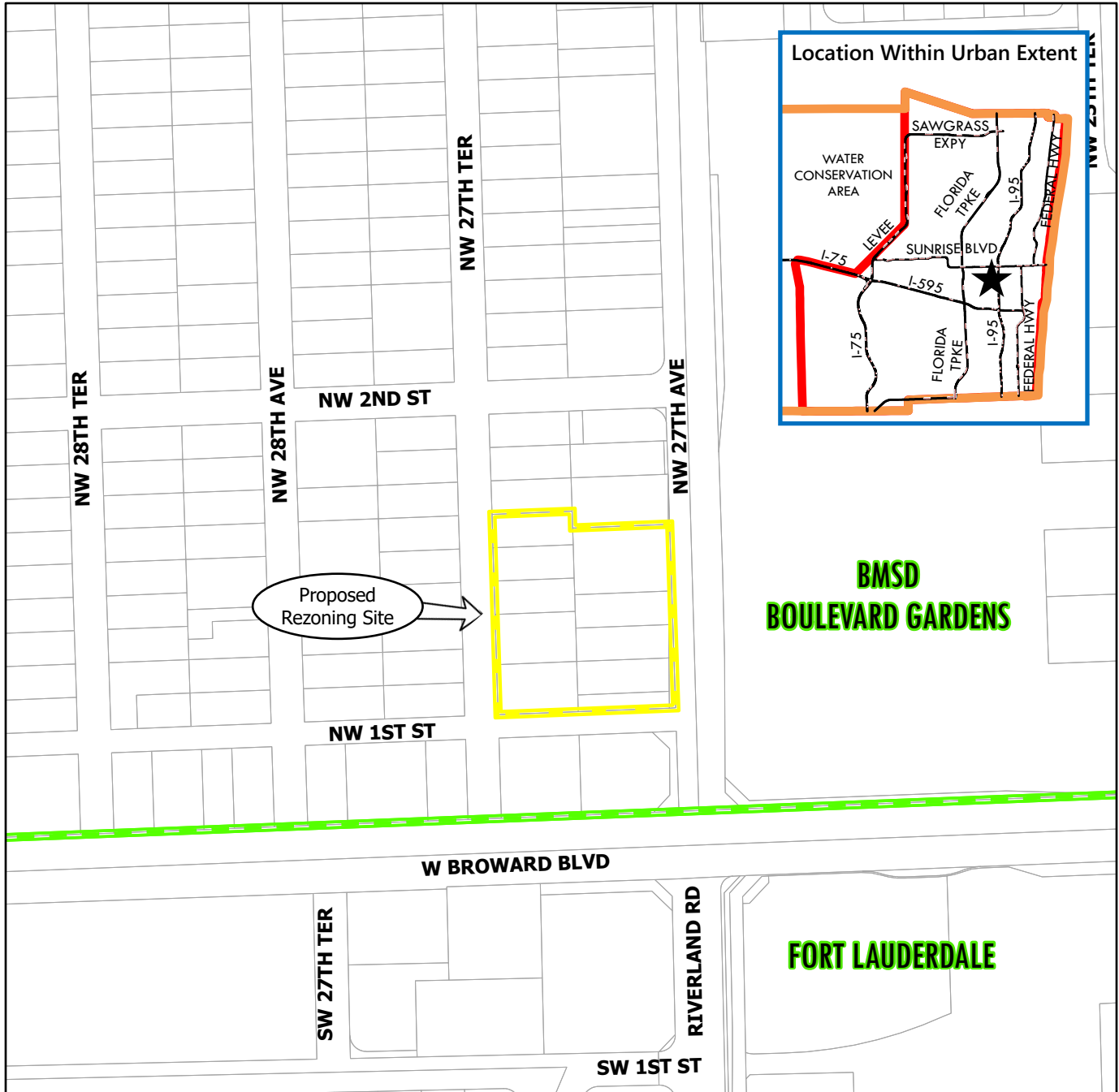









# Rezoning 24-Z2 Site Location Map

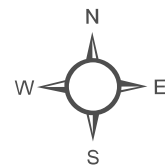


**BMSD  
BOULEVARD GARDENS**

**FORT LAUDERDALE**

-  Municipal Boundary
-  Broward County Urban Extent Boundary
-  Broward County Boundary
-  Site: 17 NW 27th Ave

 Site Location Within Urban Extent

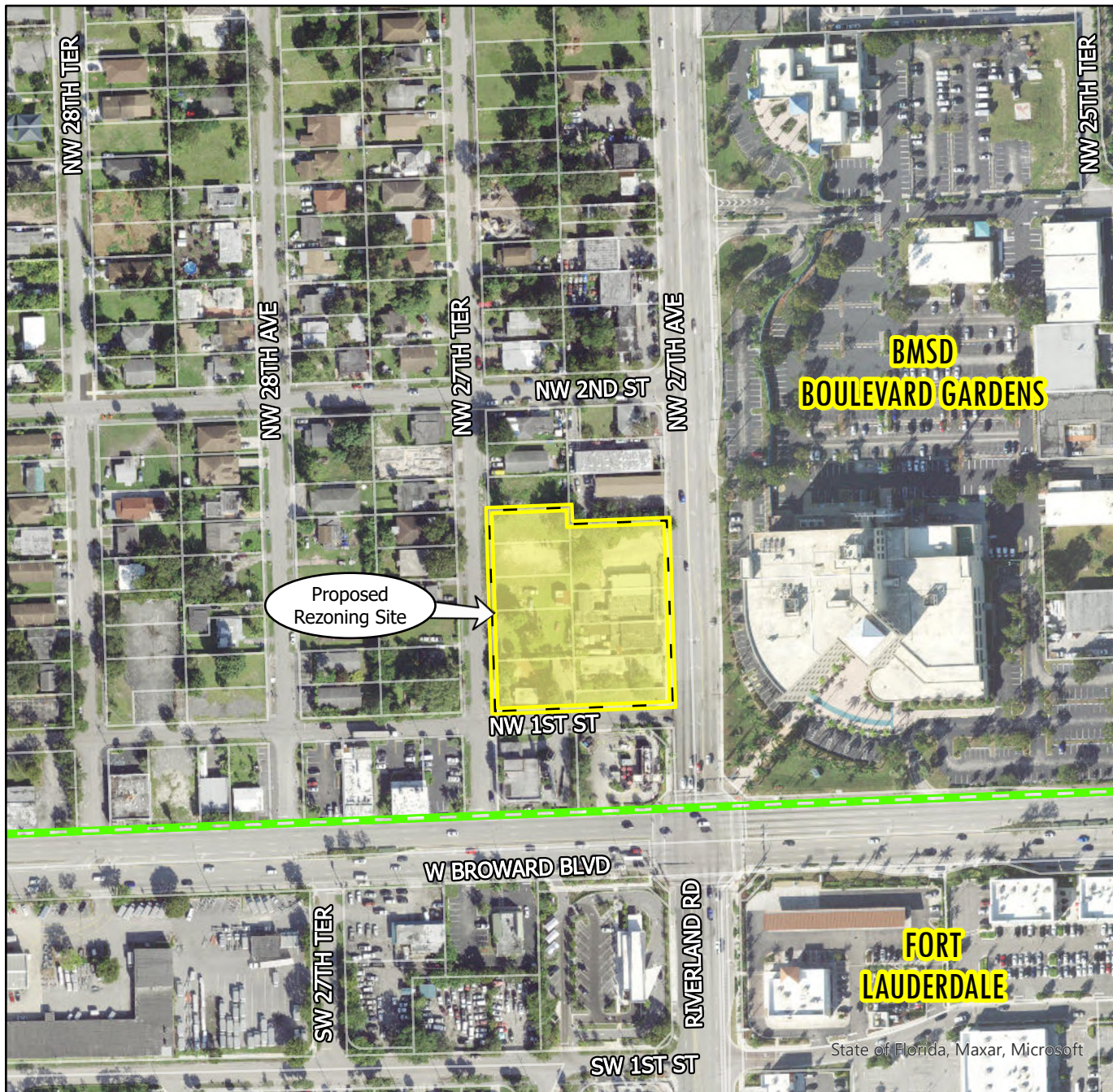




Prepared by: Urban Planning Division  
Resilient Environment Department

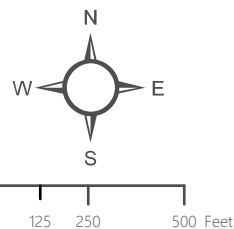
This map is for conceptual purposes only and should not be used for legal boundary determinations.



# Rezoning 24-Z2 Aerial Map

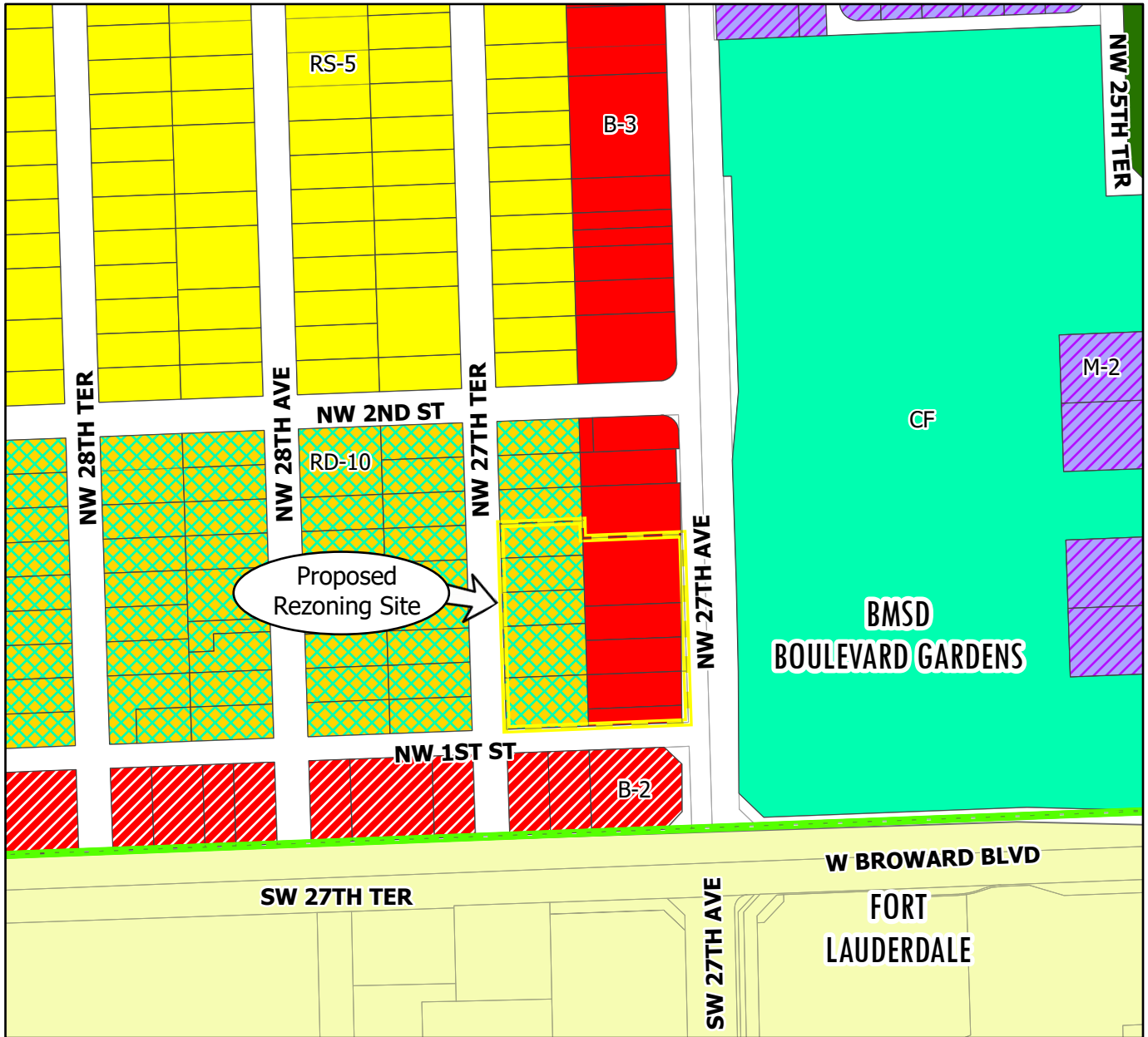


-  Municipal\_Boundary
-  Site: 17 NW 27th Ave

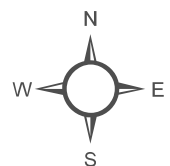




Rezoning 24-Z2  
Current Zoning



- Site: 17 NW 27th Ave
- Municipal\_Boundary
- Fort Lauderdale Zoning - North West Regional Activity Center
- B-2: General Commercial Business
- B-3: Intense Commercial Business
- CF: Community Facilities
- M-2: General Manufacturing and Industrial
- RD-10: Duplex/Attached One-Family, 10 DU/Acre
- RS-5: One Family Detached, 5 DU/Acre
- S-2: Open Space and Public Recreation

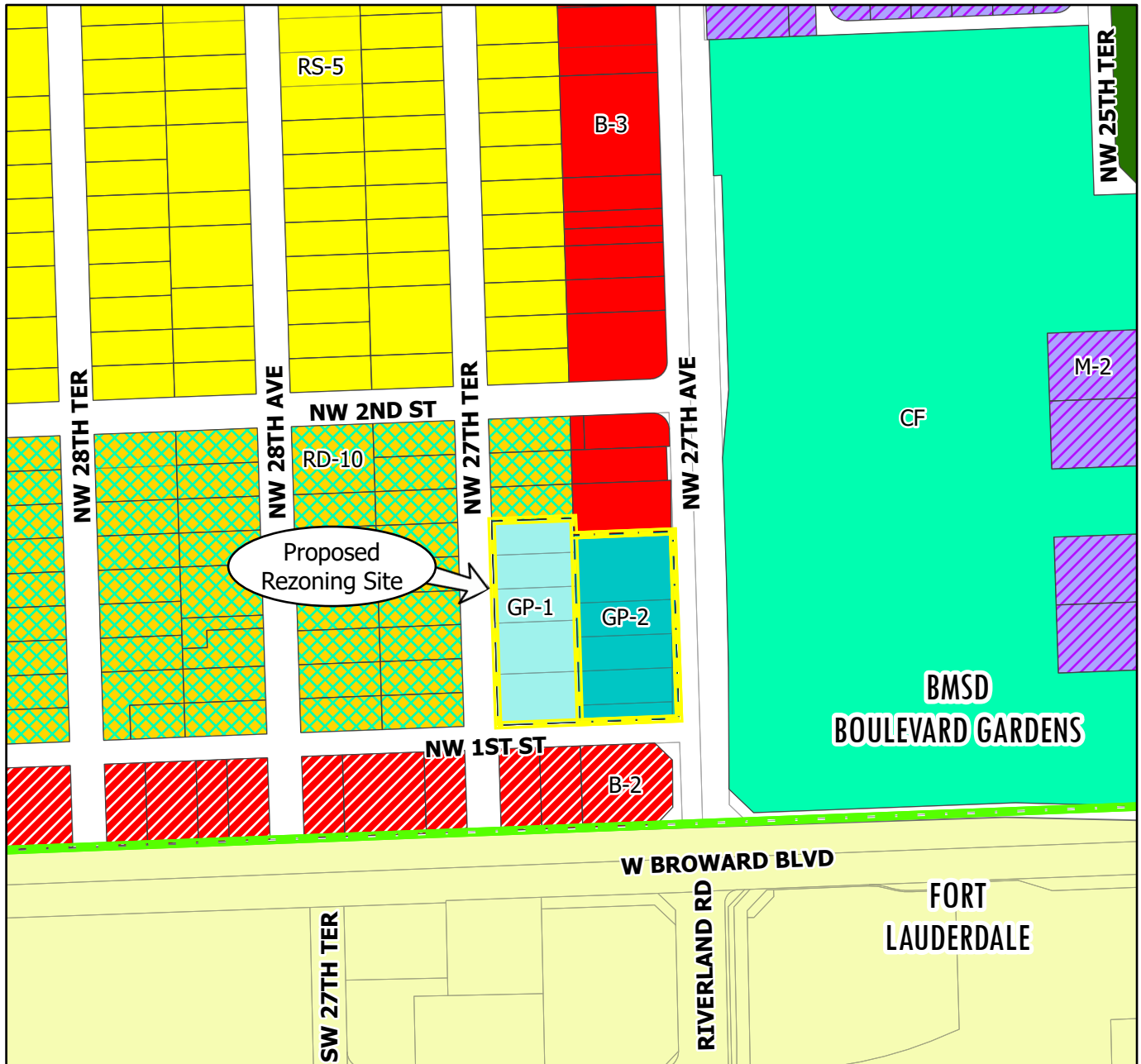


Prepared by: Urban Planning Division  
Resilient Environment Department

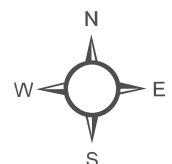
This map is for conceptual purposes only and should not be used for legal boundary determinations.



# Rezoning 24-Z2 Proposed Zoning



- Municipal\_Boundary
- Site: 17 NW 27th Ave
- Fort Lauderdale Zoning - North West Regional Activity Center
- B-2: General Commercial Business
- B-3: Intense Commercial Business
- CF: Community Facilities
- M-2: General Manufacturing and Industrial
- RD-10: Duplex/Attached One-Family, 10 DU/Acre
- RS-5: One Family Detached, 5 DU/Acre
- S-2: Open Space and Public Recreation
- GP-1: Garden Park Neighborhood
- GP-2: Garden Park Corridor

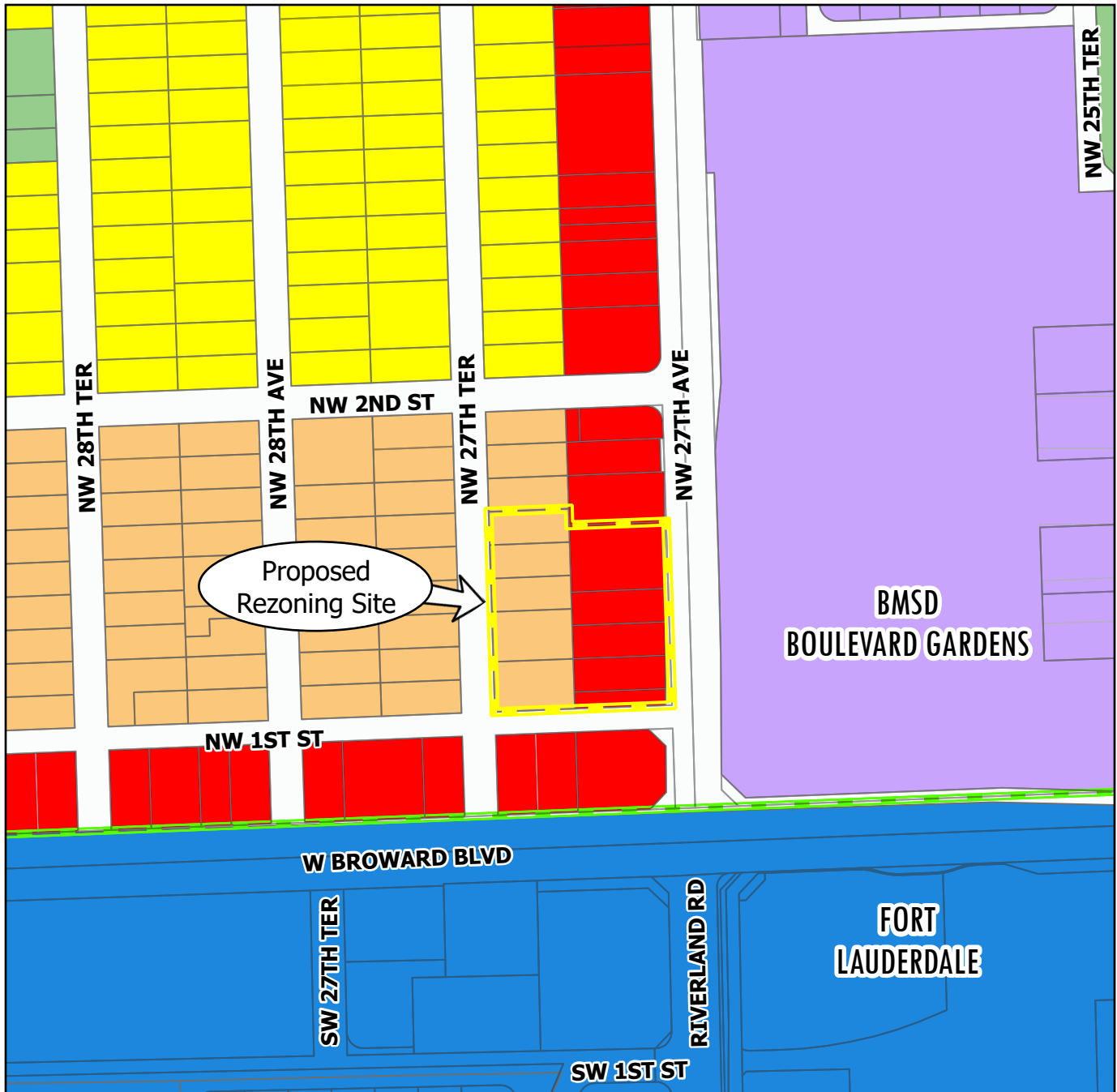


Prepared by: Urban Planning Division  
Resilient Environment Department

This map is for conceptual purposes only and should not be used for legal boundary determinations.



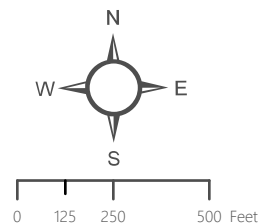
# Rezoning 24-Z2 Broward Municipal Services District Future Land Use



- Site: 17 NW 27th Ave
- Municipal\_Boundary
- Fort Lauderdale - Regional Activity Center
- Low (5) Residential
- Low-Medium (10) Residential
- Commercial
- Industrial
- Recreation & Open Space
- Right of Way

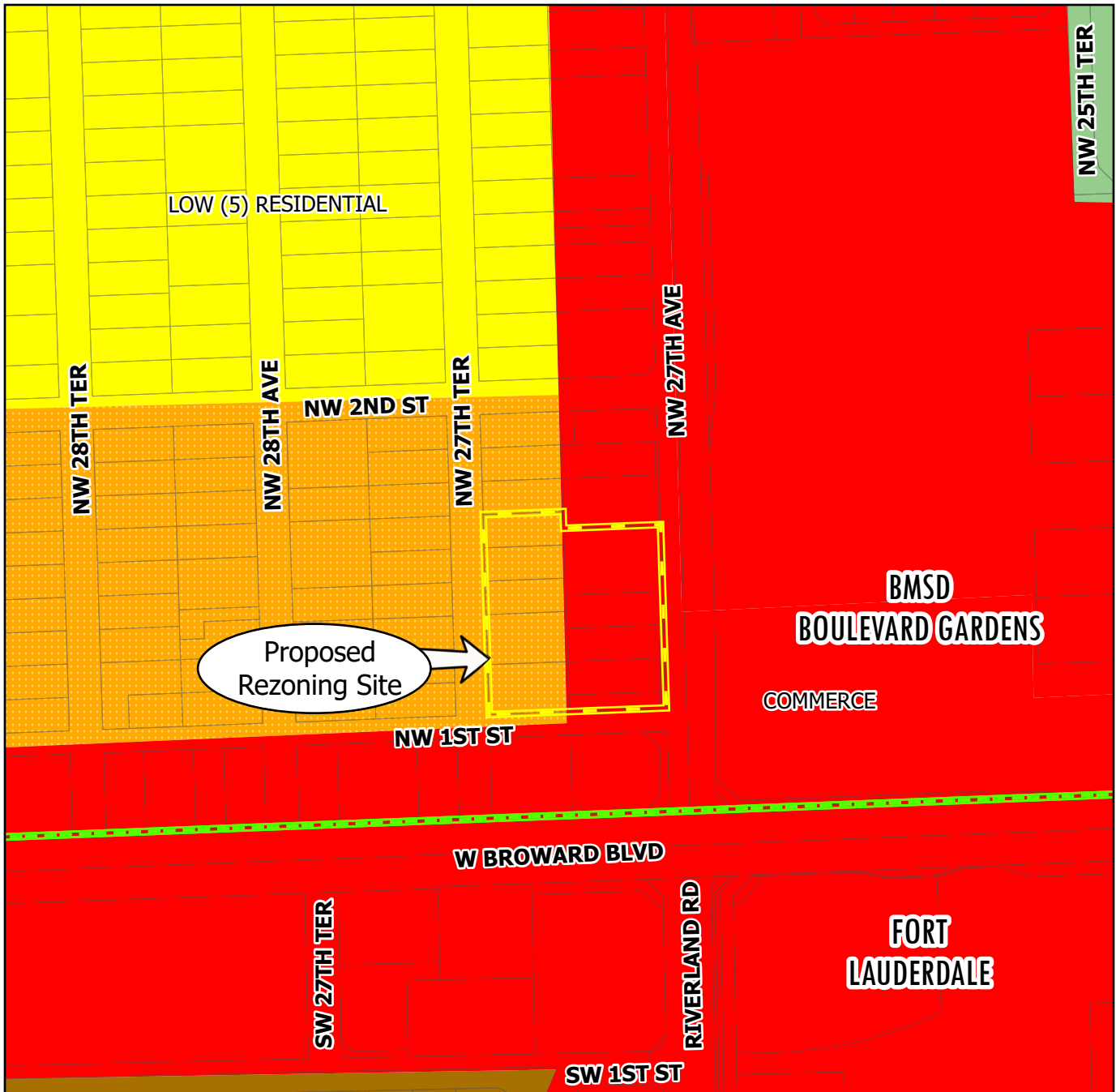
Prepared by: Urban Planning Division  
Resilient Environment Department

This map is for conceptual purposes only and should not be used for legal boundary determinations.





# Rezoning 24-Z2 Broward County Land Use Plan Future Land Use

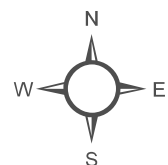


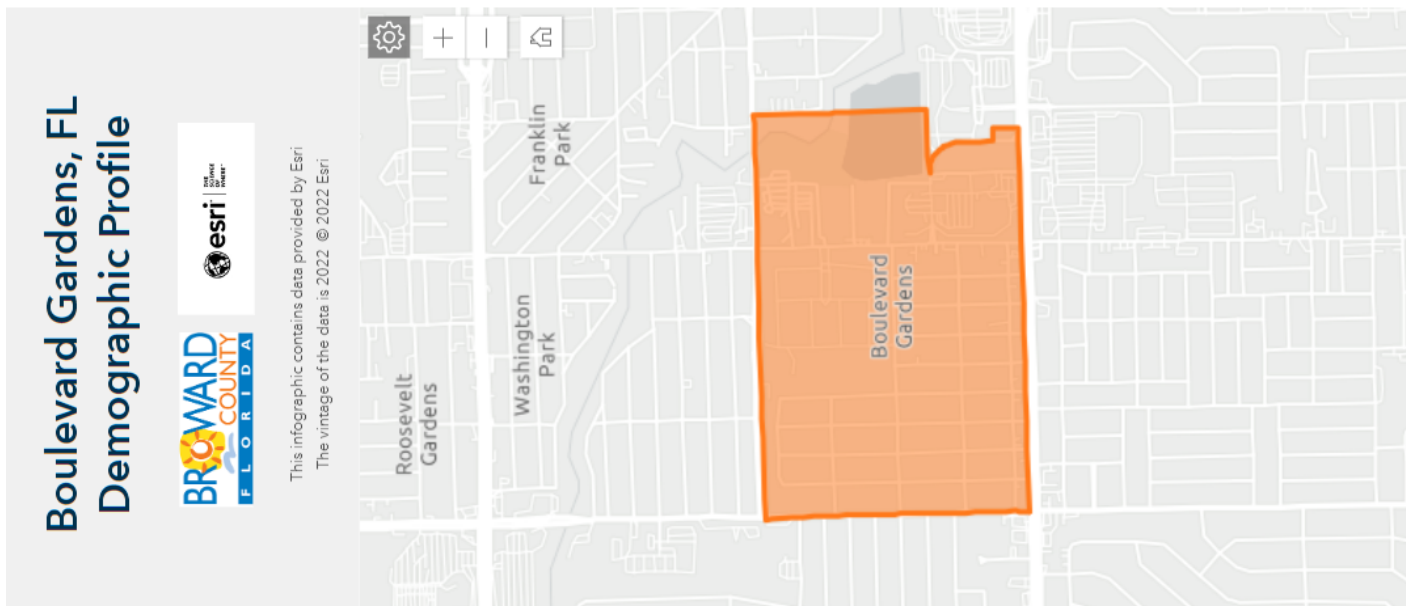
- Site: 17 NW 27th Ave
- Municipal\_Boundary

- Recreation and Open Space
- Low (5) Residential
- Low-Medium (10) Residential
- Medium-High (25) Residential
- Commerce

Prepared by: Urban Planning Division  
Resilient Environment Department

This map is for conceptual purposes only and should not be used for legal boundary determinations.





**1,466**  
Total Population

**731**  
Male

**746**  
Female

**\$187,298**  
Median Home Value

**\$43,351**  
Median Household Income

**12.1%**  
Unemployment Rate

**430**  
Total Households

**263**  
Homeowners

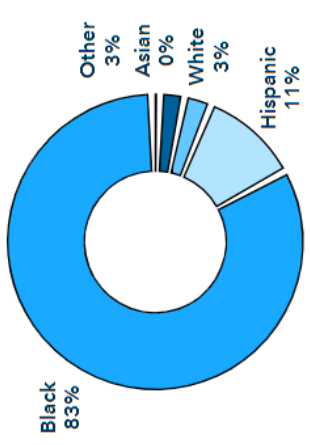
**167**  
Renters

**32**  
Wealth Index

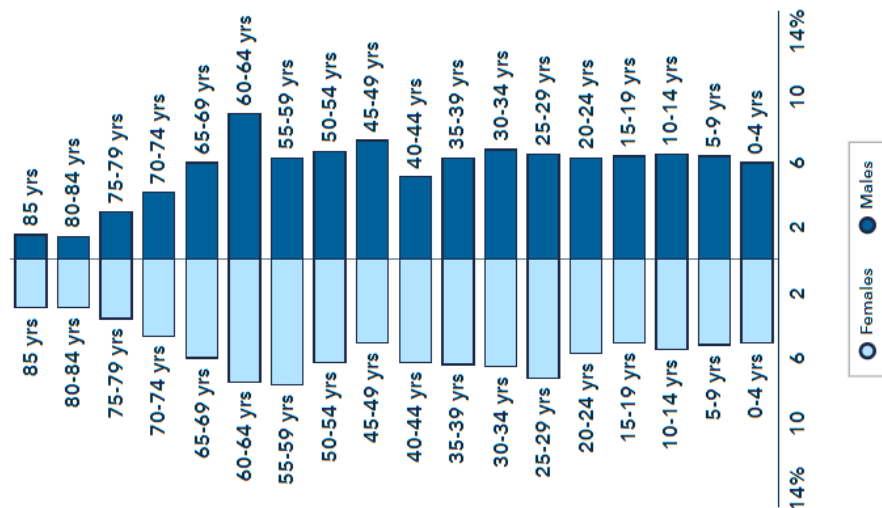
**114**  
Housing Affordability

**43**  
Diversity Index

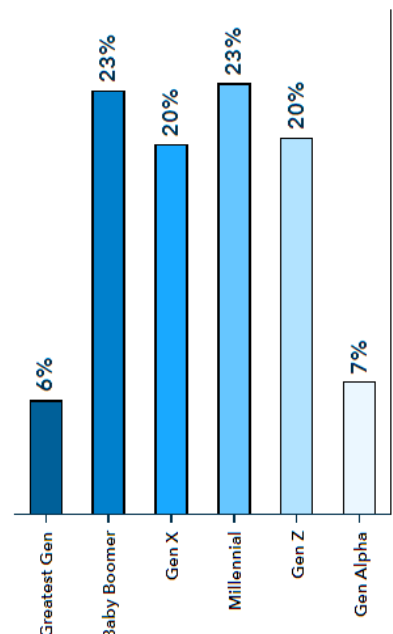
**Race & Ethnicity**



**Population by Age**



**Population by Generation**



REZONING APPLICATION 24-Z2 – BMSD  
Comments Due: February 22, 2024

The Broward County Urban Planning Division (UPD) staff has reviewed proposed rezoning application 24-Z2. The subject site comprises approximately 1.71 acres and is in the Broward Municipal Services District (BMSD).

The amendment proposes:

*Existing Designation:* 0.88 Low-Medium (10) Residential  
0.83 acres of Commercial

*Proposed Designation:* 0.88 acres of Garden Park Corridor District (GP-2)  
0.83 acres of Garden Park Neighborhood District (GP-1)

*Estimated Net Effect:* **Addition of 92 Dwelling Units**

[A total of eight (8) dwelling units are currently permitted by the Broward County Land Use Plan; this request represents an increase of 92 dwelling units for a total of 100 dwelling units.]

Reduction of 0.83 acres of Residential duplex and attached one-family dwelling districts (RS-10)

Reduction of 0.88 acres of Intense Commercial Business District (B-3)

### Affordable Housing

The Urban Planning Division (UPD) staff reviewed the application and determined that it is not subject the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document as the proposed amendment will add less than 100 units to the BCLUP.

Amendments that propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP 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. A total of eight (8) residential units are currently permitted by the BCLUP. This request represents an increase of 92 dwelling units; therefore, it is not subject to Policy 2.16.2.

The proposed development is within the Boulevard Gardens neighborhood of the Broward Municipal Services District (BMSD) and is a part of the Central County CRA. The applicant states that this request implements various policies and strategies of the Broward County's Comprehensive Plan BMSD Element, such as assisting Central County



REZONING APPLICATION 24-Z2 – BMSD  
Comments Due: February 22, 2024

residents with securing affordable housing and utilizing the Affordable Housing Density Bonus Program.

The Comprehensive Plan Housing Element addresses the County’s desire to provide an adequate supply of housing opportunities countywide, by offering current and future residents with innovative choices in housing type, affordability, and sustainable design standards for all income levels. Staff has determined that this application supports the following Goal, Objectives and Policies of the Broward County Housing Element:

**GOAL** – Support the provision and maintenance of quality, healthy, affordable, and safe homes in a variety of types, sizes, and locations throughout the County at affordable costs to meet the needs of the current and future residents, businesses, and visitors of Broward County.

**OBJECTIVE H1**– Provide, Preserve and Maintain Affordable Housing

Preserve and extend the life of existing rental and owner-occupied housing and eliminate substandard housing.

**POLICY H1.3** Broward County shall continue to maintain land development codes that reduce the cost of new housing units affordable to very low, low, and moderate-income households through waiver of impact, concurrency, and application fees for projects that:

1. Designate dwelling units for very low and low incomes;
2. Dedicate land for affordable housing;
3. Dedicate money in lieu of land or designate dwelling units for very low and low income;
4. Allocate flexibility units; and
5. Use density bonuses.

**POLICY H1.5** Broward County shall facilitate the development of very low, low, and moderate-income housing on sites within a ¼ mile walking distance to premium transit, employment, and educational opportunities through the County’s “Affordable Housing Density Bonus Program.”

**POLICY H1.7** Broward County shall support the affordable housing requirements of Broward County Land Use Plan (BCLUP) Policy 2.16.2 and Article 5 of the Administrative Rules Document for amendments to the BCLUP which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP.

**OBJECTIVE H2** – Address Homelessness Through Affordable Housing

Recognize and address the needs of its present and future homeless populations by implementing strategies set forth in the “A Way Home Plan” Broward County’s Ten-Year Plan to End Homelessness.”

REZONING APPLICATION 24-Z2 – BMSD  
Comments Due: February 22, 2024

**POLICY H2.6** Broward County shall encourage converting and/or developing vacant, underutilized, or surplus lands and properties into affordable housing, including single rooms intended for occupancy as separate living quarters, at appropriate locations.

Although Policy 2.16.2 does not apply to this project, the applicant states that the proposed 100 dwelling units will be restricted to low-income affordable housing units. Further, at least 80% of the units will be occupied by persons 55 years of age or older. The applicant is advised that the voluntary commitment to provide age-restricted, affordable housing units is subject to the execution and recordation of two (2) separate agreements with Broward County, acceptable to the County Attorney's Office, one of restricts the additional 100 dwelling units as low-income affordable housing units for a period of 30 years and the other designating at least 80% of the proposed units to residents 55 years of age or older.

SMC:HEC

Resilient Environment Department (RED)

Review and Comments on

Proposed Broward County Re- zoning

**For:** Broward County Urban Planning Division

**Applicant:** Nicole Rojo

**Petition No:** 24-Z2

**Jurisdiction:** Broward Municipal Services District (BMSD)

**Size:** 1.71 ACRES

**Existing Land Use Designation:** Low-Medium (10) Residential; (RD-10-Duplex/Attached one-Family, 10 units per acre). Commercial (B3).

**Current Future Land Use Designation:** Low-Medium Residential (GP-1)/ Commerce (GP-2).

**Effect of Proposed Change:** The proposed rezoning facilitates 100 units or less, elderly low-income apartments.

**Location:** Boulevard Gardens 10-110 NW 27<sup>th</sup> Terrace and 9-17 NW 27<sup>th</sup> Avenue. Folio number 504205131780, 504205131620, 504205131770, 504205131750, 504205131760, 504205131730, 504205131651, 504205131640, 504205131660, and 504205131650.

**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: N/A

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

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

The list of known contaminated sites (from RED's GIS Database of Contaminated Locations in Broward County) has been reviewed. There are **two (2)** listed contaminated site 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.

Furthermore, since the subject plat is within one-quarter mile of known contaminated sites, 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 Environmental Permitting Division (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>. (DV 3/5/24)

**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]

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

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

There is one (1) active solid waste facility located within one mile of the proposed amendment location. (AR 2/22/2024)

**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:

**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 wetland concerns at this location.

**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: Properties are located in a VE Zone. FEMA 2014 and 2024 have a BFE = 8 ft NAVD

Any future redevelopment on these properties 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, 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 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 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 EPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are fifteen (15) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the fifteen (15) facilities, twelve (12) are hazardous material facilities, one (1) storage tank facility and two (2) hazardous material and storage tank facility. (VP 02/21/24)

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

No \_\_\_\_\_ Yes  -

(If yes, please include location map and explain)

Facilities within the subject property proximity that use, handle, generate or store Hazardous Materials can leak through the soil and travel underground and contaminate our drinking water source.

**COULD ENVIRONMENTAL FACTORS FROM HAZARDOUS MATERIAL AND STORAGE TANK FACILITIES HAVE AN IMPACT ON THE SUBJECT PROPERTY AND ITS PROPOSED USES?**

No \_\_\_\_\_ Yes  -

If yes, please explain:

Facilities within the subject property proximity that use, handle, generate or store Hazardous Materials can leak through the soil and travel underground and contaminate our drinking water source.

**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 adjacent to, or within ¼ mile within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. (VP 02/21/24)

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

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

If yes, identify which zone:

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

No \_\_\_\_\_ Yes  -

If yes, please explain:

Facilities within the subject property proximity that use, handle, generate or store Hazardous Materials can leak through the soil and travel underground and contaminate our drinking water source.

**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 02/21/24)

### **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 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 as well as bike storage facilities, and the use of pedestrian-friendly designs which would include native tree shaded areas.

There is one (1) air permitted facility located within half a mile of the proposed rezoning site, which has not had air quality complaints. There are no facilities in the area with existing or potential odor or noise problems. (AR 2/16/2024)

**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 amendment site.

[Check map at:

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

**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(s) 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, 2.27.1, 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 project.

The proposed rezoning request is not expected to have an impact on marine or riverine resources related to CP Objective CM4 and Policies C.7.6, C.7.7, C.7.8; 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, 3.3.9, 3.3.12.

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 request. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

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 rezoning property is not along the coast.

**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 only covered by 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 take those actions into consideration through the application, design, permitting and construction process. The Department asks that the Applicant strongly consider CCAP Actions not limited to HC 26, HC 30, HC 34, NS 124; and RCAP Recommendations and Strategies not limited to PH-3.1, PH-3.3, WS-17.1 shall be considered by the applicant.

The Resilient Environment Department also recommends review of the Future Conditions Map Series (Plate WM 2.1 – Future Conditions Average Wet Season Groundwater Elevation Map, and Plate WM 13.1 – Future Conditions 100-Year Flood Elevation Map), and their use as required by Broward County Code of Ordinances for permitting and design of the proposed site. The projections for future flooding and ground water elevations enhances the risk of this property and its intended life span and should be thoughtfully considered during the design and permitting process so that resilient construction is ensured.

**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     X      
Increase \_\_\_\_\_ Decrease   X   in Water Recharge Capabilities

Please explain: The proposed rezone allows for 82.9 percentage of impervious area on the property. Based on current and proposed rezoning designations, the development resulting from the proposed rezone designation could potentially result in an increase of 15.4% 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 new multi-family unit 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.

**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:



# Coastal Archaeology & History Research, Inc.

*Cultural Resource Consulting*

Thursday, February 22, 2024

Heather Cunniff  
Planning Section Supervisor,  
Urban Planning Division  
1 North University Drive, Suite 102A  
Plantation, Florida 33324  
954-357-5657

Re: Comments for Rezoning - Historical Review  
Application 24-Z2  
BCPA ID#: 504205131780, -620, -770, -750, -760, -730, -651, -640, -660, -650.

Dear Heather Cunniff.,

I have had an opportunity to review materials relative to Rezoning Application 24-Z2, Broward County property folio(s): 504205131780, -620, -770, -750, -760, -730, -651, -640, -660, -650.

- A. In my capacity as the County's archaeological consultant, based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), it is my determination 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. The subject property is located within the jurisdiction of Broward County's historic preservation ordinance (B.C. Ord. 2014-32). Pursuant to B.C. Ord. 2014-32, Section 5-536.5(g), if, "in the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be discontinued," and the property owner shall notify the County Historic Preservation Officer of the discovery and undertake certain additional actions.

Contact: Rick Ferrer, Historic Preservation Officer  
Planning and Development Management Division  
115 S. Andrews Avenue, Room 329K  
Fort Lauderdale, Florida 33301  
Tel.: (954) 357-9731  
Email: [referrer@broward.org](mailto:referrer@broward.org)

- C. If, in the event that 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>

Please contact me if you have any questions or if you would like additional information regarding these comments.

Sincerely,



Matthew A. DeFelice, M.A., President  
Coastal Archaeology & History Research, Inc.

In capacity as:

County Archaeological Consultant  
Planning and Development Management Division  
115 S. Andrews Ave, Room 329K  
Fort Lauderdale, Florida 33301  
Tel.: (954) 357-5506  
Email: mdefelice@broward.org

Cc: Rick Ferrer, Historic Preservation Officer, Planning and Development Management Division



PROJECT ADDRESS: 17 NW 27th Ave

Date request was received:1/16/2024

DRC CASE#: N/A

Project Name: 17 NW 27th Ave

IF NO DRC CASE NUMBER PROVIDED, WATER & SEWER AVAILABILITY LETTER TO BE PROVIDED UPON PAYMENT OF ENCLOSED A/R INVOICE.

**\*\*\*\*\*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) .....\$1018
- Modifications to small project that require capacity re-analysis.....\$1018
- Water and Sanitary Sewer Capacity Allocation Letter (Large Project) .....\$2,544
- Modifications to large project that require capacity re-analysis.....\$2,544
- Revision.....\$0

**PUBLIC WORKS DEPARTMENT**

100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301  
TELEPHONE (954) 828-5772, FAX (954) 828-5074

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January 30, 2024

Nicole Rojo  
Landmark Development Corp.  
3050 Biscayne Blvd. Suite 300  
Miami FL, 33137

Subject: **WATER AND WASTEWATER CAPACITY AVAILABILITY LETTER**  
**17 NW 27th Ave – DRC Case No. N/A**  
**17 NW 27th Ave, UNINCORPORATED FL 33311**

Dear Nicole Rojo,

According to the information submitted, the project consists of a 100-Unit residential building. There are proposed water and sewer connections to City of Fort Lauderdale (City) utilities along NW 27<sup>th</sup> Ave. This project lies within the City's Pump Station (PS) A-35 basin and will increase the average day water demand by approximately 0.0119 million gallons per day (MGD) and the average day sewer demand by approximately 0.0104 MGD. The sewer infrastructure requires improvements to meet the increased demand of the proposed project. Master permit will not be issued for this site until the sanitary sewer system improvements are constructed, certified, and in service.

The determination of capacity availability is based upon an analysis of the City's water and sewer system models, 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 "reserved" for this project until development permit approval has been achieved and all fees have been paid. Once the development permit has been received for this project, the city shall reserve the necessary capacity to serve the development.

If there are changes to the proposed development after issuance of this capacity availability letter, and/or before development permit approval has been received, the Owner or Owner's authorized representative for the subject project must submit a revised request based on the updated plans.

If, at the time of building permit application, there are changes to the proposed development that require a new development permit or an amendment to an existing development permit which result in a change of the water and sewer demand, the City shall re-evaluate the availability of capacities and a new letter shall be obtained. If sufficient capacities for the increased demand 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 a development permit is not approved within one year of this letter being issued, the information contained in this letter will expire and a new letter shall be required prior to development approval.

If a development permit is not approved within one year of this letter being issued, the information contained in this letter will expire and a new letter shall be required prior to development approval.

**PUBLIC WORKS DEPARTMENT**

100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301  
TELEPHONE (954) 828-5772, FAX (954) 828-5074

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Roberto Betancourt".

Roberto I. Betancourt, P.E.  
Program Manager  
Utility Modeling & Capacity Administration

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

17 NW 27th Ave – DRC Case No. N/A  
17 NW 27th Ave, UNINCORPORATED FL 33311

**PROJECT AND DESCRIPTION**

The project consists of a 100-Unit residential building.

**DESCRIPTION OF EXISTING UTILITIES**

**Water:** The site is currently served by an 8-inch water main along NW 27<sup>th</sup> Ave, east of the project site. See Figure 1.

**Wastewater:** The site is currently served by an 8-inch gravity sewer main to the east of the project site along NW 27<sup>th</sup> Ave. See Figure 2.

**Pumping Station:** The site is served by PS A-35 which is located along NW 27<sup>th</sup> Ave.

**SUMMARY OF ANALYSIS AND REQUIRED ACTION**

The sewer infrastructure requires improvements to meet the increased demand of the proposed project, see Figure 3. The proposed water infrastructure has the capacity to support the proposed development. Master permit will not be issued for this site until the sanitary sewer system improvements are constructed, certified, and in service.

**PUBLIC WORKS DEPARTMENT**

100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301  
TELEPHONE (954) 828-5772, FAX (954) 828-5074

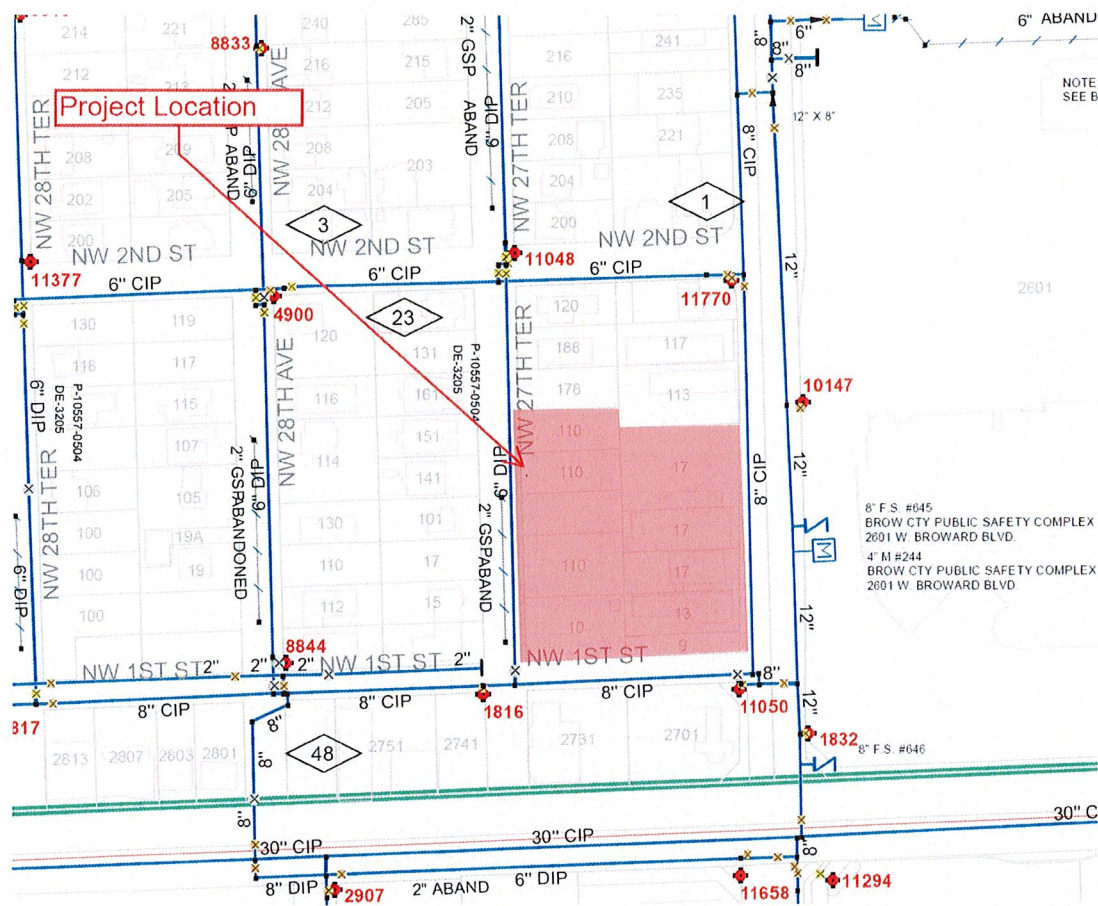
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Figure 1 – City Water Atlas



**PUBLIC WORKS DEPARTMENT**

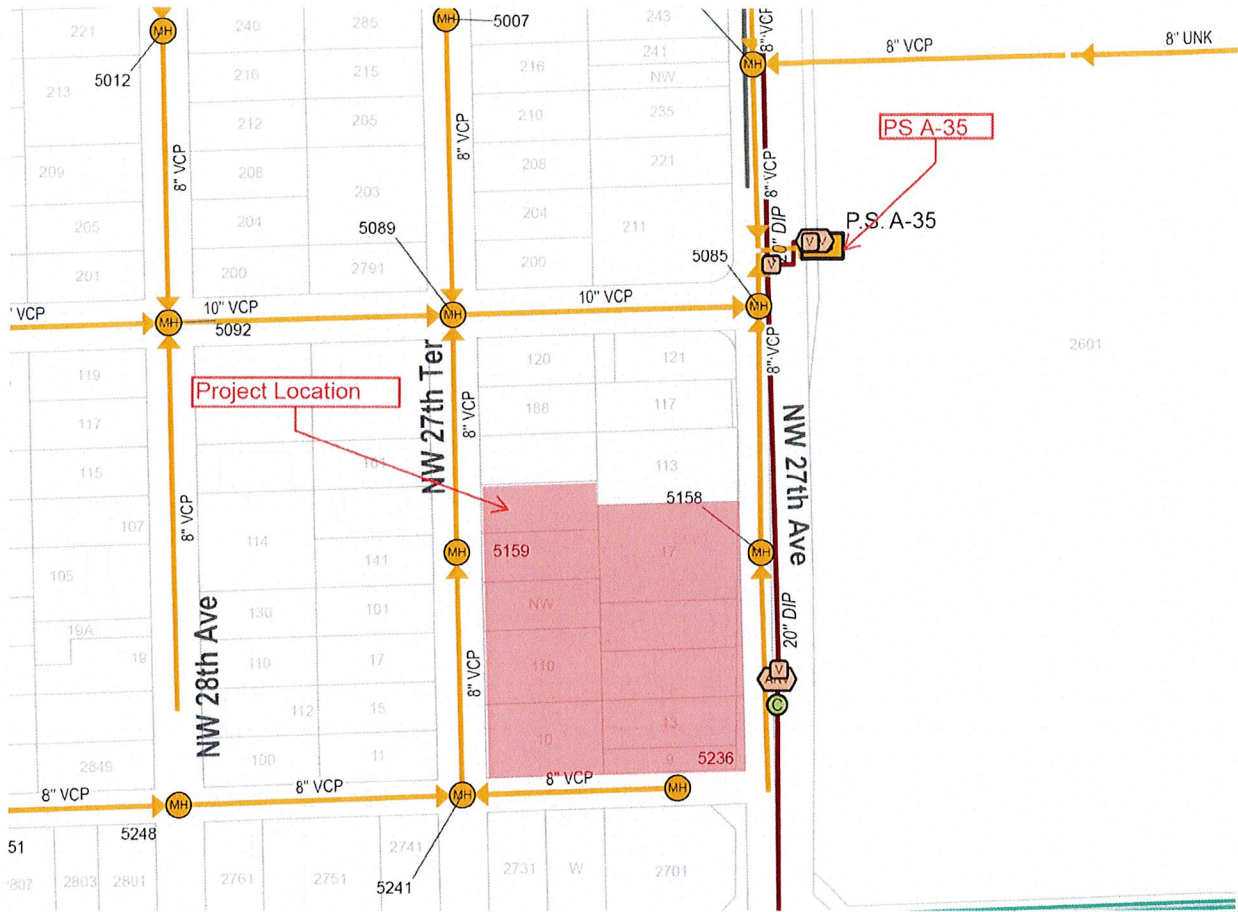
100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301  
TELEPHONE (954) 828-5772, FAX (954) 828-5074

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Figure 2 – City Sewer Atlas



**PUBLIC WORKS DEPARTMENT**

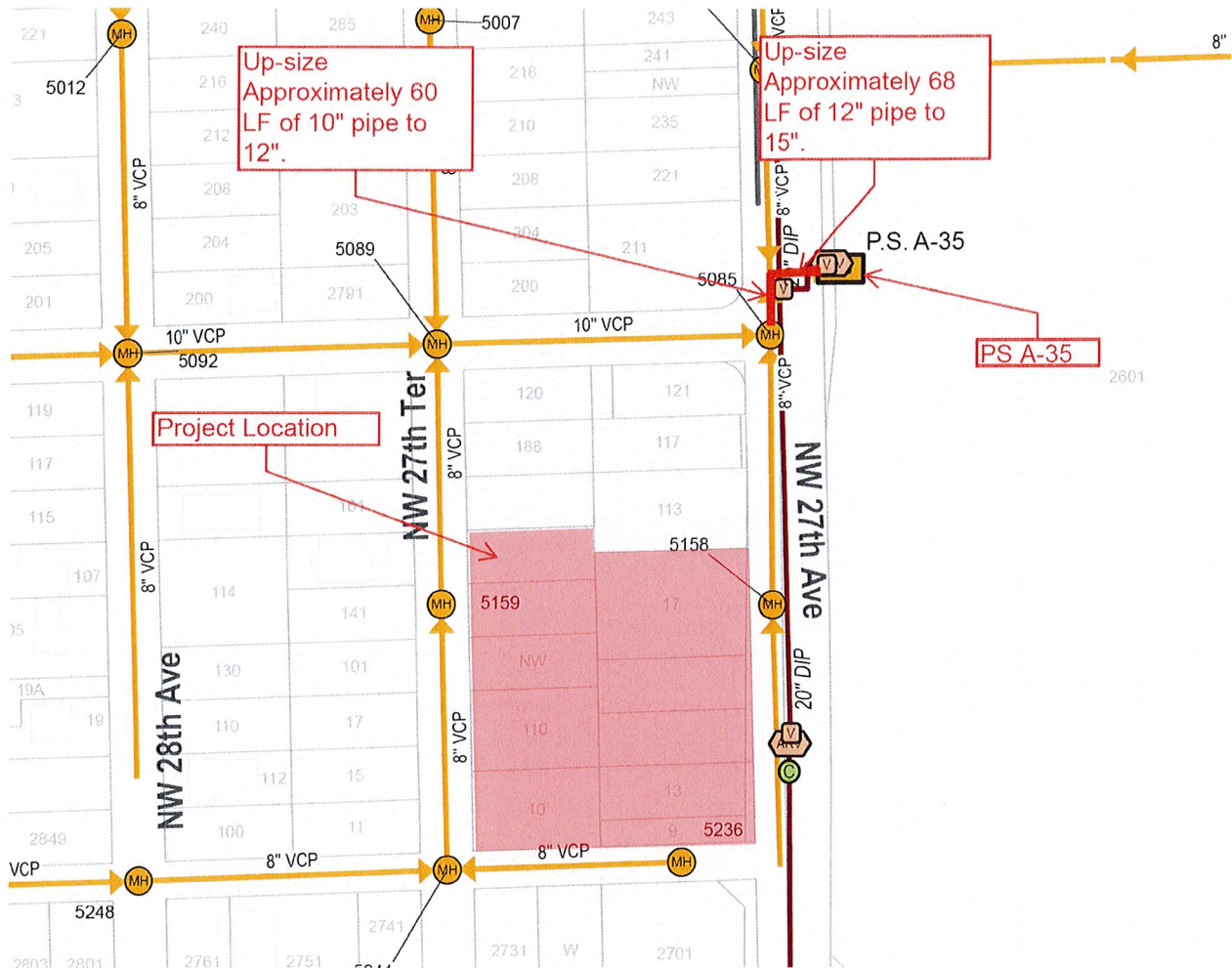
100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301  
TELEPHONE (954) 828-5772, FAX (954) 828-5074

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**Figure 3 – Required Sewer Improvements**



**PUBLIC WORKS DEPARTMENT**

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TELEPHONE (954) 828-5772, FAX (954) 828-5074

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**WATER CAPACITY ANALYSIS**

**Requested Demand:** Based on the applicant’s site plan and building use information, the estimated average day potable water demand is approximately 17217 gallons per day (GPD), which equates to 0.0172 MGD. Average day water use demands are calculated by reducing the calculated max day water use demands by a factor of 1.18. The max day water use demands are calculated using the City’s Guidelines for the Calculations of Sanitary Sewer Connection Fees and are based on City Ordinance No. C-19-29.

**Evaluation of impact on existing distribution pipe:** According to the site plan, the applicant is proposing to utilize the 8-inch water main along NW 27<sup>th</sup> Ave. The InfoWater hydraulic model was analyzed to determine the impact of this project on the existing system.

**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 36.86 MGD. The previously committed demand from development projects in the permitting or the construction stage is 5.58 MGD. Combining these figures with the demand from the proposed project of 0.0172 MGD, the required production would be 42.46 MGD. This is less than the allowable withdrawal limit of 52.55 MGD. Therefore, the water plants have sufficient capacity to serve this project. See Figure 4 below.

**Recommended Water Infrastructure Improvements:** No improvements required.

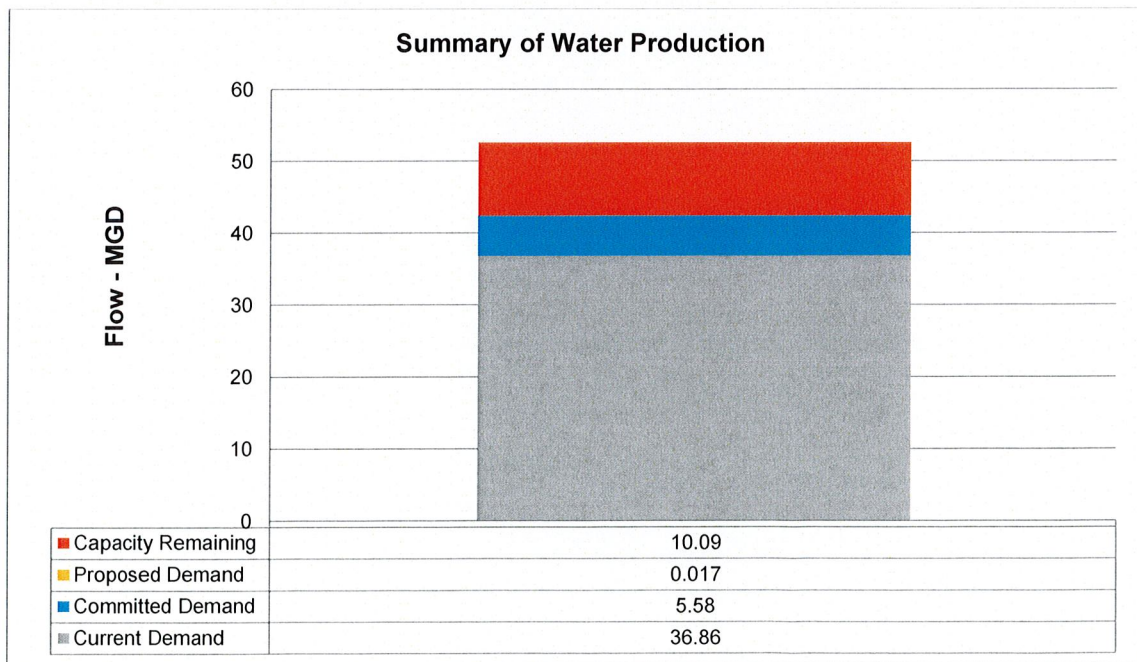


Figure 4

**PUBLIC WORKS DEPARTMENT**

100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301  
TELEPHONE (954) 828-5772, FAX (954) 828-5074

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**WASTEWATER CAPACITY ANALYSIS**

**Requested Demand:** Based on the applicant's site plan and building use information, the estimated average day sewer use demand is approximately 11851 GPD, which equates to 0.0119 MGD. Average day sewer use demands are calculated using the City's Guidelines for the Calculations of Sanitary Sewer Connection Fees and are based on City Ordinance No. C-19-29.

**Evaluation of impact on existing collection pipe:** According to the site plan, the applicant is proposing to utilize the 8-inch gravity sewer main to the east of the project site along NW 27<sup>th</sup> Ave. Accounting for existing flows and based on the tools and information available to the City staff, it has been calculated that the pipes downstream of the proposed development will flow greater than the City's governance plan threshold of 70% during peak flows. Therefore, the pipes downstream of the development will need to be up-sized in order to be below 70% full. See figure 3.

**Evaluation of impact on pumping station:** PS A-35 has a duty point of 550 gallons per minute (GPM) and has a Nominal Average Pumping Operating Time (NAPOT) of approximately 4.35 hours per day. Based on projected sewage flows, the pumping run times would increase approximately 22 minutes per day. There are no other committed flows within the PS A-35 basin. PS A-35 will have a NAPOT of 4.71 hours once the proposed development is complete, less than the recommended average of 10 hours per day. See Figure 5 below.

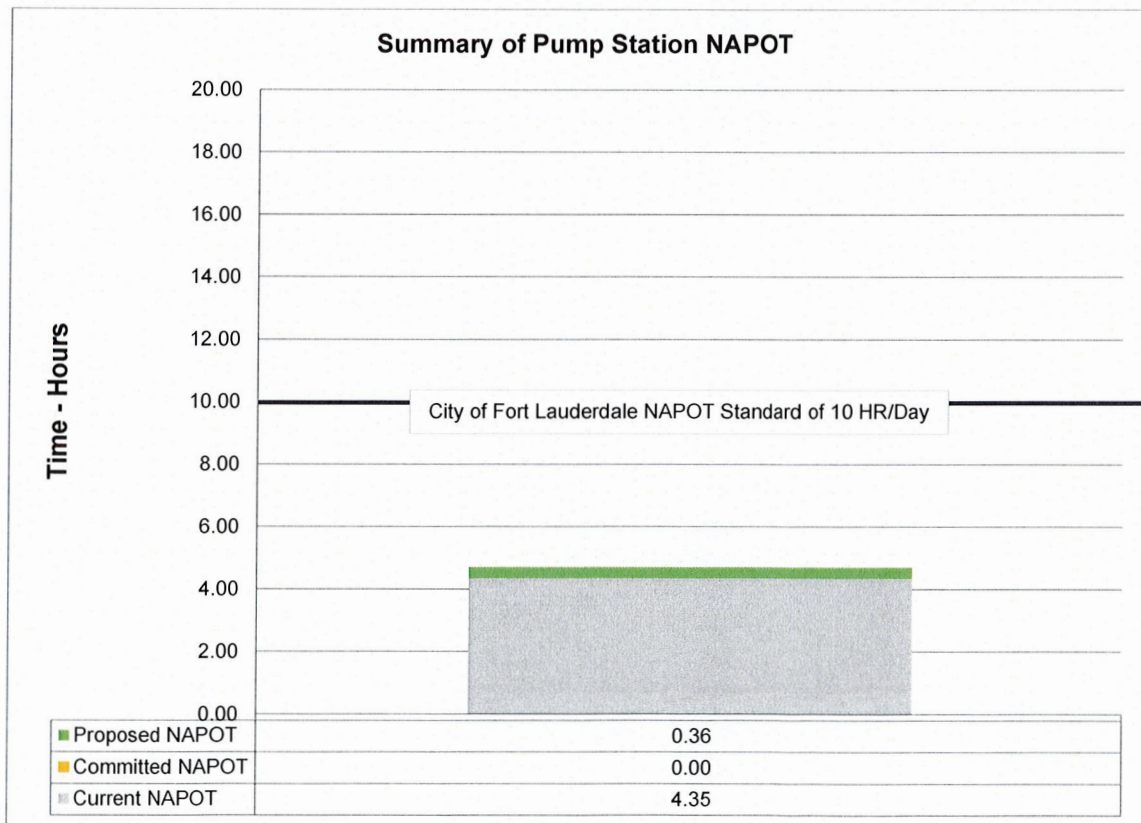


Figure 5





**Evaluation of impact of Permitted Wastewater Plant Capacity:** The City of Fort Lauderdale owns and operates the George T. Lohmeyer Regional Wastewater Treatment Plant (GTL), which provides wastewater treatment for the City of Fort Lauderdale. The Florida Department of Environmental Protection’s (FDEP) permitted capacity for GTL is 61.58 MGD-TMADF (Million Gallons per Day – Three Month Average Daily Flow). The three-month average daily flow (TMADF) to the plant is 51.05 MGD. Combining the committed flows for previously approved projects of 4.43 MGD plus the 0.0119 MGD net contribution from the project results in a total projected flow of 55.49 MGD. This is less than the permitted treatment plant capacity of 61.58 MGD. Therefore, the treatment plant has sufficient capacity to serve this project. See Figure 6 below.

**Recommended Wastewater Infrastructure Improvements:** Approximately 60 LF of existing 10” pipe to be up-sized to 12” pipe and approximately 68 LF of existing 12” pipe to be up-sized to 15” pipe (see Figure 3). Master permit will not be issued for this site until the sanitary sewer system improvements are constructed, certified, and in service.

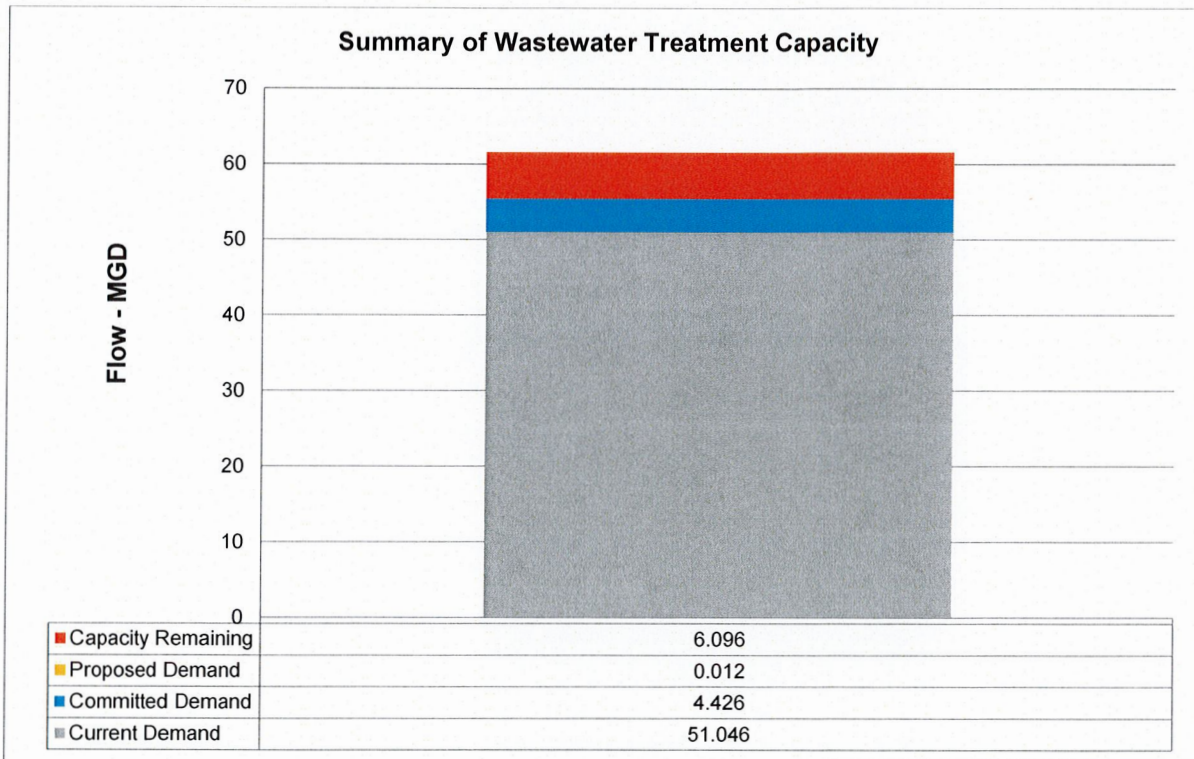


Figure 6



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

March 8, 2024

Heather Cunniff, AICP  
Urban Planning Division  
1 North University Drive  
Plantation, FL 33324

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

RE: Application 24-Z2  
Multiple parcels North of NW 1<sup>st</sup> Street, East of NW 27<sup>th</sup> Terrace,  
South of NW 2<sup>nd</sup> Street and West of NW 27 Avenue  
Rezoning to BMSD Map

Dear Ms. Cunniff:

I have reviewed the application for rezoning for the multiple parcels as referenced above on the Broward Municipal Services District map. The folio numbers are as shown below.

Folio Numbers	NW 27 <sup>th</sup> Terrace	NW 27 <sup>th</sup> Avenue
	504205131620	504205131780
	504205131640	504205131770
	504205131650	504205131760
	504205131651	504205131750
	504205131660	504205131730

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

Sincerely,

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 M

### UPD Intergovernmental and Complete Streets Comments:

#### Rezoning 24-Z2 – London Property - NW 27 Avenue – BMSD – Garden Park 1 & 2

The Broward County Urban Planning Division (UPD) staff has reviewed proposed rezoning 24-Z2. Altogether, the subject sites comprise approximately 1.71 acres and are located in the Broward Municipal Services District (BMSD, near the City of Fort Lauderdale). The rezoning sites are situated at on the northwest corner of NW 27<sup>th</sup> Avenue and NW 1<sup>st</sup> Street, Unincorporated Broward County, FL 33311 and includes ten abutting residential and commercially zoned parcels. The application states that the proposed dwelling units are targeted for “elderly low-income residents.”

The amendment proposes:

*Proposed Designation:* Garden Park Neighborhood District (GP-1) (0.83 acres)  
Garden Park Corridor District (GP-2) (0.88 acres)

*Estimated Net Effect on property:* **Addition of 92** multi-family dwelling units

[One commercial building, one single family residence, and an 8-unit apartment building currently occupying the parcels; 9 dwelling units altogether on all ten parcels.]

**Reduction** of 0.83 acres of RS-10 (residential single family) and reduction of 0.88 acres of B-3 (business/commercial)

#### Intergovernmental Coordination

The proposed amendment site is entirely within the BMSD limits and not abutting any municipality.

#### Complete Streets

The countywide land use plan, BrowardNEXT 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. BrowardNEXT 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” guidelines.

Broward County Comprehensive Plan (BrowardNEXT 2.0) policies state:



POLICY BMSD 4.3.1 Broward County will work with the Central County Community to plan, design and implement safe streets, including safe routes to school, that accommodate walking, bicycling, transit, and motorized vehicles.

POLICY T1.1.11 Broward County shall coordinate multi-modal use of rights-of-way with appropriate supporting land uses, urban form, and densities necessary to support transit-oriented development (e.g. public spaces that promote ground level interest, reduced setbacks, surface parking behind buildings).

POLICY T1.1.14 Broward County shall require that new pedestrian, bicycle, and transit amenities and facilities are in compliance with the Americans with Disabilities Act of 1990 (ADA), as amended.

Sec. 39-658. – Access – of Broward County’s Garden Park Districts Zoning Code states:

- (c) *Pedestrian access.* Sites shall be designed to ensure safe, convenient, and barrier-free pedestrian travel.
  - (1) At least one (1) pedestrian entrance shall face the adjacent road of greatest hierarchy, with an arterial road taking precedence over a collector road, a collector road taking precedence over a local road, and a local road taking precedence over an alley.
  - (2) Pedestrian entrances shall be easily identifiable from the street and emphasized through projections, recessed areas, canopies, or other architectural elements.
  - (3) Ground level doors adjacent to public sidewalks shall be inset so as not to project into the sidewalk when open.
  - (4) Desired pedestrian movements shall be clearly delineated through features such as walkways, landscaping, bollards, and surface striping.
  - (5) Parking garages shall provide separate and clearly delineated access for pedestrians.
  - (6) Delivery zones shall be separated from designated pedestrian areas.

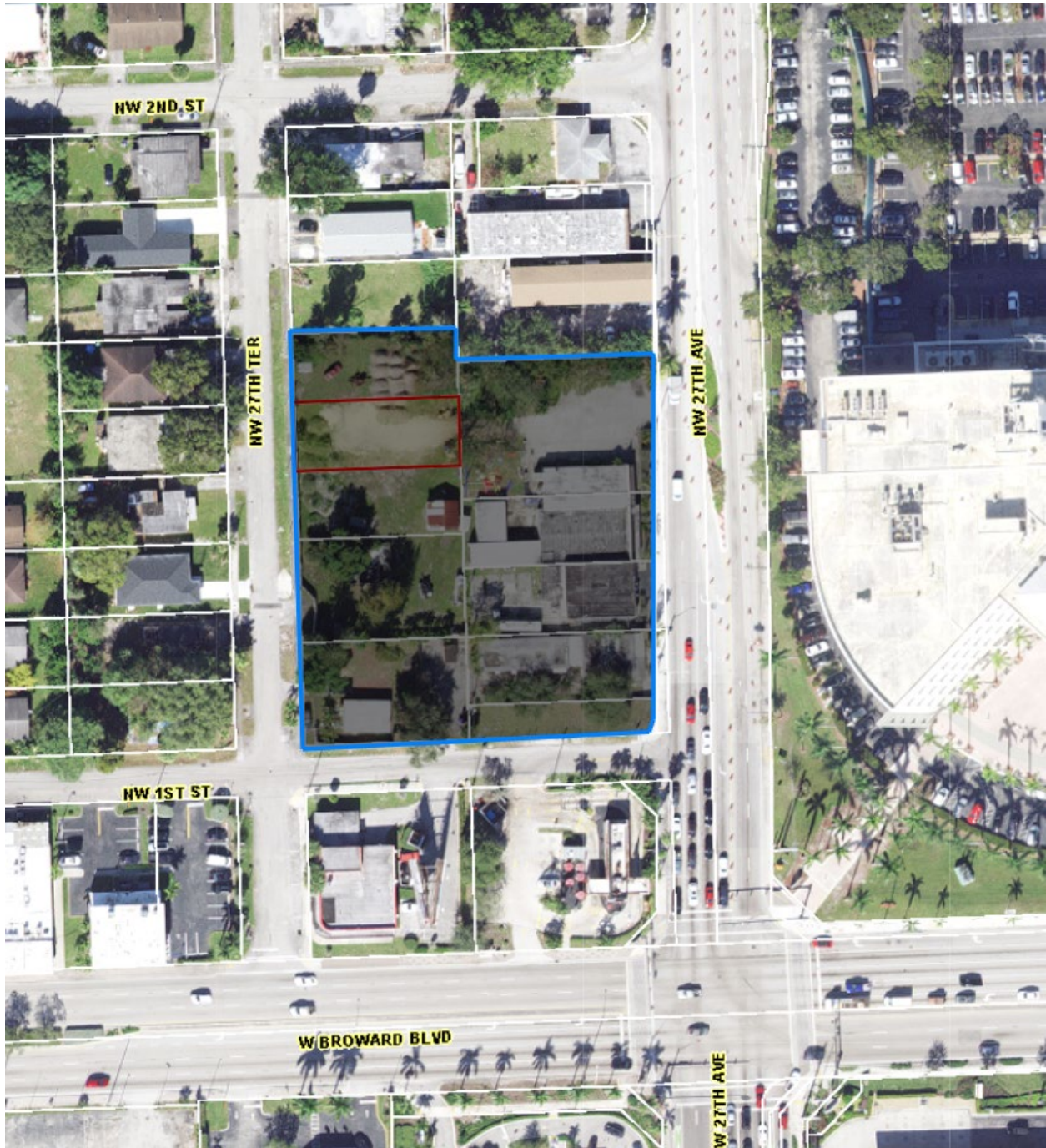
The rezoning site is situated on the west side of NW 27 Avenue, one block north of Broward Boulevard. Broward County Transit Routes 9, 22 and 81 provide services along Broward Boulevard with stops located one block south of the subject site. These routes have weekday headways of 15 – 50 minute and 30 - 50 minute headways on weekends. Numerous retail, office, community facilities, and employment opportunities are within reach along these transit routes, including a Tri-Rail Station on Broward Boulevard next to I-95 and downtown Fort Lauderdale is just a couple of miles to the east. Central Station on Broward Boulevard in the downtown ultimately provides broader connections to transit throughout the County and the region.

The rezoning site is also within walking distance (15-minute or less walk) from the African American Library, Reverend S. Delevoe Memorial County Park and shopping opportunities on Sistrunk Boulevard (NW 6<sup>th</sup> Street), and also the Boulevard Gardens Community Center on NW 28<sup>th</sup> Terrace, northwest of the subject site.

Staff suggests the following:

- Incorporate complete streets enhancements on-site along adjacent streets and connecting to site entrances. For example, consider providing:
  - wider sidewalks along the property perimeter along street frontages (6 ft. or wider)
  - “end-of-trips facilities” consistent with the Broward Complete Streets Master Plan [Design Guidelines 2.0](#) and BrowardNEXT Policy 3.6.2.
  - well lit sidewalks connecting from building entrances to perimeter sidewalks and safe transitions across onsite circulation lanes or parking areas
  - covered drop off areas for on demand mobility services and deliveries
  - awnings or covered areas at building entrances or along sidewalks
  - where possible, provide landscaping and built elements that provide shade, but do not obstruct visibility, for safety purposes.
- Consider providing electric vehicle charging stations, bike parking and lockers, and shared mobility opportunities (such as bike or scooter rentals).
- Enhance bicycle and pedestrian connections to bus stops and provide safe circulation routes for pedestrians and bicycles and/or a bus shelter.

Figure 1 - Entire 24-Z2 rezoning site shaded and outlined in blue. (Source: Broward Property Appraisers Office Map).



## Attachment N

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

**REZONING**  
**SBBC-3747-2024**  
**County No: TBD**

**Folio #: 504205131730, 504205131750, 504205131760, 504205131770, 504205131780, 504205131620, 504205131640,  
504205131650, 504205131651, 504205131660**  
**Elderly Affordable Housing Apartment**  
**March 6, 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 - REZONING**

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE				PROPERTY INFORMATION
<b>Date:</b> March 4, 2024	<b>Units Permitted</b>	10	<b>Units Proposed</b>	100	<b>Existing Land Use:</b> Low-Medium
<b>Name:</b> Elderly Affordable Housing Apartments	<b>NET CHANGE (UNITS):</b>				<b>Proposed Land Use:</b> Same
<b>SBBC Project Number:</b> SBBC-3747-2024				90	<b>Current Zoning:</b> RD-10 on 0.8274
<b>County Project Number:</b> TBD	<b>Students</b>	<b>Permitted</b>	<b>Proposed</b>	<b>NET CHANGE</b>	<b>Proposed Zoning:</b> GP-1 & GP-2
<b>Municipality Project Number:</b> TBD	Elem	1	1	0	<b>Section:</b> 5
<b>Owner/Developer:</b> Loretta London, LLC	Mid	1	1	0	<b>Township:</b> 50
<b>Jurisdiction:</b> Broward Municipal Services District	High	1	4	3	<b>Range:</b> 42
	<b>Total</b>	<b>3</b>	<b>6</b>	<b>3</b>	

**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
King, Martin Luther Elementary	737	771	487	-284	-15	63.2%
Parkway Middle	2,192	2,411	1,118	-1,293	-58	46.4%
Dillard 6-12	2,575	2,833	2,209	-624	-24	78.0%

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
King, Martin Luther Elementary	488	-283	63.3%	480	474	468	482	475
Parkway Middle	1,119	-1,292	46.4%	1,078	1,018	956	936	933
Dillard 6-12	2,213	-611	78.4%	2,113	2,233	2,208	2,218	2,230

\* See comments for additional Impacted Planning Area information  
School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

**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
Area 5 - Elementary	19,382	12,509	-6,873	11,589	11,433	11,271	11,111	10,945
Area 5 - Middle	9,583	5,508	-4,075	4,799	4,697	4,597	4,494	4,395
Area 5 - High	12,277	8,561	-3,716	8,273	8,253	8,236	8,218	8,200

\* 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
Eagles Nest K_5	800	294	-506	294	294	294
New Life Charter Academy	300	113	-187	113	113	113
Suned High School Of South Broward	400	272	-128	272	272	272

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

\* See comments for additional Impacted Planning Area information  
School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

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

School(s)	Description of Capacity Additions
King, Martin Luther Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Parkway Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Dillard 6-12	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

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

Capacity Additions for Planning Area 5	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

\* See comments for additional Impacted Planning Area information  
School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

**Comments**

Information contained in the application indicates that the approximately 1.7-acre site is generally located North of NW 1st Street between NW 27th Ter and NW 27th Avenue in the Broward Municipal Services District. The current land use designation for the site is Low-Medium (10) Residential. The applicant proposes to change the zoning designation to GP-1 to allow 100 (52 one-bedroom or less and 48 two-bedroom or more) mid-rise residential units, which are anticipated to generate an additional 6 students (1 elementary, 1 middle, and 4 high) into Broward County Public Schools. Furthermore, GP-2 to allow for commercial use.

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. 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 served the amendment site in the 2023/24 school year were Martin Luther King Elementary, Parkway Middle, and Dillard 6-12. 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 Five-Year 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 "5". The elementary, middle, and high schools currently serving Planning Area "5" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "5" 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.

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

\* See comments for additional Impacted Planning Area information  
School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida



The School Board of Broward County, Florida  
**SCHOOL CONSISTENCY REVIEW REPORT**  
PROJECT NUMBER: SBBC-3747-2024

Reviewed By:

3/6/2024

Date

*Glennika D. Gordon*

Signature

Glennika D. Gordon, AICP

Name

Planner

Title

**From:** [Briggs, Linda](#)  
**To:** [Cunniff, Heather](#); [West, Dan](#); [Vunkannon, Lori](#)  
**Subject:** RE: Rezoning 24-Z2  
**Date:** Wednesday, February 21, 2024 3:08:55 PM  
**Attachments:** [image002.jpg](#)  
[image003.png](#)

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Hi Heather,

Do you require a memo for these comments, or will an email suffice?

Parks and Recreation is not opposed to the rezoning. Park Impact fees will be required for the (up to) 91 additional residential units proposed for the project.

Thanks,



Linda Briggs Thompson, Environmental Program Manager  
Parks and Recreation, Environmental Management Group  
950 NW 38<sup>th</sup> St., Oakland Park, FL 33309  
Office: 954 357-8120 Cell: 954 809-8437  
[broward.org/parks](http://broward.org/parks) • [facebook.com/browardcountyparks](https://facebook.com/browardcountyparks)

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**From:** Cunniff, Heather <HCUNNIFF@broward.org>  
**Sent:** Tuesday, February 6, 2024 3:38 PM  
**To:** Pognon, Monica <MPOGNON@broward.org>; Chicko, Stefanie <schicko@broward.org>; Ferrer, Richard <RFERRER@broward.org>; West, Dan <danwest@broward.org>; Briggs, Linda <lbriggs@broward.org>; Conde, Andres <ACONDE@broward.org>; Kasselakis, Steve <SKASSELAKIS@broward.org>; Austin, Notosha <NAUSTIN@broward.org>; Crawford, Terry <tcrawford@broward.org>; Forelle, Sara <SFORELLE@broward.org>; Juncosa, Susan <sjuncosa@broward.org>  
**Cc:** Delsalle, Darby <DDELSALLE@broward.org>; Sesodia, Josie <JSESODIA@broward.org>  
**Subject:** Rezoning 24-Z2

Please review and provide comments by February 22, 2024.



HEATHER E. CUNNIFF, AICP, PLANNING SECTION SUPERVISOR

**URBAN PLANNING DIVISION**

1 North University Drive, Box 102 | Plantation, FL 33324

954.357.5657

[Broward.org/Planning](http://Broward.org/Planning)

## Attachment P

### AFFORDABLE HOUSING BONUS DENSITY

#### POLICY 2.16.3

(1) Bonus residential density may be allocated to facilitate the development of affordable housing for persons within the following income categories as defined in the Broward County Land Use Plan:

- Moderate-income persons having a total annual anticipated income for the household that does not exceed 120 percent of the median annual income adjusted for family size for households within the county.\*

- Low-income persons having a total annual anticipated income for the household that does not exceed 80 percent of the median annual income adjusted for family size for households within the county.\*

- Very-Low income persons having a total annual anticipated income for the household that does not exceed 50 percent of the median annual income adjusted for family size for households within the county.\*

\*While occupying a rental unit, annual anticipated gross income may increase to an amount not to exceed 140 percent of the applicable median income adjusted for family size.

(2) Bonus Formulas

*Moderate-income:* Six (6) bonus units per every one (1) “moderate-income” unit (including areas east of the Intracoastal Waterway).

*Low-income:* Nine (9) bonus units per every one (1) “low-income” unit (including areas east of the Intracoastal Waterway).

*Very-Low-income:* Nineteen (19) bonus units per every one (1) “very-low-income” unit (including areas east of the Intracoastal Waterway).

(3) Affordable housing density bonuses are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees, as a minimum, through the use of restrictive covenants, that the affordability of the bonus units for the affordable income groups described above will be maintained for a period of at least thirty (30) years for rental housing and at least thirty (30) years for owner occupied housing.

(4) The total number of units, including affordable and bonus units, on lands designated as “Residential” may not exceed a maximum of 50 dwelling units per acre on the Broward County Land Use Plan. For parcels designated “Commerce” or similar designation on the local land use plan map, these maximum densities shall not be applicable. If the total density, including the affordable and bonus units, exceeds the density permitted by the existing zoning classification, the governing body of the

local government shall make a finding of compatibility with existing and future land uses and its local land development regulations at a publicly noticed meeting, consistent with its notification requirements; otherwise, the local planning agency of the local government may make the finding of compatibility at a publicly noticed meeting, consistent with the above.

- (5) At the time of allocation of bonus density, the applicable local government must make a finding that adequate public facilities and services are in place or will be in place with completion of project construction, to accommodate all bonus and affordable units.
- (6) Allocations of bonus residential density do not require an amendment to the Broward County Land Use Plan or local land use plan.
- (7) Units of local government may utilize the Bonus Density provisions regardless of whether such provisions are incorporated within their certified local land use elements. This Policy is discretionary upon the local government and does not create any entitlements to the bonus units. Allocation of the bonus units requires authorization of the local government at a publicly noticed meeting, consistent with its notification requirements, of the governing body or, when the total density, including affordable and bonus units, does not exceed the density permitted by the existing zoning classification, by the local planning agency.
- (8) By January 31 of each year, an official of each local government shall transmit to the Planning Council an annual report providing tables reflecting bonus density units allocated.
- (9) "Affordable" unit and bonus unit construction is subject to the following, as enforced by the applicable local government:
  - a. One hundred percent (100%) of "affordable" units must receive certificates of occupancy before the final fifty percent (50%) of bonus units receive their certificate of occupancy; or
  - b. The local government must require that "affordable" units are available before or concurrently with bonus units.
- (10) This Policy is incentive-based and units of local government may be more restrictive and are not required to adopt, utilize or implement the above referenced bonus formulas.