

# Lake Estates Improvement Neighborhood Corrective Land Use Plan Amendment



**CITY OF FORT LAUDERDALE**

**APPLICATION FOR AMENDMENT TO THE  
CITY OF FORT LAUDERDALE AND  
BROWARD COUNTY LAND USE PLANS**

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## **Exhibits**

- Exhibit A      Sketch and Legal Description**
- Exhibit B      Location and Context Map**
- Exhibit C      Adopted and Proposed City Land Use Map**
- Exhibit D      Adopted County Land Use Maps for Correction**
- Exhibit E      City Zoning Designations**

**1. Transmittal Information**

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial, or modification regarding the proposed amendment to the Broward County Land Use Plan.**

**Response:** The transmittal letter is attached to this application.

- B. Name, title, address, telephone, facsimile number and email of the local government contact.**

Lorraine Tappen, AICP  
Principal Urban Planner  
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- C. Summary of minutes from the local planning agency and local government public hearing of the transmittal of the Broward County Land Use Plan amendment.**

**Response:** Minutes of the Planning and Zoning Board City Commission results will be attached when completed.

- D. Description of public notification procedures followed for the amendment by the local government including notices to surrounding property owners, advertisements in local publications, signage at proposed site, etc.**

**Response:** This is a land use map corrective amendment and will not generate any development beyond what is currently built on these properties in 1970. A minimum of twenty-one (21) days prior to the development review committee (DRC) meeting, a notice from the applicant via letter or e-mail was provided to the official city-recognized civic organization(s) within three hundred (300) feet of the proposed project, including The Landings Neighborhood Association, Lake Estates Improvement Association, and the Imperial Point Neighborhood Association notifying of the date, time and place of the DRC meeting.

Prior to the submittal of an application to the Planning and Zoning Board (PZB), notice from the applicant via e-mail and regular mail shall be provided to official city-recognized civic organization(s) within three hundred (300) feet of the proposed project, the Lake Estates Improvement Association, and by regular mail to property owners whose real property is located within three hundred (300) feet of the proposed project, notifying of the date, time and place of the applicant's project presentation meeting to take place prior to the PZB meeting.

A public participation meeting was held prior to the Planning and Zoning Board meeting on February \*\*, 2024 [To be determined] and mail notices were mailed to property owners and neighborhood associations within 300 feet of the subject site. Newspaper notice was given ten (10) days prior to the date set for Planning and

Zoning Board (local planning agency) hearing. In addition, newspaper notice was provided ten (10) days prior to the City Commission hearings.

**E. Whether the amendment is one of the following: development of regional impact (DRI), small scale development activity (per Florida statutes), or an emergency.**

**Response:** These map corrections are small scale, but there is no development activity associated with these amendments. The subject site is 0.84 acres.

**2. Applicant Information**

**A. Name, title, address, telephone, facsimile number and email of the applicant.**

Christopher Cooper, AICP, Director  
Development Service Department  
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Fort Lauderdale, FL 33311  
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**B. Name, title, address, telephone, facsimile number and email of the agent.**

Lorraine Tappen, AICP                      Phone: (954) 828-5018  
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**C. Name, title, address, telephone, facsimile number and email of the property owner.**

**Response:** The subject properties have multiple owners. The municipal applicant will service as the owner's representative.

**D. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.**

**Response:** The City of Fort Lauderdale is using the small scale amendment process to correct the future land use of multifamily residential properties located in the Lake Estates Improvement District at 2591 NE 55<sup>th</sup> Court, 2690 and 2700 NE 56<sup>th</sup> Court. The buildings were constructed in 1970, 1967, and 1964 respectively. The City and the County cannot identify how the units were built with the Low-Medium (8) Residential future land use designation. An incorrect future land use designation can cause issues for property owners when transferring and insuring their property. Therefore, the City is proposing to correct the future land use designations on both the City and County land use plans.

The properties have 21 multifamily residential units on 0.84 acres with a gross density of 25 dwelling units per acre. The City intends to propose the Irregular (25) residential future land use designation to allow only the number of units that currently exist on the property.

The current zoning of the property is Residential Mid Rise Multifamily/Medium High Density District (RMM-25) and was rezoned from R-3 in 1997 as part of a citywide rezoning.

**3. Amendment Site Description**

**A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.**

**Response:** The subject properties are located east of N. Federal Highway and north of Commercial Boulevard in the Lake Estates Improvement neighborhood. The gross acreage of the site is 0.84 acres.

**B. Sealed survey, including legal description of the area proposed to be amended.**

**Response:** The sketch and legal description are provided in **Exhibit A**.

**C. Map at a scale clearly indicating the amendment's location, boundaries and proposed land uses.**

**Response:** A context map showing the property locations relative to each other is provided in **Exhibit B**. A portion of the City future land use map showing the property location and corrected land use is provided in **Exhibit C**.

**4. Existing and Proposed Future Land Uses**

**A. Current and proposed local and Broward County Land Use Plan designations for the amendment site. If multiple land use designations, describe gross acreage within each designation. For Activity Center amendments, the proposed text indicating the maximum residential and nonresidential uses must be included.**

**Response:** The properties are designated Low-Medium (8) Residential on the City's future land use map and Low (5) Residential on the Planning Council's land use map. See Exhibit D.

**B. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.**

**Response:** Flex units or flex acreage have not been allocated in the adjacent areas.

**C. Existing use of amendment site and adjacent area.**

**Response:**

**Table 1 – Adjacent Existing Uses and City Future Land Use Designations**

<b>Direction</b>	<b>Existing Use</b>	<b>Future Land Use</b>
North	Commercial/office and Single Family residential	Low-Medium (8) Residential
East	water and single family residential	Low-Medium (8) Residential
South	Single-family residential	Low-Medium (8) Residential
West	Commercial/office	Commercial

**D. Proposed use of the amendment site including proposed square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count within the amendment area.**

**Response:**

**Table 2 - Dwelling Units Based Upon Current and Proposed Future Land Use**

<b>Type of Use</b>	<b>Current Future Land Use (Low-Medium (8) Residential)</b>	<b>Proposed Future Land Use (Irregular (25) Residential)</b>
<b>2690 NE 56<sup>th</sup> Court</b>	0.22 acres x 8 dwelling units per acre = 1 dwelling unit	0.22 acres x 25 dwelling units per acre = 5 dwelling units
<b>2700 NE 56<sup>th</sup> Court</b>	0.19 acres x 8 dwelling units per acre = 1 dwelling unit	0.19 acres x 25 dwelling units per acre = 4 dwelling units
<b>2591 NE 55<sup>th</sup> Court</b>	0.43 acres x 8 dwelling units per acre = 3 dwelling units	0.43 acres x 25 dwelling units per acre = 10 dwelling units

- E. **Maximum allowable development per local government adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations/ for each non-residential use and/or dwelling unit count.**

**Response:** See Table 2 above.

**5. ANALYSIS OF PUBLIC FACILITIES AND SERVICE**

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

**A. Potable Water Analysis**

- 1. **Provide the potable water level of service per the adopted and certified local land use plan, indicated the adoption date of the 10-Year Water Supply Facilities Work Plan.**

**Response:** Potable Water Level of Service as outline in the 10-Year Water Supply Facilities Work Plan in Table 3 below:

**Table 3 – Potable Water Level of Service**

Component	Level-of-Service Standard / Goal
Raw Water Supply	Maximum Day Demand with 20 percent of wells out of service for maintenance <i>Source: City of Fort Lauderdale standard design criteria.</i>
Treatment Capacity	Maximum day demand with all units in service <i>Source: (Committee of the Great Lakes-Upper Mississippi River Board of State Sanitary Engineers, 2018); Article 2.1.</i>
Minimum system pressure during peak hour demand with largest pump out of service during non-fire flow conditions	Maintain a minimum of 40 psi in the distribution system <i>Source: (Reiss Engineering, 2017); Table WA4-1.</i>
Minimum system pressure during maximum day demand plus fire flow	Maintain a minimum of 30 psi in the distribution system <i>Source: (Reiss Engineering, 2017); Table WA4-1.</i>
Finished Water Pumped Per Capita – City Goal	It is the City’s goal to reduce the finished water pumped level of service to 170 gallons per capita per day through conservation by the year 2028 according the City’s Comprehensive Plan Evaluation Measures SWS 3.1.2 and SWS 3.2.1. <i>Source: (City of Fort Lauderdale, 2019a).</i>
Finished Water Storage	Comply with FAC 62-555.320(19): minimum requirement of 25 percent of maximum day demand plus maximum fire flow volume with all tanks in service. Maximum fire flow storage based upon a 5,000 gallons per minute (gpm) fire over a four-hour period. <i>Source: Florida Administrative Code, Rule 62-555.320(19).</i>
Maximum Distribution System Water Loss	10 Percent of Finished Water Pumped <i>Source: (South Florida Water Management District, 2015); Article 4.1.2.</i>

- 2. **Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and**



planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.

**Table 4 - Potable Water Projected Demand and Capacity**

Current Plant Capacity	70 MGD
Current + Committed Capacity	42.99 MGD
SFWMD Permit Withdrawal	52.55 MGD
SFWMD Permit Expiration Date	12/27/2065

3. Identify the net impact on potable water demand, based on adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

**Response:** The following tables show the water demand based on what can be developed under the current land use designation of Low-Medium (8) Residential and what is developed and will remain under the corrected land use designation for the existing residential buildings. Due to fact that the future land use designation will reflect existing development, there will be no change in potable water demand.

**Table 5 – Potable Water Demand – Adopted and Proposed**

Future Land Use	Number of Units	Multiplier	ERCs	Demand (ERCs x 300 Gallons Per Day)
Existing: Low-Medium (8) Residential	6	0.805	4.83	1,449 GPD
Proposed: Irregular (25)	21	0.805	16.9	5,070 GPD

Source: Guidelines for Calculation of Sanitary Sewer Connection Fees, May 1, 2019

4. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

**Response:** Because these condominiums are already built and served with all utilities and have been since the 1960s and 1970s, service provider letters are not required.

**B. Sanitary Sewer Analysis**

1. Provide the sanitary sewer level of service per the adopted and certified local land use plan.

**Response:** The level of service in the Comprehensive Plan per the Sanitary Sewer, Water, and Stormwater Element Policy SWS 2.1.2 is 1) FDEP Permitted Capacity of the facility and 2) LOS measured by average daily flow.

2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding source.

**Response:** The City's George T. Lohmeyer (GTL) Wastewater Treatment Plant has a three-month flow average of approximately 56.6 MGD and this will provide adequate

capacity until 2030. The City has planned for the process of upgrading and replacing major GTL components to accommodate growing capacity needs through 2035. The City of Fort Lauderdale's adopted level of service for wastewater is based on the FDEP permitted capacity of the facility and by the LOS measured by the average daily flow. The Broward County's Environmental Protection and Growth Management Department's (EPGMD) Environmental Licensing & Building Permitting Division's licensed capacity for GTL is 48 MGD-AADF (Million Gallons per Day - Annual Average Daily Flow). The annual average daily flow (AADF) to the plant is 42.85 MGD.

3. **Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including the anticipated demand per square foot or dwelling unit.**

**Response:** The following tables show the sanitary sewer demand based on what can be developed under the current land use designation of Low-Medium (8) Residential and what is developed and will remain under the corrected land use designation for the existing residential buildings. Due to fact that the future land use designation will reflect existing development, there will be no change in sanitary sewer demand.

**Table 6 – Wastewater Demand – Existing and Proposed Future Land Use**

Future Land Use	Number of Units	Multiplier	ERCs	Demand (ERCs x 300 Gallons Per Day)
Existing: Low-Medium (8) Residential	6	0.805	4.83	1,449 GPD
Proposed: Irregular (39)	21	0.805	16.9	5,070 GPD

Source: Guidelines for Calculation of Sanitary Sewer Connection Fees, May 1, 2019

4. **Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

**Response:** Since this project is already receiving wastewater collection, transmission, and treatment, a service provider letter is not provided.

**C. Solid Waste Analysis**

1. **Provide the solid waste level of service per the adopted and certified local land use plan.**

**Response:** Per Solid Waste Element Policy SW 1.1.3 for future development projects, the City shall ensure adequate solid waste capacity consistent with Broward County's Comprehensive Plan solid waste generation rates as part of the development review process.

2. **Identify the solid waste facilities service the service area in which the amendment is located including the landfill/plant capacity, current plus committed demand on landfill/plant capacity, and planned landfill/plant capacity.**

**Response:** The City has contracted with Republic Services for solid waste collection and with WIN-Waste Innovations Technologies for solid waste disposal. Waste is disposed of at the WIN-Waste Innovations South Plant.

**Table 7 – Solid Waste Facilities**

<b>Capacity</b>	821,250 Tons/Year
<b>Current + Committed Demand</b>	725,000 Tons/Year
<b>Planned Capacity</b>	No planned expansion

Source: WIN-Waste Innovations

3. **Identify the net impact on solid waste demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

**Response:** Table 8 below shows the solid waste generated by the existing condominiums. Because the change in future land use will not result in a greater number of residential units, there is no change in solid waste collection.

**Table 8 – Solid Waste Impact**

<b>Future Land Use</b>	<b>Number of Units</b>	<b>Calculation</b>	<b>Total</b>
Existing: Low-Medium (8) Residential	6	6 dus x 8.9 lbs/unit/day	53.4 lbs/unit/day
Proposed: Irregular (25)	21	21 dus x 8.9 lbs/unit/day	187 lbs/unit/day

4. **Correspondence from the solid waste provider verifying that the information submitted in items 13 above. Correspondence must contain name, position and contact information of party providing verification.**

**Response:** The demand from the residential buildings has been part of the waste stream since the 1960s and 1970s and thus a service provide letter was not requested.

**D. Drainage Analysis**

1. **Provide the drainage level of service per adopted and certified local land use plan.**

**Finished Floor Elevation.** The lowest finished floor elevation shall be the greater and more stringent of the following:

- A minimum of the calculated stage elevation for the site based on the 100-year design storm; or
- Elevations designated in the Florida Building Code as amended.
- Standards set forth in the "Floodplain Management" section of City Code of Ordinances as may be amended from time to time.

**New development and redevelopment.** Commercial developments, new residential subdivisions, multi-family developments shall be designed and constructed to meet state and local laws governing water quality and quantity criteria, as described in South Florida Water Management District's Environmental Resource Permit Applicant's Handbook, as may be amended from time to time. The site shall be graded to

harmonize with adjacent property improvements and elevations and to prevent off-site discharge onto adjacent properties, public rights-of-way and easements.

**Single Family Lots.** Site improvements in association with the construction or modification of residential homes on single family lots in existing subdivisions shall be designed to retain the first inch of runoff from the site or the total runoff of 2.5 inches times the impervious area, whichever is greater. The site shall be graded to harmonize with adjacent property improvements and elevations and to prevent off-site discharge onto adjacent properties, public rights-of-way and easements.

**Stormwater Quality in Construction.** Any construction activity for private or public purposes that disturbs soil or generates construction debris, foreign substances, chemicals, liquids or other undesirable substances harmful to the environment shall comply with the Stormwater Element of the National Pollutant Discharge Elimination System (NPDES) as mandated by Section 402(p) of the Clean Water Act (CWA) and promulgated in the State of Florida under Section 403.0885, F.S. and Section 27-195 of the Broward County Code of Ordinances. Best Management Practices (BMPs) shall be employed on all such construction projects as provided in the latest edition of the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual.

**Roadway stormwater standards.** Stormwater systems for new roads or road reconstruction shall be designed to meet the minimum criteria in the South Florida Water Management District's Environmental Resource Permit Applicant's Handbook or to withstand a 10-year 1-day storm event.

**Floodplain.** Calculated flood elevations based on the twenty-five year and one-hundred-year return frequency rainfall of three-day duration shall not exceed the corresponding elevations of the preconditions and the "100 Year Flood Elevation Map".

In regard to water quantity requirements, the proposed 100-year, 3-day zero discharge stage shall be no higher than the Broward County's 100-year map elevation. the proposed 25-year, 3-day elevation shall be no higher than the pre-condition.

Properties within the subject area have AE with elevations of 6-8 feet and AH with elevations of 7-9 feet per the 2014 FEMA Flood Insurance Rate Map (FIRM). The area is made up of properties with an annual 0.2% and 1% chance of flood hazard. Chapter 14 of the City's land development regulations provides guidance on requirements for development and redevelopment.

**2. Identify the drainage district and drainage systems serving the amendment area.**

**Response:** The City of Fort Lauderdale is located in the South Florida Water Management District.

**3. Identify any planned drainage improvements, including year, funding sources and other relevant information.**

**Response:** All improvements required to meet the adopted level of service will be installed by property owners if a development application is considered.

- 4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.**

**Response:** The multifamily buildings subject to the amendment were built in the 1960s and 1970s and thus no SFWMD permit is necessary.

- 5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrated how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one-hundred-year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.**

**Response:** No new development is planned. If these buildings are ever demolished and rebuilt development within the site will be required to meet the drainage standards of the City, Broward County Department of Planning and Environmental Protection, and the South Florida Water Management District.

- 6. Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.**

**Response:** These condominiums have been built and occupied since the 1960s and 1970s so no drainage provide letter has been requested.

**E. Recreation and Open Space Analysis**

1. Provide the recreation and open space level of service per the adopted and certified local land use plan.

**Response:** Maintain a local level of service standard of 4.5 acres per 1,000 population of public park, recreation and open spaces. This includes 3 acres of community parks for each 1,000 residents.

2. For amendments which will result in an increased demand for "community parks" acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.

**See Appendix IX: Park and Recreation Data**

3. Identify the net impact on demand for "community parks" acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

**Response:** The map correction has a zero impact on community park acreage supply and/or demand.

**4. Identify the projected “community parks” acreage needs based on the local government’s projected build-out population.**

**Response:** Table 16 depicts park acreage required to meet the minimum level of service of 3 acres of community parks per 1,000 persons through the year 2045. With a current community park acreage total of 1090.93 acres, the City of Fort Lauderdale will be able to meet the community park level of service of 3 acres per 1,000 residents through 2045.

**Table 9 – Community Park Needs**

Year	2015	2020	2025	2030	2035	2040	2045
Population	175,228	179,991	208,747	222,915	232,419	240,134	247,613
Acres/1,000 people	6.61	6.43	5.55	5.19	4.98	4.82	4.68
Additional Park Acreage Needed to Maintain Level of Service Standard 5.0 Acres per 1,000 Residents	None	None	None	None	4.48	43.05	80.45

Source: Population from Broward County, 2017.

**5. As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5 (a. through e.), regarding the provision of open space.**

**Response:** No designated open space is being lost as a result of this map correction.

**F. Traffic Circulation Analysis**

**1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volume, adopted level of service and current level of service for each roadway.**

**Response:** This proposed land use plan correction will not change the traffic impacts from what currently exists.

**2. Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizon. Please utilize average daily and p.m. peak hour traffic volumes per Broward Metropolitan Planning.**

**Response:** This proposed land use plan correction will not change the traffic impacts from what currently exists.

**3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for the amendment – calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long-range planning horizon. Organization (MPO) plans and projection.**

**Response:** This proposed land use plan correction will not change the anticipated average daily and p.m. peak hour traffic generation.

**4. Provide any transportation studies relating to this amendment, as desired.**

**Response:** No traffic studies should be required for this map correction. All trips resulting from this map correction are already part of the background traffic on all affected roadways.

**G. Mass Transit Analysis**

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

**Response:** The subject properties are served by Broward County Transit Route 10 which travels on US1/N. Federal Highway.



2. Describe how the proposed amendment furthers or supports mass transit use. Quantify the change in demand resulting from this amendment.

**Response:** The proposed amendment will not impact mass transit demand.

3. Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

**Response:** Since this is a map correction and no new demand on mass transit will be generated, the service provider letter is not required.

**H. PUBLIC EDUCATION ANALYSIS**

Please be advised that the Planning Council staff will request from The School Board of Broward County (SBBC), as per Policy 2.15.2 of the BCLUP, an analysis of the impacts of the amendment

on public education facilities. Per SBBC Policy 1161, the applicant will be subject to a fee for the analysis and review of the land use plan application. The applicant should contact the Growth Management Section of the SBBC to facilitate this review and determine the associated fees.

**1. Public School Impact Application.**

**Response:** There will be no additional school impacts generated by this map correction as the residential units are already in existence and have been for 50-60 years and any children living in these multifamily buildings and going to public schools would already be part of the existing and projected demands.

**2. The associated fee in the form of a check made payable to the SBBC.**

**Response:** NA

**6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES**

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

**A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.**

**Response:** A review with information available at the time of this request included the Official City of Fort Lauderdale Resources Map and the Florida Master Site File (FMSF); the proposed amendment site does not include any sites and/or districts that are currently designated in the City of Fort Lauderdale.

**B. Archaeological sites listed on the Florida Master Site File.**

**Response:** A review with information available at the time of this request included the Official City of Fort Lauderdale Resources Map and the Florida Master Site File (FMSF), no archaeological sites are located within the amendment site. Additionally, the amendment site does not fall within the boundaries of any recognized Archeologically Significant Zones. [To be confirmed.]

**C. Wetlands**

**Response:** A review of the Broward County Comprehensive Plan indicates there are wetlands in the amendment area.

**D. Local Areas of Particular Concern as Identified within the Broward County Land Use Plan.**

**Response:** The subject properties are not located within Local Areas of Particular Concern.

**E. Priority Planning Area map and Broward County Land Use Plan Policy 2.21.1 regarding sea level rise**

**Response:** The subject area is not located within the County's Priority Planning Areas.

**F. "Endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S.**



**Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.**

**Response:** The project area is mostly developed and the applicant is not aware of any listed species on the site.

**G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.**

**Response:** The project area is mostly developed and the applicant is not aware of any listed species on the site.

**H. Wellfields – Indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 “Wellfield Protection.” If so, specify the protected zone and any provisions, which will be made to protect the wellfield**

**Response:** The Broward County Natural Resource Map does not identify any water wellfield protection zones of influence on the amendment site.

**I. Soils – Describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to mitigate the area’s natural features.**

**Response:** The amendment site is an urban area. Redevelopment resulting from this amendment will not require the alteration of soil conditions or topography other than typical construction activity.

**J. Beach Access – Indicate if the amendment is ocean-front. If so, describe how public beach access will be addressed.**

**Response:** The subject properties are not oceanfront.

**7. AFFORDABLE HOUSING**

**Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2, consistent with Article 5 of this Document.**

**Response:** This map correction will not be increase the number of residential units over what has already existed since the 1960s and 1970s. Policy 2.16.2, therefore, does not apply to this map correction.

**8. LAND USE COMPATIBILITY**

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

**Response:** The multifamily residential buildings are existing buildings and were built in the 1960s and 1970s.

**9. HURRICANE EVACUATION ANALYSIS**

(Required for amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Agency). Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Agency.

**Response:** These subject properties are not within an evacuation area.

**10. REDEVELOPMENT ANALYSIS**

Indicate if the amendment is located in an identified redevelopment area (i.e., Community Redevelopment Agency, Community Development Block Grant). If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plan.

**Response:** The project area is not located in a CRA or part of CDBG.

**11. INTERGOVERNMENTAL COORDINATION**

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

**Response:** The property is not adjacent to another municipality.

**12. PUBLIC OUTREACH**

Describe how the applicant and/or local government notified and coordinated with adjacent property owners, master associations, homeowner associations, etc.

**Response:** The Lake Estates Improvement Association were notified by email regarding the Development Review Committee meeting.

**13. DESCRIBE CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN**

**Response:** Because this is a corrective amendment for properties with existing buildings, there is not net effect on highlighted regional issues.

**14. ADDITIONAL SUPPORT DOCUMENTS**

A. Other support documents or summary of support documents on which the proposed amendment is based.

**Response:** No additional support documents are provided at this time.

B. Any proposed voluntary mitigation or draft agreements.

**Response:** No voluntary mitigation or draft agreements have been prepared at this time.

**15. Plan Amendment Copies**

**A. 3 hard copies and 10 digital copies (13 copies total) for the BCC (Please include additional copies of amendment site is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.**

**B. If requesting concurrent transmittal to DEO, 1 hard copy and 10 digital copies (11 copies total), as required by DEO, of the corresponding local land use plan amendment application, including transmittal letter from municipality to DEO.**

**Response:** This is a small scale amendment and transmittal to DEO is not required prior to adoption. The City will be adopting this map correction and transmitting the adopted amendment to the DEO in advance of the County's adoption hearing so concurrent transmittal is not being requested.

**Exhibit A      Sketch and Legal Description**

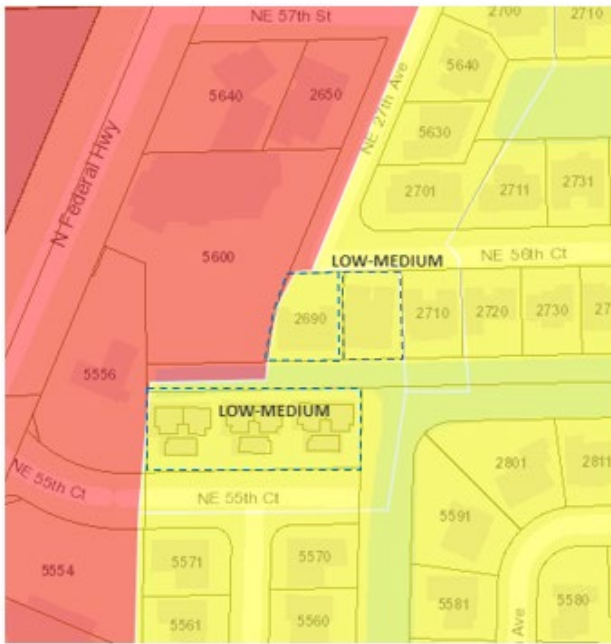
To be added after Development Review Committee Meeting

**Exhibit B      Location and Context Map**

To be added prior to Development Review Committee Meeting

**Exhibit C      Adopted City Future Land Use Map and Proposed Future Land Use**

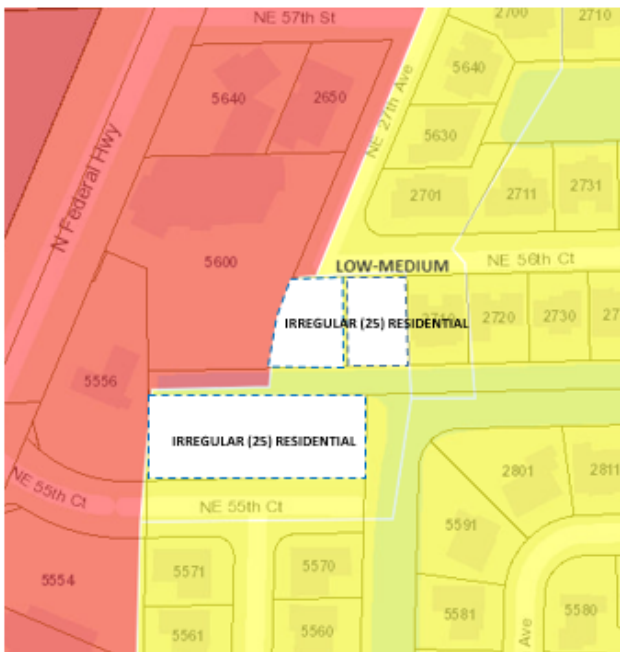
**Adopted City Future Land Use Map**






**Legend**

-  Low-Medium (8) Residential
-  Commercial
-  Subject Properties

**Proposed Future Land Use**



**Legend**

-  Low-Medium (8) Residential
-  Irregular (25) Residential
-  Commercial

**Exhibit D Adopted County Land Use Maps for Correction**

**Adopted County Land Use**



**Legend**

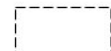
33 = Low (5) Residential

60 = Commerce

**Proposed County Land Use**



**Legend**

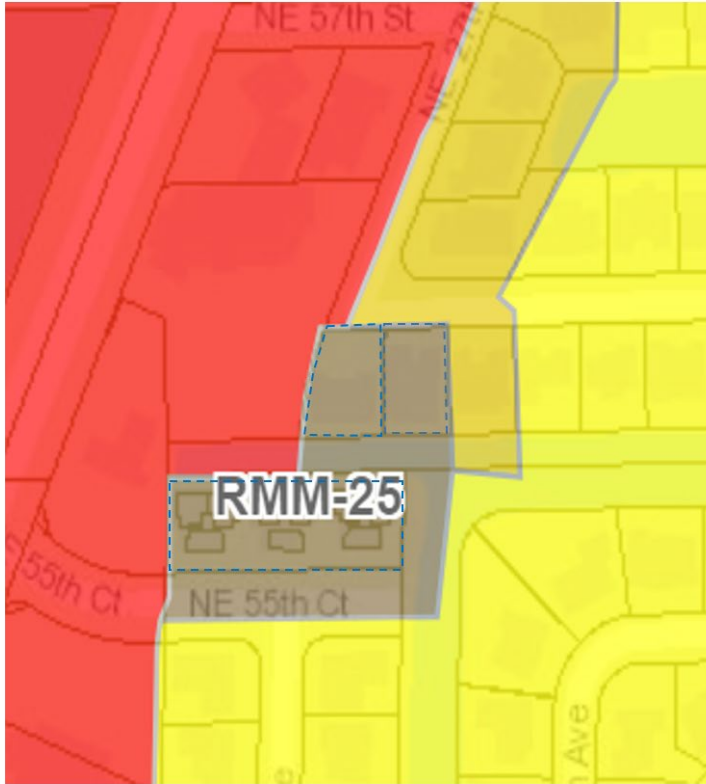
 Irregular (25) Residential

33 = Low (5) Residential





60 = Commerce

**Exhibit E**

**City Zoning Designations**



**Legend**

-  RS-8
-  RD-15
-  RMM-25
-  Commercial
-  Subject Properties