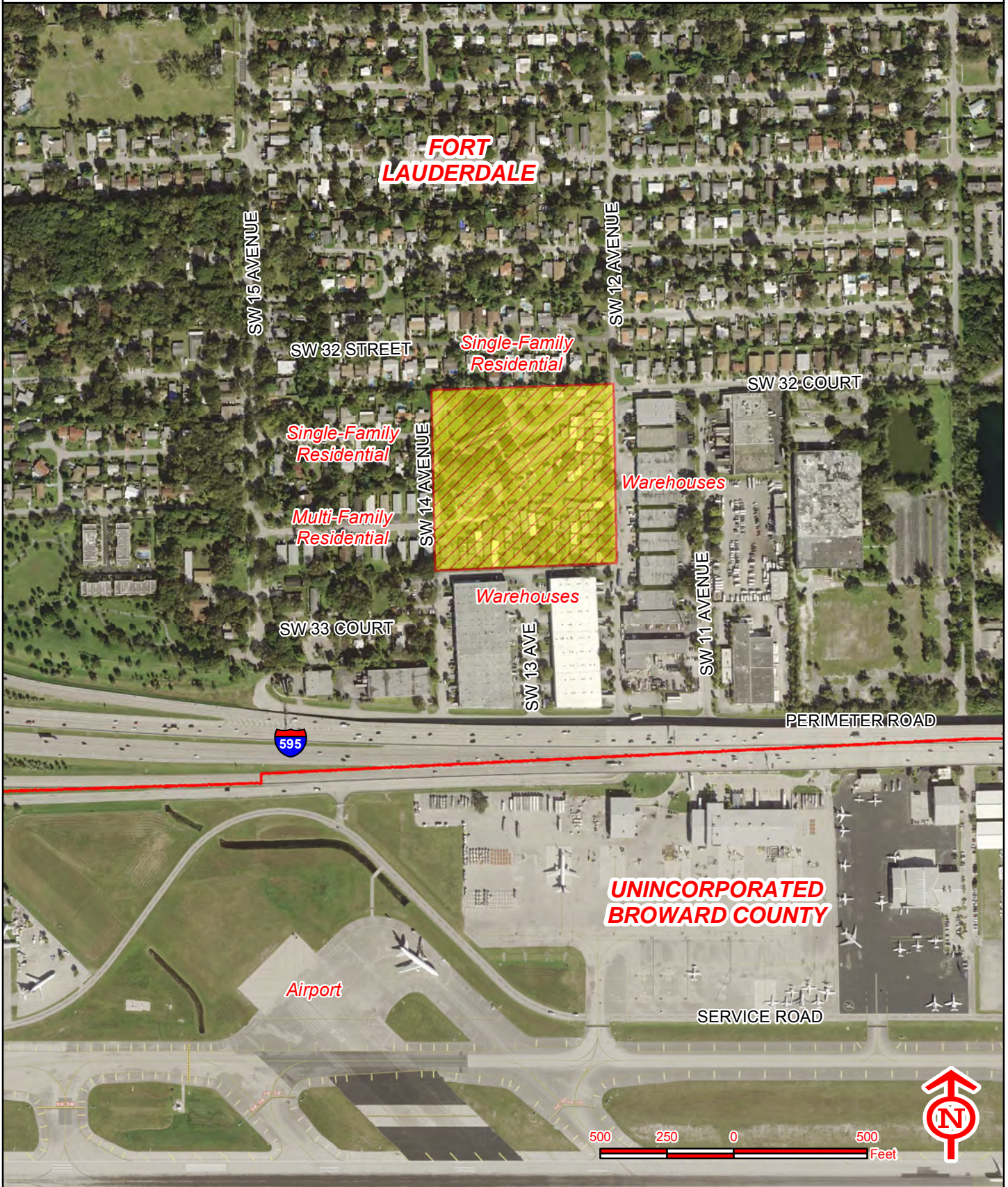


BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 17-15

★ SUBJECT AREA LOCATION



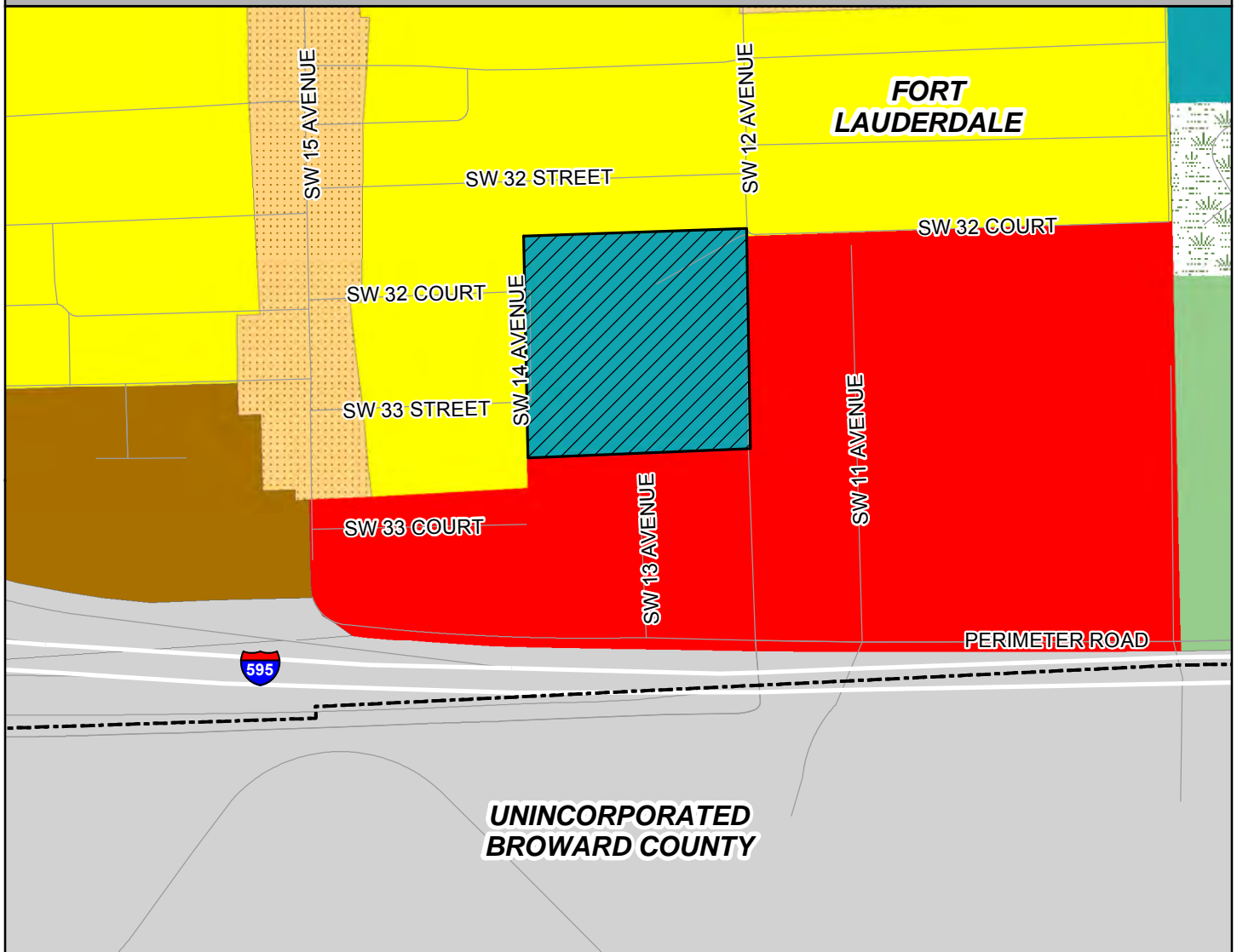
MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 17-15



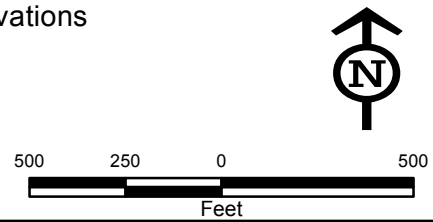
MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 17-15

Current Land Use: **Community**

Gross Acres: **Approximately 10.6 acres**



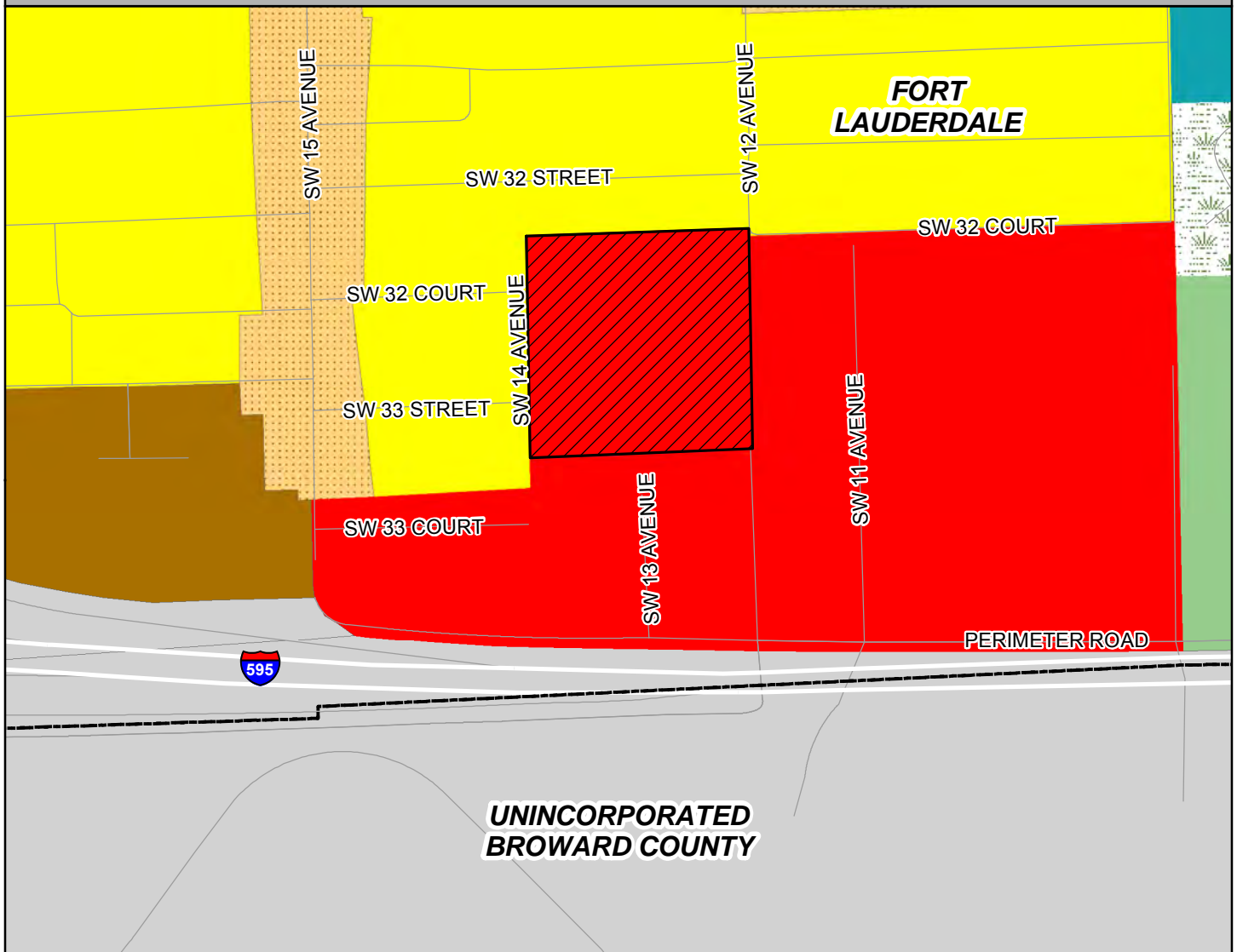
- | | |
|--|---|
|  Site |  Commerce |
|  Municipal Boundary |  Conservation - Natural Reservations |
|  Low (5) Residential |  Recreation and Open Space |
|  Medium (16) Residential |  Community |
|  Medium-High (25) Residential |  Transportation |



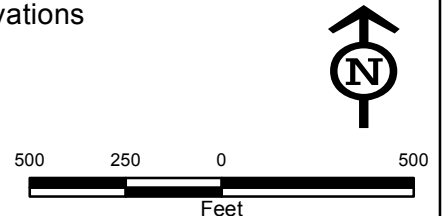
MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 17-15

Proposed Land Use: Commerce

Gross Acres: Approximately 10.6 acres



- | | |
|--|---|
|  Site |  Commerce |
|  Municipal Boundary |  Conservation - Natural Reservations |
|  Low (5) Residential |  Recreation and Open Space |
|  Medium (16) Residential |  Community |
|  Medium-High (25) Residential |  Transportation |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 17-15
(FORT LAUDERDALE)

RECOMMENDATIONS/ACTIONS

DATE

- I. Planning Council Staff Transmittal Recommendation September 19, 2017

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.

- II. Planning Council Transmittal Recommendation September 28, 2017

Approval per Planning Council staff transmittal recommendation. (Vote of the board; 13-0; Yes: Blackwelder, Brunson, Castillo, DiGiorgio, Gomez, Graham, Grosso, Rosenof, Rosenzweig, Seiler, Udine, Williams and Stermer. Abstain: Good)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-15

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Fort Lauderdale
- II. County Commission District: District 7
- III. Site Characteristics
- A. Size: Approximately 10.6 acres
- B. Location: In Section 21, Township 50 South, Range 42 East; generally located south of Southwest 32 Court, between Southwest 12 Avenue and Southwest 14 Avenue.
- C. Existing Use: Surplus School Board site (utilized for portable classroom storage)
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designation: Community
- B. Proposed Designation: Commerce
- C. Estimated Net Effect: Addition of 10.6 acres of commerce use
Reduction of 10.6 acres of community use
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
- A. Existing Uses: North: Single-family residential
East: Warehouse
South: Warehouse
West: Single-family residential and multi-family residential
- B. Planned Uses: North: Low (5) Residential
East: Commerce
South: Commerce
West: Low (5) Residential

INTRODUCTION AND APPLICANT'S RATIONALE (continued)VI. Applicant/Petitioner

- | | | |
|----|------------------------|--|
| A. | <i>Applicant:</i> | Bridge Development, LLC |
| B. | <i>Agent:</i> | Leigh Robinson Kerr & Associates, Inc. |
| C. | <i>Property Owner:</i> | School Board of Broward County |

VII. Recommendation of Local Governing Body:

The City of Fort Lauderdale recommends approval. The City anticipates adopting the corresponding local amendment in March of 2018.

VIII. Applicant's Rationale

The applicant states: "The applicant is requesting a change in land use designation from Community Facility on the City and County Land Use Plans to Industrial on the City Land Use Plan and to Commerce (Broward Next) on the County Land Use Plan. The amendment area contains a School Board of Broward County facility. The subject site was previously utilized as Edgewood Elementary which closed in 1996. The site currently contains now vacant school buildings and portable classrooms generally in disrepair. The applicant proposes to develop the site with a logistics warehouse of not more than 280,000 square feet. The site is appropriately situated for the proposed use due to its proximity to the Fort Lauderdale-Hollywood International Airport, I-595 and I-95. The site is adjacent to existing warehouse uses which have successfully isolated truck traffic from the nearby community. The proposed use will continue to be isolated from the community by utilizing traffic patterns which do not travel through the neighborhood but which only travel to/from the existing warehouse area. In addition, the proposed development includes enhanced landscaping buffers and a buffer/feature to further buffer the site from the community."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-15

REVIEW OF PUBLIC FACILITIES AND SERVICES

I. Potable Water/Sanitary Sewer/Solid Waste/Drainage/Parks & Open Space

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, solid waste services, drainage, and park and open space acreage will be available to serve the proposed land use. See Attachment 1.

Regarding the long-range planning horizon for potable water supply, it is noted that the City of Fort Lauderdale adopted its 10-year Water Supply Facilities Work Plan on April 7, 2015.

II. Transportation & Mobility

The proposed amendment from the Community land use category to the Commerce land use category is projected to increase the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 321 p.m. peak hour trips. See Attachment 2.

The MPO Year 2040 Transportation Plan model analysis distribution of the projected additional p.m. peak hour trips indicates a significant impact to two (2) links:

- Southwest 4 Avenue, between State Road 84 and Perimeter Road, and
- Perimeter Road, north of Lee Wagener Boulevard.

However, both links are projected to operate at an acceptable level of service “D,” with or without the proposed amendment. Therefore, the proposed amendment is not projected to adversely impact the operating conditions of the regional transportation network. See Attachment 2. It is noted that the MPO Year 2040 Transportation Plan model analysis restricts access via Southwest 12 Avenue to Perimeter Road.

Planning Council staff utilizes a “significance” threshold corresponding to additional p.m. peak hour trips in excess of three-percent (3%) of such capacity of a regional roadway link at the long-range planning horizon. Planning Council staff utilizes this significance threshold for several reasons, including a) per Policy 2.14.9 of the Broward County Land Use Plan, a “significance” threshold corresponding to additional p.m. peak hour trips in excess of three-percent (3%) of such capacity of a regional roadway link at the long-range planning horizon, b) the threshold is also considered a margin of error to recognize that there is a range of potential permitted uses and development scenarios for any given land use plan designation, and c) recognition that all new development, independent of any land use plan amendment traffic analysis, is required to comply with Broward County

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)**II. Transportation & Mobility (continued)**

traffic concurrency mitigation provisions, which are assessed at the plat/site planning stage.

Planning Council staff notes the following roadway level of service for informational purposes only:

- State Road 84, between Interstate 95 and Southwest 9 Avenue, is currently operating at and is projected to continue operating at an acceptable LOS “C,” with or without the subject amendment.

The Broward County Transit Division (BCT) staff report states that current and planned fixed-route county bus service is not provided to the proposed amendment site. The BCT staff report recommends that any proposed development be designed to provide safe movement of pedestrians and bicycles, as well as connectivity to the existing or planned sidewalk and bicycle network. See Attachment 3.

The Broward County Planning and Development Management Division (PDMD) report notes that the applicant’s proposal to limit vehicular access to the amendment site to Southwest 12 Avenue and Southwest 13 Avenue through the existing industrial area is strongly supported. Further, the PDMD report recommends that the site be designed to include safe and convenient connections between the development and the surrounding transportation network. To further enhance the pedestrian and bicycle quality of service, amenities such as upgraded lighting and bicycle racks within and around the development should be considered. In addition, PDMD staff recommends that the applicant consider providing electric vehicle charging stations or dedicated parking for low emission vehicles. See Attachment 4.

III. Public Schools

The Broward County School Board staff report states that the amendment as proposed would not generate additional students into Broward County Public Schools. Further, the School Board report notes that the site is currently owned by the School Board of Broward, Florida and under contract for sale with Bridge Development, LLC. The site is not located directly adjacent to existing public schools and as proposed, will not have direct physical impact on Broward County Public Schools. See Attachment 5.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-15

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites do not exist within the boundaries of the proposed amendment site. See Attachment 6.

II. Wetlands

The EPGMD report indicates that the proposed amendment site does not contain wetlands within its boundaries. Any filling of existing surface waters or excavation to create new surface waters may require a license from the Aquatic and Wetland Resources Program. See Attachment 6.

III. Sea Level Rise

The EPGMD report indicates that 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. See Attachment 6.

IV. Other Natural Resources

The EPGMD report indicates that the subject site contains mature tree canopy. Development of the site must comply with the Tree Preservation regulations of the City of Fort Lauderdale if trees are to be removed or relocated. 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 designation is not expected to have a negative impact on upland resources. See Attachment 6.

It is further noted that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 6.

REVIEW OF NATURAL RESOURCES (continued)V. Historical/Cultural Resources

The Broward County Planning and Development Management Division (PDMD) report states that the proposed amendment will not have an adverse effect on any previously recorded historical or archaeological resources or areas of archaeological or paleontological sensitivity. In addition, it is noted that the subject property contains one (1) structure that is at least fifty (50) years old and which may have historical significance. The PDMD staff recommends that the property owner/agent contact the municipality to seek project review for compliance with municipal historic preservation regulations. See Attachment 4.

Prior to the second Planning Council public hearing, the applicant should coordinate with the City staff to clarify the status and applicability of any historic preservation regulations.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-15

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The land use plan amendment is not subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it does not propose any additional residential units to the BCLUP. See Attachment 4.

II. BrowardNext – Broward County Land Use Plan Policies

The proposed amendment is found to be generally consistent with the policies of the BrowardNext – Broward County Land Use Plan.

III. Other Pertinent Information

It is noted that the Broward County Planning Council staff sent approximately 70 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

Correspondence from the Edgewood Civic Association to the City of Fort Lauderdale planning staff is included as Attachment 9.

Due to the proximity of the proposed amendment site to Fort Lauderdale/Hollywood International Airport, the Planning Council provided the amendment application to the Aviation Planning Division for comment. No comments have been received as of this writing.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-15

PLANNING ANALYSIS

The surrounding existing and future land uses adjacent to the proposed amendment site include a residential neighborhood consisting of single-family and multi-family uses designated Low (5) Residential to the north and west. To the east and south are warehouse uses designated Commerce.

The existing surplus School Board site is currently utilized for portable classroom storage. The transition from the current Community use to Commerce use will accommodate a distribution warehouse that is consistent and compatible with the warehouse uses to the east and south. As stated by the applicant, access to the site will be isolated from the adjacent neighborhood by utilizing and restricting traffic patterns to the south. Further, on reliance of City code requirements regarding buffering and setbacks, it is felt that the interface with the residential uses to the north and west can be adequately addressed.

Planning Council staff's analysis finds that adequate **potable water plant capacity and supply, and sanitary sewer, solid waste and drainage capacity and park acreage** will be available to serve the proposed land use. Further, no adverse impacts to **public school facilities, or natural resources** were identified.

Regarding impacts to the **regional transportation network**, distribution of the additional 321 p.m. peak hour trips indicate that the proposed amendment will not adversely impact the operating conditions of the regional transportation network.

Regarding **cultural resources**, the amendment site contains a structure that is at least 50 years old. Prior to the second Planning Council public hearing, the applicant should coordinate with the City staff to clarify the status and applicability of any historic preservation regulations.

In conclusion, Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-15

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of September, 2017
2. Broward County Planning Council Traffic Analysis of September 5, 2017
3. Broward County Transit Division Report of July 14, 2017
4. Broward County Planning and Development Management Division Report of August 29, 2017
5. School Board of Broward County Consistency Review Report of August 3, 2017
6. Broward County Environmental Protection and Growth Management Department Report of July 31, 2017
7. Broward County Parks and Recreation Division Report of June 12, 2017
8. Broward County Water Management Division Report of July 31, 2017
9. Correspondence from Wendy Willis, President, Edgewood Civic Association, to Lorraine Tappen, AICP, Principal Planner, City of Fort Lauderdale, dated June 20, 2017

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 17-15

Prepared: September 2017

POTABLE WATER

The proposed amendment site will be served by the Fiveash and Peele-Dixie Water Treatment Plants, which have a combined current capacity of 82 million gallons per day (mgd). The current and committed demand on the treatment plants is 42.82 mgd, with 39.18 mgd available. The wellfields serving the amendment site have a permitted withdrawal of 52.55 mgd, with 9.73 mgd available for water withdrawal, which expires on September 11, 2028. Planning Council staff utilized level of service of 0.2 gallons per square foot for community uses and 0.1 gallons per square foot for commerce uses. The proposed amendment will result in a net decrease of 0.01 mgd on the projected demand for potable water. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site.

SANITARY SEWER

The proposed amendment site will be served by the George T. Lohmeyer Wastewater Treatment Plant, which has a current capacity of 56.6 mgd. The current and committed demand on the treatment plant is 39.67 mgd, with 16.93 mgd available. Planning Council staff utilized level of service of 0.2 gallons per square foot for community uses and 0.1 gallons per square foot for commerce uses. The proposed amendment will result in a net decrease of 0.01 mgd on the projected demand for sanitary sewer. Sufficient sanitary sewer capacity is available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment site will be served by the Broward County South Wheelabrator Facility, which has a current capacity of 2,250 tons per day and a current and committed demand of 1,370 tons per day. The proposed amendment will result in a net increase of 3,180 pounds per day (1.59 tons per day) on the projected demand for solid waste. Planning Council staff utilized level of service of 1 pound per 100 square feet for community uses and 4 pounds per 100 square feet for commerce uses. Sufficient solid waste capacity will be available to serve the proposed amendment site.

DRAINAGE

The proposed amendment site is located within the jurisdiction of the Broward County Environmental Protection and Growth Management Department (EPGMD). A surface water management license from EPGMD will be required prior to any construction.

PARKS AND OPEN SPACE

The City of Fort Lauderdale has 1,028.73 acres in the City's parks and open space inventory. The 2040 projected population (205,267) requires approximately 615.80 acres to meet the Broward County Land Use Plan (BCLUP) community parks acreage requirement of 3 acres per one thousand persons population. The proposed amendment will have no net impact on the projected demand for local parks since it is a non-residential development. The City of Fort Lauderdale continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

ATTACHMENT 2***TRAFFIC ANALYSIS
PC 17-15***

Prepared: September 5, 2017

INTRODUCTORY INFORMATION

Jurisdiction: City of Fort Lauderdale

Size: Approximately 10.6 acres

TRIPS ANALYSIS**Potential Trips - Current Land Use Designation**

Current Designation: Community

Potential Development: 106,000 square feet of community use

Trip Generation Rate: "ITE Equation (733) Government Office Complex"*

Total P.M. Peak Hour Trips: 302 peak hour trips

Potential Trips - Proposed Land Use Designations

Proposed Designation: Commerce

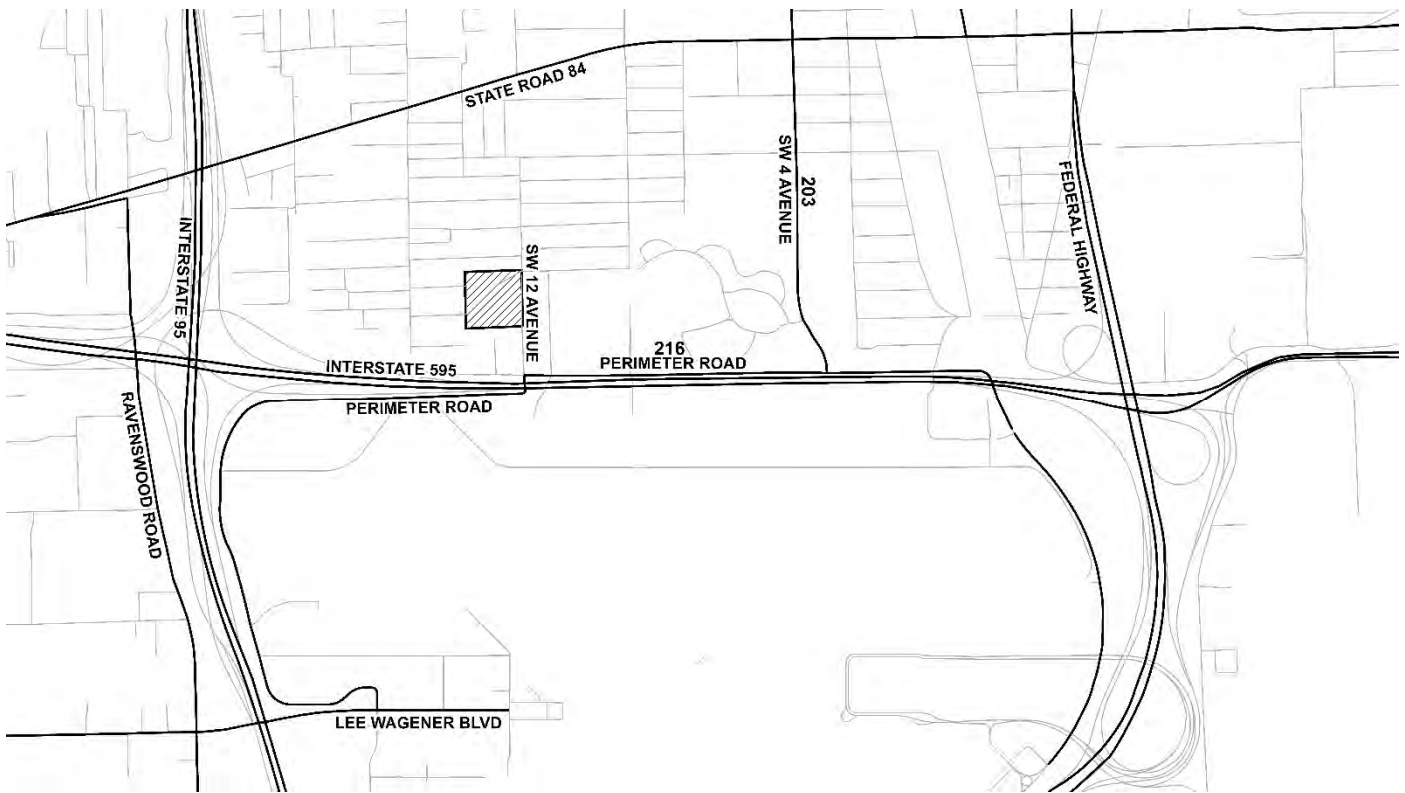
Potential Development: 106,000 square feet of commerce use

Trip Generation Rate: "ITE Equation (820) Shopping Center"

Total P.M. Peak Hour Trips: 623 peak hour trips

Net P.M. Peak Hour Trips **+ 321 p.m. peak hour trips**

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



Affected Regional Transportation Network Without the Proposed Amendment: Traffic 2040:

<u>Trafficway</u>	<u>Section</u>	<u>VOL</u>	<u>CAP</u>	<u>LOS</u>
1. Southwest 4 Avenue	Perimeter Road to State Road 84	1,639	2,628	D
2. Perimeter Road	North of Lee Wagener Boulevard	777	1,197	D

Affected Regional Transportation Network With the Proposed Amendment: Traffic 2040:

<u>Trafficway</u>	<u>Section</u>	<u>VOL</u>	<u>CAP</u>	<u>LOS</u>
1. Southwest 4 Avenue	Perimeter Road to State Road 84	1,842	2,628	D
2. Perimeter Road	North of Lee Wagener Boulevard	993	1,197	D

PLANNING COMMENTS

The proposed amendment is projected to increase traffic on the regional roadway network by approximately 321 p.m. peak hour trips at the long-range planning horizon. Distribution of the projected additional p.m. peak hour trips indicates that the proposed amendment would not adversely impact the regional transportation network, as both Southwest 4 Avenue, between Perimeter Road and State Road 84, and Perimeter Road, north of Lee Wagener Boulevard, are both projected to operate at an acceptable LOS “D,” with or without the subject amendment.



Transportation Department

TRANSIT DIVISION-Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

VIA EMAIL

July 14, 2017



Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Ave, Room 307
Fort Lauderdale, FL 33301

RE: Proposed Amendment to Broward County Land Use Plan PC 17-15

Dear Ms. Blake Boy,

Broward County Transit (BCT) has reviewed your correspondence dated July 5, 2017 regarding the proposed Land Use Plan Amendment (LUPA) for a 10.6 +/- acre property located in the City of Fort Lauderdale for current and planned transit service. There are no existing fixed route transit services within ¼ mile of the amendment site. Additionally, there no future fixed-route bus improvements specified in the Broward County Transit Development Plan (TDP) or Broward MPO 2040 Long Range Transportation Plan (LRTP).

BCT recommends that any proposed development on the amendment site is designed to provide safe movement for pedestrians and bicycles including connectivity to the existing or planned sidewalk and bicycle network.

Please feel free to call (954) 357-8554 or email me mmittelberg@broward.org if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in blue ink that reads "Mabelle Mittelberg".

Mabelle Mittelberg
Service Planner
Service and Capital Planning



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

DATE: August 29, 2017

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

FROM: Josie P. Sesodia, AICP, Director
Planning and Development Management Division

SUBJECT: Broward County Land Use Plan
Review of Proposed Amendment – Fort Lauderdale PC 17-15



for Jo Sesodia

The Broward County Planning and Development Management Division staff has reviewed proposed amendment PC 17-15. The subject site is located in Fort Lauderdale involving approximately 10.6 acres. The amendment proposes:

Current Designations: Community

Proposed Designation: Commerce

Estimated Net Effect: Addition of 10.6 acres of Commerce Use. Reduction of 10.6 acres of Community Use.

Item 7 – Analysis of Natural and Historic Resources

- 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:
1. The proposed project will not have an adverse effect on any previously recorded historical or archaeological resources or areas of archaeological or paleontological sensitivity;
 2. The subject property contains one (1) structure that is at least fifty (50) years old and which may have historical significance.
- B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:
1. The subject property is located within the City of Fort Lauderdale outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Barbara Blake-Boy, Broward County Planning Council
PC 17-15
Page 2
August 29, 2017

Contact: Trisha Logan, Planner III Historic Preservation Board Liaison
City of Fort Lauderdale, Urban Design and Planning Division
700 NW 19th Avenue
Fort Lauderdale FL 33311
Tel: (954) 828-7101
Email: tlogan@fortlauderdale.gov

2. 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
Website: <http://www.broward.org/MedicalExaminer>

Item 8 - Affordable Housing

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2. Policy 2.16.2 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality. This amendment will not result in the addition of any residential units, therefore Policy 2.16.2 does not apply.

Item 10 - Hurricane Evacuation Analysis

The amendment site is not located in a Hurricane Evacuation Zone based on the Broward County Land Use Plan's "Natural Resource Map Series Eastern Broward County: Hurricane Evacuation Zones".

Item 11 – Redevelopment Analysis

The amendment site is not located within a Community Redevelopment Area; however, the applicant states the proposed amendment would allow redevelopment of the former Edgewood Elementary school site that has been vacant since 1996.

Item 12 – Intergovernmental Coordination

The proposed amendment site is located approximately 725 feet north of the Unincorporated Area land located in the Fort Lauderdale-Hollywood International Airport (airport). The airport is a vital regional transportation facility that provides for the movement of people and cargo through Broward County and the South Florida region. The applicant proposes to use the site as a warehouse. The Planning and Development Management Division finds this use is consistent with the nearby airport use.

Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. The closest Broward County Transit (BCT) line, Route 6, is located 1/3 mile to the northeast along

Barbara Blake-Boy, Broward County Planning Council
PC 17-15
Page 3
August 29, 2017

SW 30th Street. The BCT Transit Development Plan calls for an increased service span, which could make transit a more attractive option for future trips to the amendment site.

Planning and Development Management strongly supports the applicants desire to limit vehicular access to the amendment site to SW 12th Ave or SW 13th Ave through the existing industrial area. This traffic pattern would reduce impact to the surrounding residential neighborhood located to the north and west of the site.

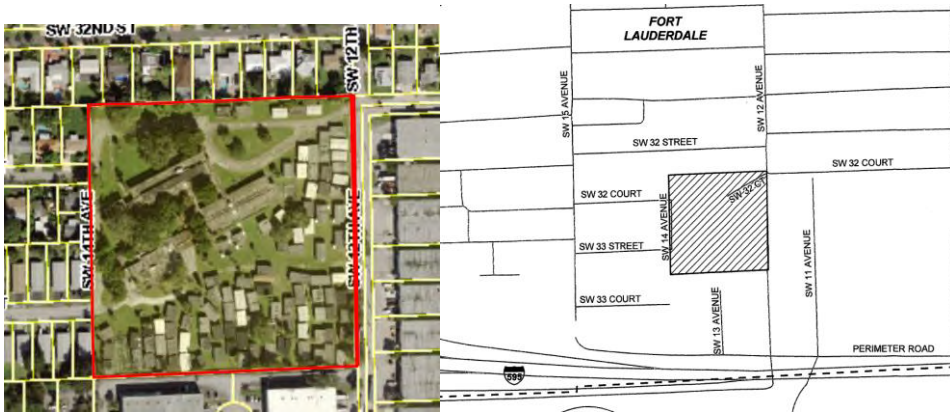
Pedestrian conditions in the area are mixed. SW 12th Avenue has a continuous sidewalk on the west side of the street that ends at the amendment site. SW 13th Avenue has discontinuous sidewalks on both sides of the road. There are no dedicated bicycle facilities adjacent to the amendment site. To enhance connectivity, consider constructing the missing segment of the sidewalk along SW 12th Ave adjacent to the amendment site. It is recommended that that site be designed to include safe and convenient connections between the development and the surrounding transportation network. To further enhance the pedestrian and bicycle quality of service, consider including amenities, such as upgraded lighting and bicycle racks, within and around the development. For the convenience of future employees who wish to reduce their carbon footprint, consider providing electric vehicle charging stations or dedicated parking for low emission vehicles.

If you have any questions, please contact Maribel Feliciano, Assistant Director of the Planning and Development Management Division at 954-519-1424 or mfeliciano@broward.org.

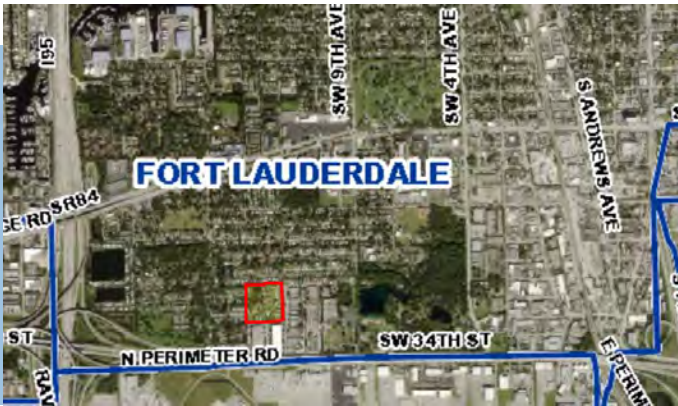
cc: Henry Sniezek, Director, Environmental Protection and Growth Management Department
Suzanne Fejes, Acting Director, Housing Finance and Community Redevelopment Division
Maribel Feliciano, Assistant Director, Planning and Development Management Division
Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division
Nick Sofoul, Senior Planner, Planning and Development Management Division
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division

JS/hc/slf

Barbara Blake-Boy, Broward County Planning Council
PC 17-15
Page 4
August 29, 2017



Folio Number: [504221360010](#)
Owner: SCHOOL BOARD OF BROWARD COUNTY ATTN:FACILITY MANAGEMENT
Situs Address: 1300 SW 32 CT FORT LAUDERDALE FL 33312
Legal: SCHOOL SITE 0410 147-39 B PARCEL A
Millage Code: 0312
Use Code: 83



ATTACHMENT 5

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

Exhibit 2

LAND USE NON-RESIDENTIAL

SBBC-2292-2017

County No: PC 17-15

PC 17-15 Non-Residential

August 3, 2017



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

**SCHOOL CONSISTENCY REVIEW REPORT
LAND USE**

Exhibit 2

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: August 3, 2017	Units Permitted _____ Units Proposed _____	Existing Land Use: Community
Name: PC 17-15 Non-Residential	NET CHANGE (UNITS):	Proposed Land Use: Commerce
SBBC Project Number: SBBC-2292-2017	Students	Current Zoning
County Project Number: PC 17-15	Elem _____	Proposed Zoning:
Municipality Project Number:	Mid _____	Section: 21
Owner/Developer: Bridge Development, LLC	High _____	Township: 50
Jurisdiction: Fort Lauderdale	Total _____	Range: 42

Comments

This land use plan amendment does not include residential use and as such, is not anticipated to generate additional students into Broward County Public Schools. Additionally, the site (a surplus site) is currently owned by the School Board of Broward, Florida and under contract for sale with Bridge Development, LLC. The site is not located directly adjacent to existing public schools and as proposed, will not have direct physical impact on Broward County Public Schools.

8/3/2017
Date

Reviewed By:

Signature

Mohammed Rasheduzzaman, AICP
Name
Planner
Title

EP&GMD COMMENTS
PC 17-15
Page 1



**ENVIRONMENTAL PROTECTION &
GROWTH MANAGEMENT DEPARTMENT
REVIEW AND COMMENTS ON
PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT**

For: Broward County Planning Council

Applicant: Bridge Development, LLC

Amendment No.: PC 17 - 15

Jurisdiction: Fort Lauderdale **Size:** Approximately 10.6 acres

Existing Use: Former Elementary School

Current Land Use Designation: Community

Proposed Land Use Designation: Commerce

Location: Section: 21 Township: 50 South Range: 42 East; generally located on the west side of SW 12 Avenue, between SW 32 Court and Perimeter Road

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

ANALYSIS AND FINDINGS:

ENVIRONMENTAL LICENSING AND BUILDING PERMITTING DIVISION

Wetlands - [CP Policies 7.5.9, 7.5.11, 13.8.1, 13.8.2, 13.8.3, 13.8.5, 13.8.6, 13.9.3, 13.9.4, 13.9.6, 13.10.1, 13.10.3, 13.10.4; BCLUP Policies 09.05.01, 09.05.06, 09.05.08, 09.05.09, 09.05.13, 09.05.17 09.05.18]

No wetlands on site. Any filling of existing surface waters or excavation to create new surface waters may require a license from the Aquatic and Wetland Resources Program.

EP&GMD COMMENTS

PC 17-15

Page 2

Upland Resources (including Tree Preservation and Greenways) - [CP Policies 13.6.11, 13.6.13, 13.6.14; BCLUP Policies 01.06.02, 05.03.02, 05.03.04, 05.03.05, 09.01.06, 09.01.08, 09.01.09, 09.01.10] Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Fort Lauderdale. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

Solid Waste - [CP Policies 6.1.2, 6.1.3, 13.2.7; BCLUP Policies 01.04.04, 08.01.11, 08.01.13, 08.01.14, 08.01.15] There **are 2** active solid waste facilities located within one mile of the amendment site. **One is the City of Fort Lauderdale Snyder Park and one is the Airport Recycling Specialists Inc.** There **are no** inactive solid waste facilities located within one-quarter mile of the site. (SMS 7/17/17)

ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION

Air Quality - [CP Policy 13.1.15, BCLUP Policy 09.14.03] The preliminary traffic analysis indicates that the proposed amendment would result in an increase by **321 PM** peak hour trips per day compared to trips associated with the current designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a moderate impact on air quality. There are **15** air permitted facilities in this area, however, 2 of those facilities had a total of 3 complaints the most recent being closed in 2013. Therefore, there are no existing or potential odor or noise concerns. Due to the attraction of mobile sources to commercial areas, if the applicant incurs the construction of parking facilities, the Broward County Code of Ordinances, Parking Facility Rule might be applicable.

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. (SMS 7/17/17)

Contaminated Sites - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies 01.04.04, 03.04.01] The list of known contaminated sites (from EPGMD's GIS Database of Contaminated Locations in Broward County) has been reviewed. **One** listed contaminated site was found on or adjacent to the proposed amendment location. The contaminated site is adjacent to the proposed amendment

EP&GMD COMMENTS
 PC 17-15
 Page 3

location is Schaefer Industrial Park (3390 SW 13 Ave., Ft. Lauderdale). (SMS 7/17/17)

ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION

Wellfield Protection - [CP Policies 4.2.10, 4.4.13, 7.5.2, 7.5.3, 7.5.4, 13.2.2, 13.3.3; BCLUP Policies 09.02.01, 09.02.03, 09.02.05] The proposed amendment site **is not** currently within a wellfield zone of influence. **No special** restrictions apply under Broward County's Wellfield Protection regulations. (SMS 7/17/17)

SARA TITLE III (Community Right to Know) - [CP Policy 13.2.7; BCLUP Policies 01.04.04, 03.04.01] The list of known SARA Title III facilities (from EPGMD's GIS Database of SARA Title III Facilities in Broward County) has been reviewed. There **are no** SARA Title III facilities on or adjacent to the proposed amendment site. (SMS 7/17/17)

Hazardous Material Facilities - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies 01.04.04, 03.04.01] The list of known hazardous material facilities and storage tank facilities (from EPGMD's GIS Database of Hazardous Material Facilities in Broward County) has been reviewed. There are **2** known hazardous material facilities within the boundaries of the proposed amendment site, and there **are no** known storage tank facilities located on the proposed site. Of these 2 known hazmat sites, one is Whiddon Rogers West (1300 SW 32 Ct, Ft. Lauderdale) and the other is Aerospace Precision Inc. (3385 SW 13 Ave, Ft. Lauderdale). (SMS 7/17/17)

ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE DIVISION:

Specially Designated Areas - [CP policies 13.6.1, 13.6.4, 13.6.6, 13.6.7, 13.6.9, 13.6.10, 13.7.2, 13.7.5; BCLUP Policies 09.01.01, 09.01.02, 09.01.03, 09.01.04, 09.01.05, 09.01.06, 09.01.11] County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, do not exist within the boundaries of the proposed amendment site.

Protected Natural Lands – The project site is not included in the Protected Natural Lands Inventory and not adjacent to a site in the inventory. 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 Policies 7.5.10, 13.2.3, 13.5.3, 13.7.6, 13.7.8; BCLUP Policies 05.03.02, 06.01.04, 06.01.05, 06.01.06, 09.02.06, 09.03.01, 09.03.02, 09.03.05, 09.03.06, 09.03.07, 09.03.08,

EP&GMD COMMENTS

PC 17-15

Page 4

09.03.09, 09.03.10, 09.03.11, 09.04.02] The proposed land use designation is not expected to have an impact on marine or riverine resources. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

Priority Planning Areas for Sea Level Rise – [CP Policies 19.2.2, 19.3.7, 19.3.12, 19.3.13; BCLUP Policies A.03.04, A.03.05, A.03.06, A.03.07, 9.07.02, 9.09.04, 12.01.13]

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 2060. 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, Policy A.03.05 and portions of policies 9.07.02, and 9.09.04 do not apply to the review of this project.

NatureScape Program – [CP Policies 4.4.8, 13.3.5, 13.3.7, 19.4.11; BCLUP A.02.01] –

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/NaturalResources/NatureScape/Pages/Default.aspx>

Surface Water Management - [CP Policies 7.4.2, 7.4.3, 7.5.2, 7.5.9, 13.2.4, 13.3.12; BCLUP Policies 08.01.18, 08.01.19, 09.04.01, 09.04.02, 09.07.01, 09.07.03, 09.09.01, 09.09.02, 09.09.04, 09.10.02]

The proposed amendment site is located within the jurisdiction of the South Florida Water Management District. Successful compliance with the criteria established for the District should result in reducing the potential danger from flooding and maintaining the quality of surface waters.

The proposed amendment site is located within the Federal Emergency Management Agency (FEMA) flood insurance zone AH with NAVD 88 elevation of 6.

EP&GMD COMMENTS

PC 17-15

Page 5

Water Recharge - [CP Policies 7.4.3, 7.5.2, 7.5.3, 7.5.4, 7.5.7, 7.5.9, 7.5.11, 7.5.12, 13.3.12, 13.3.13; BCLUP Policies 06.01.01, 06.01.03]

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result in net increase in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be minor.

This 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.

See attached Water Recharge Questionnaire.

Wetland Resource Questionnaire
PC 17-15

BROWARD COUNTY PLANNING COUNCIL
WETLAND RESOURCE QUESTIONNAIRE
as completed by the
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. ***Amendment No.:*** PC 17-15
- B. ***Municipality:*** Fort Lauderdale
- C. ***Project Name:*** Bridge Development, LLC

II. Site Characteristics

- A. ***Size:*** Approximately 10.6 acres
- B. ***Location:*** Section: 21 Township: 50 South
Range: 42 East; generally located on the west
side of SW 12 Avenue, between SW 32 Court and Perimeter
Road
- C. ***Existing Use:*** Former Elementary School

III. Broward County Land Use Plan Designation

- A. ***Current Designation:*** Community
- B. ***Proposed Designation:*** Commerce

IV. Wetland Review

- A. ***Are wetlands present on subject property?*** No
- B. ***Describe extent (i.e. percent) of wetlands present on subject property.*** None
- C. ***Describe the characteristics and quality of wetlands present on subject property.***
- D. ***Is the property under review for an Environmental Resource License?***
- E. ***Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?***

- V. ***Comments:*** No wetlands on site.

Wetland Resource Questionnaire
PC 17-15

Completed by: Linda Sunderland, NRS
Natural Resources Manager

**BROWARD COUNTY PLANNING COUNCIL
WATER RECHARGE QUESTIONNAIRE**

as completed by

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. Amendment No.:*** PC 17-15
- B. Municipality:*** Fort Lauderdale
- C. Applicant:*** Bridge Development, LLC

II. Site Characteristics

- A. Size:*** Approximately 10.6 acres
- B. Location:*** Section: 21 Township: 50 South Range: 42 East; generally located on the west side of SW 12 Avenue, between SW 32 Court and Perimeter Road
- C. Existing Use:*** Former Elementary School

III. Broward County Land Use Plan Designation

Current Land Use Designation: Community

Proposed Land Use Designation: Commerce

IV. Water Recharge Review

- A. Describe the general impacts of the current land use designation on water recharge:***

The current land use designation is Community consisting of 10.6 acres.

A typical value for an impervious area produced by this type of development is approximately 85 percent.

Water Recharge Questionnaire
PC 17-15

Page 2 of 2

B. Describe the general impacts of the proposed land use designation on water recharge:

The proposed land use designation is Commerce.

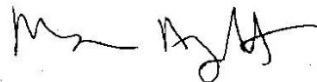
A typical value for an impervious area produced by this type of development is approximately 72 percent.

V. Impact of Change in Land Use Designation

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result in net increase in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be minor.

This 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.

VI. Comments



By: _____

Date 7/28/2017

Maena Angelotti

Environmental Planning and Community Resilience Division

LUA PC 17-15 - Adjacent Facilities List

Solid Waste Facilities

FACILITY	ACTIVE	ADDRESS	CITY	ZIP CODE
Airport Recycling Specialists, Inc.	Yes	3551 SW 2ND Avenue	Pompano Beach	33315
City of Fort Lauderdale Snyder Park	Yes	3299 SW 4TH AVE	Fort Lauderdale	33315

Contaminated Sites

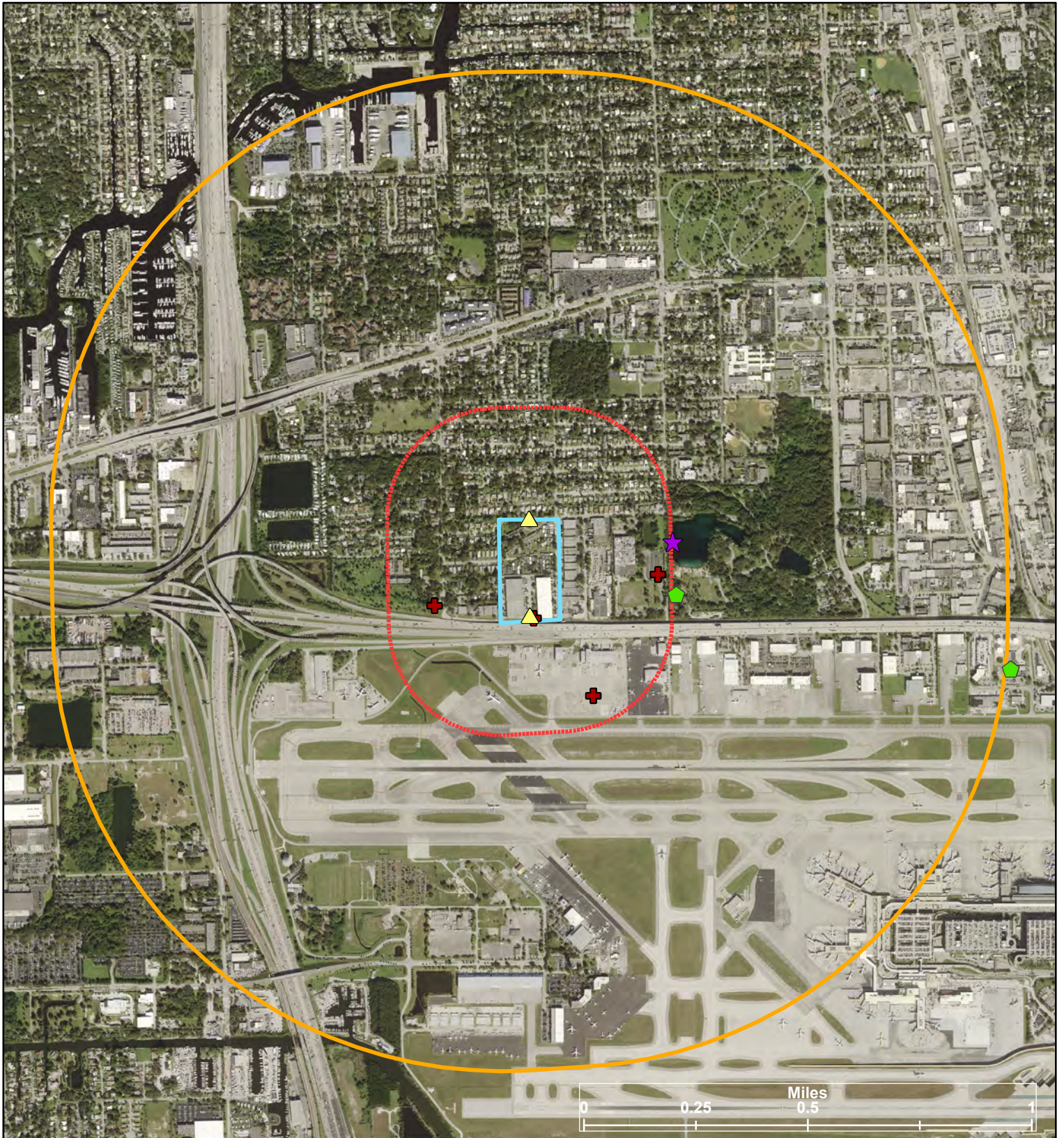
FACILITY	TYPE	ADDRESS	CITY	ZIP CODE
CAROLINA AIRCRAFT CORP	Aviation	3500 SW 11TH AVE	Fort Lauderdale	33315
FORMICO FOOD / *DOT*	Gas Station	3381 SW 15TH AVE	Fort Lauderdale	33315
Schaefer Industrial Park	Warehouse	3390 SW 13TH AVE	Fort Lauderdale	33315
VISION EASE	Office Building	3301 SW 9TH AVE	Fort Lauderdale	33315
VISION EASE	Other	3301 SW 9TH AVE	Fort Lauderdale	33315

SARA Title III Facilities

FACILITY	TYPE	ADDRESS	CITY	ZIP CODE
VISION EASE	Other	3301 SW 9 AVENUE	FT LAUDERDALE	33315

Hazardous Materials Facilities

FACILITY		ADDRESS	LMCITY	ZIP
AEROSPACE PRECISION INC		3385 SW 13 AVE	FT LAUDERDALE	33315
WHIDDON-ROGERS WEST CAMPUS		1300 SW 32 CT	FT LAUDERDALE	33315



- ★ SARA Title III Facilities
- ▲ Hazardous Materials Facilities
- ✚ Contaminated Sites
- ◆ Solid Waste Facilities
- LUA 17-15 Perimeter
- ⋯ 1/4 Mile Buffer
- 1 Mile Buffer



Generated for location purposes only.
Marker Size is a visual aid and neither represents exact location nor area of designated facility.
Prepared by: SSAMMON - July, 2017 - Environmental Engineering and Permitting Division



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

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

MEMORANDUM

June 12, 2017



To: Barbara Blake Boy, Executive Director
 Broward County Planning Council

Thru: ^{DAN} Dan West, Director
 Parks and Recreation Division

From: John R. Fiore, Planner
 Parks and Recreation Division

A handwritten signature in blue ink, appearing to read "John R. Fiore".

Re: **Land Use Plan Amendment Comments**
September 22, 2017 Meeting

The Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan scheduled for the Planning Council's first public hearing at their September 2017 meeting. Our comment is as follows:

PC 17-15 No objections.

If you or your staff has any questions about our comments, please call me at 954-357-8133.

Broward County Board of County Commissioners

Mark D. Bogen • Beam Furr • Steve Geller • Dale V.C. Holness • Chip LaMarca • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
 Broward.org/Parks • Facebook.com/BrowardCountyParks • Twitter.com/BrowardParks • YouTube.com/BrowardCountyParks



Public Works Department – Water and Wastewater Services

WATER MANAGEMENT DIVISION

2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285

MEMORANDUM



July 31, 2017

TO: Barbara Blake Boy
Executive Director Broward County Planning Council

FROM: Joe Heilman
Broward County Water Management Division

SUBJECT: LAND USE PLAN AMENDMENT
PC 17-15

I have reviewed the information in the package for the referenced Land Use Plan Amendment. The drainage information in the package is essentially correct.

- PC 17-15

Our office has no objections or comments for this amendment.

Respectfully,

A handwritten signature in black ink, appearing to be "J Heilman", written over a light blue horizontal line.

Joe Heilman
Construction Project Manager
Broward County Water Management Division
2555 W. Copans Road, Pompano Beach, FL 33069
Office:(954)-831-0764
E-mail: JHeilman@Broward.org



ATTACHMENT 9

Edgewood Civic Association

June 20, 2017



VIA EMAIL LTappen@FortLauderdale.gov

Lorraine Tappen, AICP, Principal Planner
 City of Ft. Lauderdale
 700 NW 19th Avenue
 Ft. Lauderdale, FL 33311

Re: Bridge Development Partners, LLC – Land Use Amendment, Rezoning, Plat, Site Plan and related approvals for a warehouse/distribution facility to be located at 1300 SW 32nd Court

Dear Ms. Tappen:

The Edgewood Civic Association (“HOA”) is providing this letter to convey its support of the above referenced project. On February 28, 2017 our Board of Directors met with representatives of Bridge Development Partners (“Bridge”) to discuss the development plans for the property. On May 3, 2017, Bridge presented the project at the HOA’s general membership meeting. The property is located in a part of our neighborhood that has a mixture of residential and industrial uses. We believe that a change of the land use and zoning designation from Community Facilities to Industrial is appropriate due to the strong presence of other existing Industrial uses in the immediate vicinity of this development site. In addition, we believe that Bridge’s proposal to construct a warehouse/distribution center on property is a logical use of the property given its proximity to Port Everglades, the airport and major highways. Bridge has taken measures in its site plan to provide appropriate buffering between adjacent residential homes and the new development through the construction of a wall and installation of a landscape buffer. In addition, we are also pleased that all access to the property will be limited to SW 12th Avenue on the east side of the site. Bridge has also coordinated with the City to modify the current road block located on SW 12th Avenue so that traffic from SW 12 the Avenue cannot travel to the north and into the neighborhood. In light of this, the Edgewood Civic Association is pleased to provide its support for this project, and we urge the City to approve this project.

Should you have any questions, please feel free to contact me at 954-494-2267

Sincerely,

Wendy Wills, President
 Edgewood Civic Association

cc: Mayor John P. “Jack” Seiler
 Vice Mayor Dean Trantalis
 Commissioner Robert McKenzie
 Commissioner Bruce Roberts
 Commissioner Romney Rogers