



Memorandum

Memorandum No: 23-089

Date: July 6, 2023

To: Honorable Mayor, Vice Mayor, and Commissioners

From: Greg Chavarria, City Manager 
Greg Chavarria (Jul 11, 2023 15:14 EDT)

Re: Fire Department Service Delivery Concurrency Evaluation

I am writing to inform you of a new requirement Fire Rescue would like to begin enforcing. As of July 15, 2023, all new commercial and residential developments in the city would be required to provide a Fire Department Service Delivery Concurrency Evaluation (FDSDC) as part of the initial Development Review Committee (DRC) review.

This requirement is in accordance with the adopted Florida Fire Prevention Code (FFPC) NFPA 1, Chapter 15, which states "The AHJ shall be permitted to require a proposed development in the jurisdiction undergo a fire service delivery concurrency evaluation." The Unified Land Development Code (ULDC) Sec 47-25.2(E) also requires that "Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus, and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code, and other accepted applicable fire and safety standards."

The FDSDC report must include the following information:

- The current level of service for fire protection, emergency medical response, and prevention services.
- The post-development level of service for fire protection, emergency medical response, and prevention services.
- Mitigation recommendations if the level of service in the post-development condition falls below the current level of service.
- Short- and long-term funding sources for implementation of the mitigating recommendations.

The developer is responsible for providing the FDSDC at their own cost, and the evaluator must be approved by the Fire Marshal prior to beginning the evaluation. Once the evaluation is complete, the Fire Chief or designee will approve the report as part of and contingent upon Fire Rescue's approval of the project's DRC review.

The potential outcomes for the FDSDC are still unknown, as there has not yet been an approved report. However, the potential is that the FDSC could provide an additional funding source for fire rescue personnel costs and equipment needed for unique land uses.

Updates on the progress of the FDSDC program and the potential outcomes will be provided. For addition information contact Deputy Fire Chief Jeffrey Lucas, Fire Marshal at jlucas@fortlauderdale.gov.

Attachment: New Mandatory Development Review Committee Requirement for Fire Rescue

c: Anthony G. Fajardo, Assistant City Manager
Susan Grant, Assistant City Manager
D'Wayne M. Spence, Interim City Attorney
David R. Soloman, City Clerk
Patrick Reilly, City Auditor
Department Directors
CMO Managers



FORT LAUDERDALE FIRE RESCUE

July 15, 2023

REFERENCE: New Mandatory Development Review Committee Requirements for Fire Rescue

From this date forward, all new proposed construction projects, both multi-family residential and commercial occupancies being considered shall provide a Fire Department Service Delivery Concurrency Evaluation as permitted and adopted by the Florida Fire Prevention Code (FFPC).

The minimum thresholds that require an evaluation are as follows:

- Larger than 1% increase of the City's service population equals any new building with a human capacity of 1856 persons or greater **or**;
- Larger than 1% increase in Fire Department protected building square footage that equals or is greater for any new building within the City of Fort Lauderdale with more than 1,132,903 sqft **or**;
- Both of the above requirements. (Note: It only requires one requirement to be a mandatory)

The reports shall be approved by the Fire Chief or designee. The DRC fire review shall not to be approved without an approved Fire Department Concurrency Report once it is determined to be required.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeffrey Lucas", with a long horizontal flourish extending to the right.

Jeffrey Lucas
Fire Marshal

Florida Fire Prevention Code (FFPC) - NFPA 1 Chapter 15 Fire Department Service Delivery Concurrency Evaluation

15.1 Application.

15.1.1 The AHJ shall be permitted to require a proposed development in the jurisdiction undergo a fire department service delivery concurrency evaluation.

15.1.1.1 Proposed developments that would increase the fire department's service population by less than 1 percent or increase the fire department's total protected building square footage by less than 1 percent shall not be subject to a fire department service delivery concurrency evaluation.

15.2 Level of Service Objectives.

15.2.1 The fire department shall provide the developer with the current level of service standards for fire protection, emergency medical, prevention, and other operational services provided by the fire department.

15.2.2 The level of service for the proposed development shall not be less than the fire department's current level of service for fire protection, emergency medical, prevention, and other operational services.

15.2.2.1 The AHJ shall be permitted to approve a reduced level of service for the proposed development if a service mitigation plan has been adopted by the jurisdiction.

15.3 Evaluator Qualifications. The fire department service delivery concurrency evaluation shall be prepared by a person with qualifications acceptable to the AHJ.

15.4 Fire Department Service Delivery Concurrency Evaluation Documentation.

15.4.1 The fire department service delivery concurrency evaluation shall include, but not be limited to, the following:

- (1) The current level of service for fire protection, emergency medical, and prevention services
- (2) The post-development level of service for fire protection, emergency medical, and prevention services
- (3) Mitigation recommendations if the level of service in the post development condition falls below the current level of service
- (4) Short- and long-term funding sources for implementation of the mitigation recommendations

15.4.2 The fire department service delivery concurrency evaluation shall be provided in a format approved by the AHJ.

15.4.3 The fire department service delivery concurrency evaluation shall utilize data sources and standards approved by the AHJ.

15.5 Independent Review. The AHJ shall be permitted to require an approved, independent third-party evaluation of the fire department service delivery concurrency evaluation at the expense of the developer.

15.6 Approval.

15.6.1 The AHJ shall make the final determination as to whether the level of service objectives have been met for the proposed development and, if applicable, the mitigation strategies are funded and appropriate.

15.6.2 If a fire department service delivery concurrency evaluation is required by the AHJ, development shall not proceed until the report has been accepted by the AHJ.

Commission Memo 23-089 Fire Department Service Delivery Concurrency Evaluation

Final Audit Report

2023-07-11

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