning Division will conduct a Local Planning Agency (LPA) public hearing on November 8, 2023, at 2:00pm in the 2nd Floor Hearing Room at 1 North University Drive, Plantation, FL, 33324. The purpose of the public hearing is to receive public comments and make a recommendation to the Board of County Commissioners on the following items:

A proposed rezoning to the Broward Municipal Services District Zoning Map changing the zoning district of an approximately 0.62-acre site, located at 1417 South State Road 7, Unincorporated Broward County, 33317, from B-2: General Commercial Business to B-3: Intense Commercial Business District; and providing for an effective date. [Folio Nos. 504113020612 (portion of); 504113020590 (portion of); 504113020591; 504113020600 (portion of)]

At the public hearing, any person shall be entitled to be heard regarding the subject of the public hearing.

If you require any auxiliary aids or services for communication, please call (954) 357-6634 so that arrangements can be made. The telephone device for the deaf (TDD) number is (954) 831-3940. Please request accommodations at least three (3) days in advance.

Please be advised that any person who decides to appeal any decision made by the LPA with respect to any matter considered at the public hearing will need a recording of the proceedings, and that for such purpose, will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice and advice that a record is required to appeal any decision is made pursuant to Section 286.0105, Florida Statutes. Publish October 16, 2023.

**7512919 10/16/2023**

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Public Hearing Sign – SW 40 Terrace



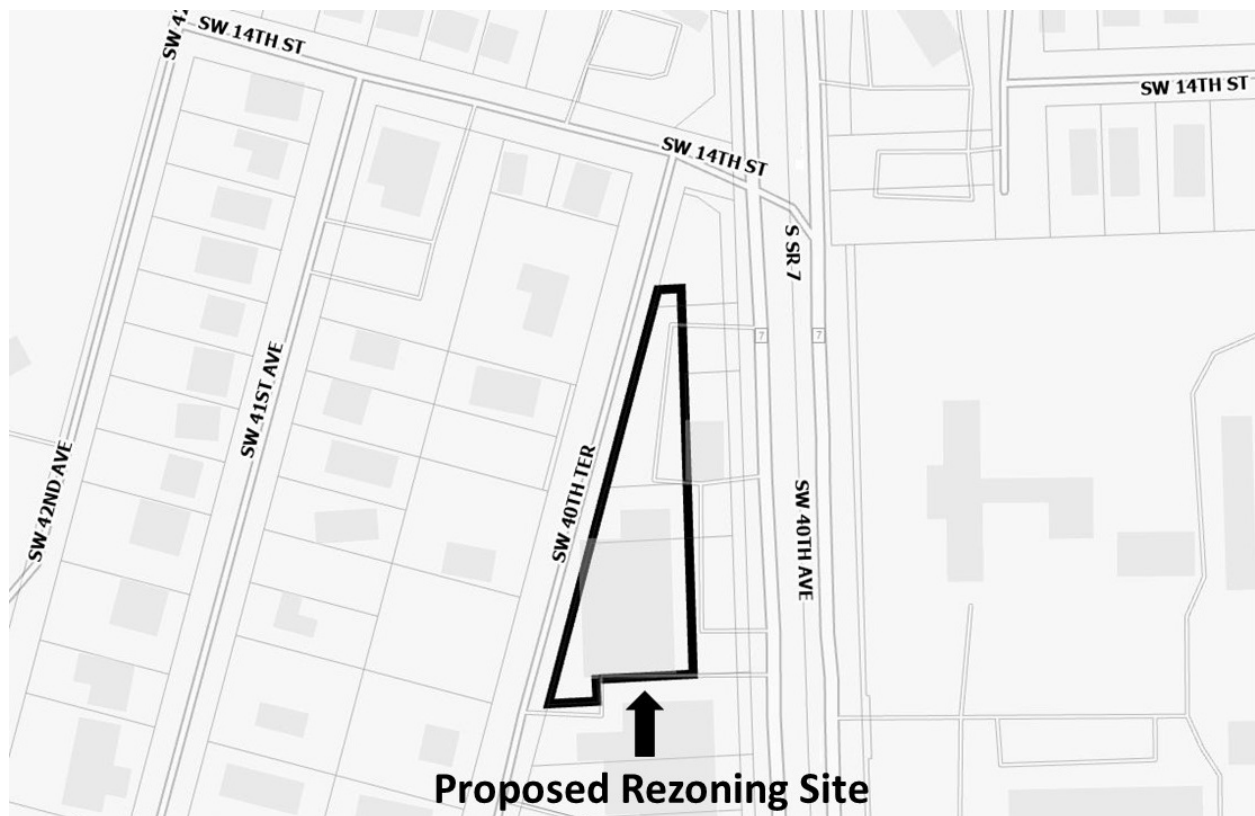
Public Hearing Sign – SR 7/US 441



**NOTICE OF PUBLIC HEARING TO CONSIDER  
RECOMMENDATIONS FOR AMENDING THE BROWARD COUNTY ZONING MAP  
AND ZONING CODE**

In accordance with Section 163.3174, Florida Statutes, the Broward County Resilient Environment Department, Urban Planning Division will conduct a Local Planning Agency (LPA) public hearing on November 8, 2023, at 2:00pm in the 2<sup>nd</sup> Floor Hearing Room at 1 North University Drive, Plantation, FL, 33324. The purpose of the public hearing is to receive public comments and make a recommendation to the Board of County Commissioners on the following items:

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CITY OF FORT LAUDERDALE  
1500 S STATE ROAD 7  
FORT LAUDERDALE FL 33312

UNIVERSAL WORLD PRECAST INC  
1521 SW 40 TER  
UNINCORPORATED FL 33317

1325 HOLDINGS LLC  
4011 SW 14 ST  
UNINCORPORATED FL 33317

CASTILLO, JORGE & ELENA  
1545 SW 40 AVE  
UNINCORPORATED FL 33317

UNIVERSAL WORLD PRECAST INC  
1515 SW 40 TER  
UNINCORPORATED FL 33317

MF 1285 LLC  
1295 SW 40 AVE  
UNINCORPORATED FL 33317

CASTILLO, JORGE  
1545 SW 40 TER  
UNINCORPORATED FL 33317

UNIVERSAL WORLD PRECAST INC  
1511 SW 40 TER  
UNINCORPORATED FL 33317

UNIQUE MOTORSPORTS HOLDING LLC  
% JAMES R FITZGERALD  
1320 S STATE ROAD 7  
FORT LAUDERDALE FL 33312

1543 HOLDINGS LLC  
1543 S STATE ROAD 7  
UNINCORPORATED FL 33317

SUNKEY PROPERTIES LLC  
1505 SW 40 TER  
UNINCORPORATED FL 33317

UNIQUE MOTORSPORTS HOLDING LLC  
% JAMES R FITZGERALD  
1306 S STATE ROAD 7  
FORT LAUDERDALE FL 33312

ORNSTEIN, GREG  
ORNSTEIN, STEVEN  
1541 SW 40 AVE  
UNINCORPORATED FL 33317

MIR, SEYED ALI ASGHAR  
1461-1463 SW 40 TER  
UNINCORPORATED FL 33317

SUPERIOR GENERAL CONSTRUCTION  
INC  
4013 SW 14 ST  
UNINCORPORATED FL 33317

SAN LAZARO HOLDINGS INC  
1531 SW 40 AVE  
UNINCORPORATED FL 33317

RAMNAUTH, BIBI NARIMA  
RAMNAUTH, KESHO P  
1441 SW 40 TER 1-2  
UNINCORPORATED FL 33317

DELVA, FLAUMITA  
4019 SW 14 ST  
UNINCORPORATED FL 33317

BMJ LIV TR  
LESLIE, HERMAN A TRSTEE ETAL  
1611-1613 SW 40 TER  
UNINCORPORATED FL 33317

TUBBS, HAYES A PARTOLINA-  
TUBBS, DINA  
1409 SW 40 TER  
UNINCORPORATED FL 33317

JEHOVAS WITNESSES EL CENTRO SP  
TULIO CASTILLA  
1400 SW 41 AVE  
UNINCORPORATED FL 33317

BMJ LIV TR  
LESLIE, HERMAN A TRSTEE ETAL  
1601-1603 SW 40 TER  
UNINCORPORATED FL 33317

MORRIS, SIMONE  
4006 SW 14 ST  
UNINCORPORATED FL 33317

VARGAS, ELLIOTT  
1412 SW 41 AVE F-R  
UNINCORPORATED FL 33317

REJACK, ELIZABETH A  
1561 SW 40 TER  
UNINCORPORATED FL 33317-5810

MORRIS, STANLEY H/E  
DELOACH, DEMETRICE  
4004 SW 14 ST  
UNINCORPORATED FL 33317

M&G RENT & CLEANING PROPERTIES  
LLC  
1416-1420 SW 41 AVE  
UNINCORPORATED FL 33317

UNIVERSAL WORLD PRECAST INC  
1541 SW 40 TER  
UNINCORPORATED FL 33317

1325 HOLDINGS LLC  
1325 SW 40 AVE  
UNINCORPORATED FL 33317

CICCHINI, LOUISE  
1430 SW 41 AVE  
UNINCORPORATED FL 333175816

FERNANDEZ, MELINDA  
1440 SW 41 AVE 1-2  
UNINCORPORATED FL 333175816

DUCTAN, AMOS &  
ANILUS, IRANISE  
1520 SW 41 AVE  
UNINCORPORATED FL 333175818

DAHER, SAMIA  
1512 SW 41 AVE  
UNINCORPORATED FL 33317

ELTINE, FRANCOISE  
ANILUS, JOSNEL ETAL  
1508 SW 41 AVE  
UNINCORPORATED FL 333175818

VIDAKIDS LLC  
1524-1532 SW 41 AVE  
UNINCORPORATED FL 33317

MASE, ROBERT  
1401 S STATE ROAD 7  
UNINCORPORATED FL 33317

## Attachment O

**From:** [Rod Feiner](#)  
**To:** [elsvacker@gmail.com](#); [viktor262@aol.com](#); [courtneyyounce@gmail.com](#); [rickpelaeza@gmail.com](#); [Orit Beilis](#)  
**Cc:** [Thuy Turner](#); [Saiphoo, Cyril](#); [broadviewparkcivic@gmail.com](#)  
**Subject:** SDS Development & Trust  
**Date:** Thursday, July 20, 2023 7:08:59 PM  
**Attachments:** sds aerial.pdf

---

Good Evening –

Please be advised that I represent SDS Development & Trust, LLC. SDS owns the property that is located at 1417 S State Road. The property is currently developed with a retail shopping center. An aerial depicting the property is attached hereto.

The property is currently split-zoned. This is depicted in the aerial. The frontage of the property adjacent to US 441 has B-3 Zoning and the rear half of the property has B-2 Zoning. My client is proposing to re-zone the back half of the property from B-2 to B-3. An application has not yet been filed with the County. Re-zoning the rear of the property to B-3 will make the zoning will match the front of the property and the zoning will match the zoning the surrounding area. The properties across US 441 are currently zoned B-3, the property to the south of my client's property is zoned B-3 and the properties north of my client's property, north of SW 14<sup>th</sup> Street are also zoned B-3. In addition, SW 28<sup>th</sup> Terrace serves as an additional buffer between the property and your neighborhood.

No redevelopment of the shopping plaza is proposed. The re-zoning is proposed to make the property compatible with its surrounding zoning.

We would like an opportunity to address your Board to see if you have any questions or comments about the planned re-zoning. I know that your Association is not having any formal meetings until September but my client would like to make a presentation to your Board of Directors in the near future. Perhaps this could occur at a special set meeting of the Board. I was thinking that, if Board Members were not present, then we could have a virtual meeting via Zoom or some other method. Then, if you wanted us to make a presentation to all of the members of the Association we could also do that at a special meeting.

I look forward to hearing from you and look forward to speaking to you all.

Sincerely,

Rod

*Rod A. Feiner, Esq.*  
Coker & Feiner  
1404 South Andrews Avenue  
Fort Lauderdale, Florida 33316  
Telephone: (954) 761-3636  
Facsimile: (954) 761-1818  
[rafeiner@coker-feiner.com](mailto:rafeiner@coker-feiner.com)



