



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 06/14/2024

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-24, Development Permits and Procedures, and must be filled out accurately with all applicable sections completed. Only complete the sections indicated for application type with N/A for those items not applicable. Refer to "Specifications for Plan Submittal" by application type for submittal requirements, which can be found on the City's website.

Select the application type and approval level in **SECTION A** and complete the sections specified under each type.

A APPLICATION TYPE AND APPROVAL LEVEL Select the application type from the list below and check the applicable type.

<input type="checkbox"/> LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) <input type="checkbox"/> New nonresidential less than 5,000 square feet <input type="checkbox"/> Change of use <i>(if same impact or less than existing use)</i> <input type="checkbox"/> Plat note or Nonvehicular access line (NVAL) amendment <input type="checkbox"/> Administrative site plan <input type="checkbox"/> Amendment to site plan* <input type="checkbox"/> Affordable Housing per §166.04151(7) Fla. Stat. <i>(Live Local Act)</i> <input type="checkbox"/> Property and right-of-way applications <i>(MOIs, construction staging)</i> <input type="checkbox"/> Parking Agreements <i>(separate from site plans)</i> COMPLETE SECTIONS B, C, D, G	<input type="checkbox"/> LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC) <input type="checkbox"/> New Nonresidential 5,000 square feet or greater <input type="checkbox"/> Residential 5 units or more <input type="checkbox"/> Nonresidential use within 100 feet of residential property <input type="checkbox"/> Redevelopment proposals <input type="checkbox"/> Change in use <i>(if greater impact than existing use)</i> <input type="checkbox"/> Development in Regional Activity Centers (RAC)* <input type="checkbox"/> Development in Uptown Project Area* <input type="checkbox"/> Regional Activity Center Signage <input type="checkbox"/> Affordable Housing (≥10%) COMPLETE SECTIONS B, C, D, E, F	<input type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB) <input type="checkbox"/> Conditional Use <input type="checkbox"/> Parking Reduction <input type="checkbox"/> Flex Allocation <input type="checkbox"/> Cluster / Zero Lot Line <input type="checkbox"/> Modification of Yards* <input type="checkbox"/> Waterway Use <input type="checkbox"/> Mixed Use Development <input type="checkbox"/> Community Residences* <input type="checkbox"/> Social Service Residential Facility (SSRF) <input type="checkbox"/> Medical Cannabis Dispensing Facility* <input type="checkbox"/> Community Business District for uses greater than 10,000 square feet COMPLETE SECTIONS B, C, D, E, F	<input checked="" type="checkbox"/> LEVEL IV CITY COMMISSION (CC) <input checked="" type="checkbox"/> Land Use Amendment <input type="checkbox"/> Rezoning <input type="checkbox"/> Plat <input type="checkbox"/> Public Purpose Use <input type="checkbox"/> Central Beach Development of Significant Impact* <input type="checkbox"/> Vacation of Right-of-Way City Commission Review No PZB Review <input type="checkbox"/> Vacation of Easement* COMPLETE SECTIONS B, C, D, E, F
<input type="checkbox"/> MISCELLANEOUS <input type="checkbox"/> Affordable Workforce Housing Tax Reimbursement <input type="checkbox"/> Community Residence <input type="checkbox"/> Construction Noise Waiver <input type="checkbox"/> Design Review Team (DRT) COMPLETE SECTIONS B, C, D, I	<input type="checkbox"/> EXTENSION OR DEFERRAL <input type="checkbox"/> Request to defer after an application is scheduled for public hearing <input type="checkbox"/> Request extension to previously approved application <i>(request must be within original approval date timeframe)</i> COMPLETE SECTIONS B, C, H	<input type="checkbox"/> APPEAL <input type="checkbox"/> Appeal decision by approving body and De Novo hearing items COMPLETE SECTIONS B, C, H	<input type="checkbox"/> PROPERTY AND RIGHT-OF-WAY <input type="checkbox"/> Road Closures <input type="checkbox"/> Construction Staging Plan <input type="checkbox"/> Revocable licenses COMPLETE SECTIONS B, C, H

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B APPLICANT INFORMATION If applicant is the business operator, complete the agent column and provide property owner authorization.

Applicant/Property Owner	NORTH BROWARD HOSPITAL DISTRICT	Authorized Agent	Stephanie J. Toothaker, Esq.
Address	Agent: 501 SW 2nd Avenue, Suite 1	Address	501 SW 2nd Avenue, Suite 1
City, State, Zip	Agent: Fort Lauderdale, FL 33301	City, State, Zip	Fort Lauderdale, FL 33301
Phone	Agent: 954.648.9376	Phone	954.648.9376
Email	Agent: stephanie@toothaker.org	Email	cc: estefania@toothaker.org
Proof of Ownership	Tax Record	Authorization Letter	Provided
Applicant Signature:	Signature Digitally signed by Stephanie J. Toothaker Date: 2024.12.13 09:51:45 -05'00'	Agent Signature:	Signature Digitally signed by Stephanie J. Toothaker Date: 2024.12.13 09:52:02 -05'00'

C PARCEL INFORMATION

Address/General Location	150 SE 17th St, 1600 S. Andrews Ave., 1512 S. Andrews Ave, 210 SE 14th St, 20 SE 14th St, 1413 SE 1st Ave, 15 SE 15th St., 1409 SE 1st Ave, 1417 SE 1st Ave
Folio Number(s)	504215103100 , 504215410010, 504215102070, 504215320010, 504215101570, 504215101550, 504215101520, 504215101560 , 504215101540
Legal Description (Brief)	See attached sketch and legal
City Commission District	
Civic Association	Poinciana Park Civic Association

D LAND USE INFORMATION

Existing Use	Hospital; Parking Garage; Vacant
Land Use	Community Facilities
Zoning District	Various
Proposed	Applications requesting land use amendments and rezonings.
Proposed Land Use	South RAC
Proposed Zoning District	TBD



E PROJECT INFORMATION *Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.*

Project Name	Broward Health Medical Center (BHMC) Land Use Plan Amendment			
Project Description <i>(Describe in detail)</i>	Site Plan Level IV Review: Land Use Plan Amendment			
Estimated Project Cost	\$ N/A <i>(Estimated total project cost including land costs for all new development applications only)</i>			
Waterway Use	No			
Flex Units	N/A	Redevelopment Units	N/A	
Flex Acreage	N/A			
Residential Uses				
Single Family	N/A			
Townhouses	N/A			
Multifamily	N/A			
Cluster/Zero Lot Line	N/A			
Other	N/A			
Total <i>(dwelling units)</i>	N/A			
Residential Unit Mix	Efficiency / Studio	N/A	1-Bedroom	N/A
Affordable Housing Units	% of AMI			
Affordable Unit Mix	Efficiency / Studio	N/A	1-Bedroom	N/A
	2-Bedroom	N/A	3-Bedroom or More	N/A
	2-Bedroom	N/A	3-Bedroom or More	N/A

F PROJECT DIMENSIONAL STANDARDS *Indicate all required and proposed standards for the project. Circle yes or no where indicated.*

	Required Per ULDR	Proposed
Lot Size <i>(Square feet/ acres)</i>	N/A	17.0 net / 19.8 gross acres
Lot Density <i>(Units/ acres)</i>	N/A	N/A
Lot Width	N/A	N/A
Building Height <i>(Feet)</i>	N/A	N/A
Structure Length	N/A	N/A
Floor Area Ratio <i>(F.A.R.)</i>	N/A	N/A
Lot Coverage	N/A	N/A
Open Space	N/A	N/A
Landscape Area	N/A	N/A
Parking Spaces	N/A	N/A
SETBACKS <i>(Indicate direction N,S,E,W)</i>	Required Per ULDR	Proposed
Front	N/A	N/A
Side	N/A	N/A
Corner / Side	N/A	N/A
Rear	N/A	N/A

For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.

	Required Per ULDR	Proposed	Deviation
Tower Stepback			
Front / Primary Street			
Sides / Secondary Street			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate <i>(square feet)</i>			
Residential Unit Size <i>(minimum)</i>			Not Applicable

G AMENDED PROJECT INFORMATION *Provide approved and proposed amendments for project. Circle yes or no where indicated.*

Project Name			
Proposed Amendment Description <i>(Describe in detail)</i>			
	Original Approval	Proposed Amendment	Amended
Residential Uses <i>(dwelling units)</i>			
Non-Residential Uses <i>(square feet)</i>			
Lot Size <i>(square feet/ acres)</i>			
Lot Density <i>(Units/ acres)</i>			
Lot Width			
Building Height <i>(Feet)</i>			
Structure Length			
Floor Area Ratio <i>(F.A.R.)</i>			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate <i>(square feet)</i>			
Residential Unit Size <i>(minimum)</i>			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			



H EXTENSION, DEFERRAL, APPEAL INFORMATION *Provide information for specific request. Circle approving body and yes or no.*

Project Name		
Request Description		
EXTENSION REQUEST	DEFERRAL REQUEST	APPEAL REQUEST / DE NOVO HEARING
Approving Body	Approving Body	Approving Body
Original Approval Date	Scheduled Meeting Date	30 Days from Meeting <i>(Provide Date)</i>
Expiration Date <i>(Permit Submittal Deadline)</i>	Requested Deferral Date	60 Days from Meeting <i>(Provide Date)</i>
Expiration Date <i>(Permit Issuance Deadline)</i>	Previous Deferrals Granted	Appeal Request
Requested Extension <i>(No more than 24 months)</i>	Justification Letter Provided	Indicate Approving Body Appealing
Code Enforcement <i>(Applicant Obtains by Code Compliance Division)</i>	<i>*Note: Deferral requests are subject to a fee per deferral. See Fee Schedule for amount.</i>	
		De Novo Hearing Due to City Commission Call-Up

I MISCELLANEOUS *Provide information on the specific request.*

Project Name		
Request Description		
AFFORDABLE HOUSING TAX REIMBURSEMENT*	COMMUNITY RESIDENCE	NOISE WAIVER*
As Is Value \$	Residence Type	DRC Case Number
<i>Date</i>	Certification	Request Start Date
Completion Value \$	Length of Stay	Request End Date
<i>Date</i>	Number of Residents	Construction Start Time
Stabilized Value \$	Number of Live-In Staff	Construction End Time
<i>Date</i>	Habitable Rooms	Sunday Construction Times
Acquisition Value \$	Gross Floor Area	Noise Mitigation Plan
<i>Date</i>		Date of Plan
	DEVELOPMENT REVIEW TEAM (DRT)* <i>Complete Section F</i>	Previous Extension Resolution No. <i>(if applicable)</i>

*Application is subject to specific fees based on hourly rate with minimum amount of: DRT \$477, Affordable Housing Tax Reimbursement \$2,500, Noise Waiver \$954

CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- Preliminary Development Meeting** completed on the following date:
- Development Application Form** completed with the applicable information including signatures.
- Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- Address Verification Form** that includes all parcels within the proposed development.
- Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- Traffic Study or Statement** submittal of a traffic study or traffic statement.
- Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delay in processing.
- **File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- **Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- **Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- **Document Categories** choose the correct document category when uploading.

December 13, 2024

VIA LAUDERBUILD

DEVELOPMENT REVIEW COMMITTEE
URBAN DESIGN & PLANNING DIVISION
DEVELOPMENT SERVICES DEPARTMENT
CITY OF FORT LAUDERDALE
700 NW 19th AVENUE
FORT LAUDERDALE, FL 33311

**RE: ULDR Narrative
Broward Health Medical Center (“BHMC”) Land Use Plan Amendment**

This firm represents the NORTH BROWARD HOSPITAL DISTRICT (dba Broward Health) (the “Applicant”), as owner of the real property located at 150 SE 17th Street, 1500 and 1600 S. Andrews Avenue, 20 and 210 SE 14th Street, 1409, 1413 and 1417 SE 1st Avenue, and 15 SE 15th Street, Folio Nos. 504215103100, 504215410010, 504215102070, 504215320010, 504215101570, 504215101550, 504215101520, 504215101560, 504215101540 (the “Amendment Site”). The Amendment Site is approximately 17.0 net acres / 19.8 gross acres. Applicant is seeking to amend the Amendment Site’s existing underlying land uses in the Broward County (“County”) Future Land Use Plan from Commerce, Community and Low (5) Residential to Regional Activity Center (“RAC”) and in the City of Fort Lauderdale (“City”) Future Land Use Plan from Community Facilities to South Regional Activity Center (“South RAC”). Additionally, the Applicant is submitting a companion Text Amendment to amend the South RAC Future Land Use Element of both the County and City’s adopted comprehensive plans. This amendment will revise the maximum allowable intensity for Community Facilities use to account for the inclusion of the maximum intensity allowed under the future land use designation currently assigned to the Amendment Site (City and County Land Use Plan), clarify the permitted Community Facilities uses and facilitate the development of a new medical campus zoning district (City Land Use Plan). We hereby provide the following responses demonstrating the LUPA’s compliance with the applicable Unified Land Development Regulations (“ULDR”).

UNIFIED LAND DEVELOPMENT REGULATIONS ANALYSIS

Provided below is a point-by-point analysis the ULDR criteria applicable to the Project:

**ULDR Section 47-24.8 Comprehensive Plan Amendment Requirements, and
ULDR Section 47-25.2, Adequacy Requirements**

Sec. 47-24.8. - Comprehensive Plan Amendment

A. *Comprehensive plan amendment (city commission).*

1. *When application is required.* Any person requesting a proposed change to the city's adopted land use plan map or to any text within the city's adopted comprehensive plan shall be required to submit a comprehensive plan amendment application.

Response: Refer to Applicant’s rationale in *DRC-LUPA Analysis-BHMC LUPA*.

Stephanie J. Toothaker, Esq.

land use development political strategy procurement

2. *Application requirements, review process, criteria and appeal.* An application for a comprehensive plan amendment shall be submitted to the department for review by the planning and zoning board (local planning agency) and for approval and adoption by the city commission, in accordance with the requirements of F.S. ch. 163 and F.A.C. Rule 9J-5.

Response: Acknowledged. Refer to uploaded *DRC-LUPA Analysis-BHMC LUPA*.

3. *Recertification by Broward County Planning Council.* Amendment to the city's comprehensive plan must be recertified by the Broward County Planning Council prior to the approval taking effect.

Response: Acknowledged and will comply.

Sec. 47-25.2. Adequacy Requirements

- A. *Applicability.* The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.

Response: The adequacy requirements are applicable to the proposed LUPA.

- B. *Communications network.* Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

Response: The LUPA is not expected to interfere with the City's communication network.

- C. *Drainage facilities.* Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 1/2) inches of runoff from the impervious surface whichever is greater.

Response: Refer to Drainage Analysis in *DRC-LUPA Analysis-BHMC LUPA*.

- D. *Environmentally sensitive lands.*

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, a application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:

- Broward County Ordinance No. 89-6.
- Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
- Broward County Ordinance No. 84-60.

2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

Response: The Property was previously developed. The LUPA will not impact any environmentally sensitive lands.

- E. *Fire protection.* 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.

Response: Not applicable – LUPA only.

- F. *Parks and open space.*

1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.

2. No building permit shall be issued until the park impact fee required by Section 47- 38A of the ULDR has been paid in full by the applicant.

Response: Refer to Parks and Open Space Analysis in *DRC-LUPA Analysis-BHMC LUPA*.

- G. ***Police protection.*** Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

Response: Not applicable – LUPA only.

- H. ***Potable water.***

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

2. Potable water facilities.

- a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
- b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
- c. Where the county is the projected service provider, a similar written assurance will be required.

Response: Refer to Potable Water Analysis in *DRC-LUPA Analysis-BHMC LUPA*. Note that this amendment will not result in additional demands as it only reallocates the existing maximum permissible intensity from Community Facilities future land use to the South RAC future land use.

- I. ***Sanitary sewer.***

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.

Response: Refer to Sanitary Sewer Analysis in *DRC-LUPA Analysis-BHMC LUPA*. Note that this amendment will not result in additional demands as it only reallocates the existing maximum permissible intensity from Community Facilities future land use to the South RAC future land use.

- J. ***Schools.*** For all development including residential units, the applicant shall be required to mitigate the impact of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.

Response: Not applicable. No increase proposed to maximum allowable density as part of this

amendment. Refer to Public Education Impact Analysis in *DRC-LUPA Analysis-BHMC LUPA*.

K. *Solid waste.*

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
2. Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

Response: Refer to Solid Waste Analysis in *DRC-LUPA Analysis-BHMC LUPA*. Note that this amendment will not result in additional demands as it only reallocates the existing maximum permissible intensity from Community Facilities future land use to the South RAC future land use.

L. *Stormwater.* Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code city engineering standards and other accepted applicable engineering standards.

Response: Refer to Drainage Analysis in *DRC-LUPA Analysis-BHMC LUPA*. Note that this amendment will not result in additional demands as it only reallocates the existing maximum permissible intensity from Community Facilities future land use to the South RAC future land use.

M. *Transportation facilities.*

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.
2. ***Regional transportation network.*** The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.
3. ***Local streets.*** Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering

standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

4. **Traffic impact studies.**

- a. When the proposed development may generate over one thousand (1,000) daily trips;
- b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:
 - i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
 - ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.
 - iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
 - iv. A further detailed analysis and any other information that the review committee considers relevant.
 - v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
 - vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

Response: Refer to Traffic Circulation and Mass Transit Analysis in DRC-LUPA Analysis-BHMC LUPA. Note that this amendment will not result in additional demands as it only reallocates the existing maximum permissible intensity from Community Facilities future land use to the South RAC future land use.

5. **Dedication of rights-of-way.** Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

Response: Not applicable – LUPA only.

6. **Pedestrian facilities.** Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

Response: Not applicable – LUPA only.

7. **Primary arterial street frontage.** Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other

treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

Response: Not applicable – LUPA only.

8. ***Other roadway improvements.*** Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

Response: No roadway improvements are anticipated to be required as part of this LUPA.

9. ***Street trees.*** In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

Response: Not applicable – LUPA only.

N. ***Wastewater.***

1. ***Wastewater.*** Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Response: Refer to Wastewater Analysis in DRC-LUPA Analysis-BHMC LUPA. Note that this amendment will not result in additional demands as it only reallocates the existing maximum permissible intensity from Community Facilities future land use to the South RAC future land use.

- O. ***Trash management requirements.*** A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for offsite consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

Response: Refer to Solid Waste Analysis in DRC-LUPA Analysis-BHMC LUPA. Note that this amendment will not result in additional demands as it only reallocates the existing maximum permissible intensity from Community Facilities future land use to the South RAC future land use.

P. *Historic and archaeological resources.*


1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

Response: A review of the Florida Master Site File (FMSF) and Official City of Fort Lauderdale Resources Map at the time of this application indicates there are no sites and/or districts that are currently designated on the National Register of Historic Places or locally designated historic sites within the Amendment Site.

Q. *Hurricane Evacuation.* If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

Response: Not applicable. The Amendment Site is located west of the Intracoastal Waterway.

Respectfully submitted,


Digitally signed by
Stephanie J. Toothaker
Date: 2024.12.13
10:14:22 -05'00'

Stephanie J. Toothaker, Esq.

Broward Health Medical Center (“BHMC”)
Application for Amendment to the City of Fort Lauderdale
and Broward County Land Use Plans

December 13, 2024

Prepared By:
Stephanie J. Toothaker, Esq., P.A.
501 SW 2nd Avenue, Suite 1
Fort Lauderdale, FL 33301

For:
North Broward Hospital District
1800 NW 49th Street
Fort Lauderdale, FL 33309

In Coordination with:
Kimley-Horn and Associates
1920 Wekiva Way, Suite 200
West Palm Beach, FL 33411

THE BECK GROUP
501 E. Las Olas Boulevard
Suite 200 and 300
Fort Lauderdale, FL 33301

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EXHIBITS

Exhibit A:	Acting City Manager Letter
Exhibit B:	Local Planning Agency Agenda and Meeting Minutes
Exhibit C:	City Commission Agenda and Meeting Minutes
Exhibit D:	Proposed City Text Amendment
Exhibit E:	Proposed County Text Amendment
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Table 17:	Trip Generation – New Maximum Allowable Land Use Designation

1. TRANSMITTAL INFORMATION

- A. Letter of transmittal from municipal mayor or manager documenting that the local government acted 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.

See Exhibit A: Acting City Manager Letter for the letter of transmittal.

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

**City of Fort Lauderdale - Development Services Department
700 NW 19th Avenue
Fort Lauderdale, FL 33311
Contact: Alfred G. Battle, Acting Director
Phone: 954-828-5980
Email: abattle@fortlauderdale.gov**

- C. Summary minutes from the local planning agency and local government public hearings of the transmittal of the Broward County Land Use Plan amendment.

See Exhibit B: Local Planning Agency (Planning and Zoning Board) Agenda and Meeting Minutes and Exhibit C: City Commission Agenda and Meeting Minutes.

- 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.

Per Chapter 163, F.S. and Section 47-27, City of Fort Lauderdale Unified Land Development Regulations (ULDR), the LUPA will follow public notification procedures that include newspaper advertisements, public notices, and mail notices. 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 shall be provided to the official city-recognized civic organizations(s) within three hundred (300) feet of the proposed project including the Poinciana Park Civic 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 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

- E. Whether the amendment is one of the following:
*Development of Regional Impact
*Small scale development activity (Per Florida Statutes)
*Emergency (please describe on separate page)

This Future Land Use Map ("FLUM") Amendment is considered a small-scale development amendment pursuant to Chapter 163.3187, Florida Statutes as the proposed amendment involves a use less than 50 acres, involves text changes that relate directly to, and are intended to be adopted simultaneously with, the small-scale future land use map amendment, and is not located within an area of critical state concern. Applicant is proposing a companion Text

Amendment to amend the South RAC Future Land Use Element of both the County and City's adopted comprehensive plans. This amendment will revise the maximum allowable intensity for Community Facilities use to account for the inclusion of the maximum intensity allowed under the future land use designation currently assigned to the Amendment Site (City and County Land Use Plan), clarify the permitted Community Facilities uses and facilitate the development of a new medical campus zoning district (City Land Use Plan).

2. APPLICANT INFORMATION

A. Name, title, address, telephone, facsimile number and e-mail of the applicant.

North Broward Hospital District
c/o David J. Clark, FACHE
SVP, Operations
1800 NW 49th Street
Fort Lauderdale, FL 33309
Email: djclark@browardhealth.org
Phone: 954.473.7450
(the “Applicant”).

B. Name, title, address, telephone, facsimile number and e-mail of the agent.

Stephanie J. Toothaker, Esq.
Toothaker.org
501 SW 2nd Avenue, Suite 1
Fort Lauderdale, FL 33301
Email: stephanie@toothaker.org and estefania@toothaker.org
Phone: 954.648.9376
(the “Agent”)

C. Name, title, address, telephone, facsimile number and e-mail of the property owner(s).

The Amendment Site is owned by the Applicant or currently under contract by the Applicant. Applicant and its Agent are authorized on behalf of the two property owners to process this application on their behalf. Refer to 2A and 2B for contact information. Refer to Table 1 below for property ownership breakdown.

TABLE 1 AMENDMENT SITE PROPERTY OWNERSHIP		
Amendment Site Address	Folio No.	Property Owner
150 SE 17 Street	504215103100	NORTH BROWARD HOSPITAL DISTRICT
1600 S Andrews Avenue	504215410010	
1512 S Andrews Avenue	504215102070	
210 SE 14 Street	504215320010	
20 SE 14 Street	504215101570	
1413 SE 1 Avenue	504215101550	
15 SE 15 Street	504215101520	
1409 SE 1 Avenue	504215101560	1409 SE 1ST AVENUE LLC
1417 SE 1 Avenue	504215101540	AYDA WEISS LLC

Source: Broward County Property Appraiser

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.

The Future Land Use Map (“FLUM”) Amendment area is approximately 17.0 net / 19.8 gross acres (the “Amendment Site”) and is the subject of this application. Applicant is seeking to amend the

existing underlying land uses in the Broward County (“County”) Future Land Use Plan from Commerce, Community and Low (5) Residential to Regional Activity Center (“RAC”) and in the City of Fort Lauderdale (“City”) Future Land Use Plan from Community Facilities to South Regional Activity Center (“South RAC”).

In 1999, the City and County established the South RAC within their respective comprehensive plans for an approximate 270-acre area, PCT 99-6 (Text) and PC 99-6 (FLUM). The original South RAC established in 1999 did not propose any additional units or intensities above what was permitted under the existing future land uses at that time. The South RAC was intended to facilitate mixed uses, encourage transit, and provide incentives for quality development surrounding the Broward Health Medical Center. The Amendment Site was excluded from the South RAC boundary and retained its existing land use designations.

Broward Health has invested significantly in their campus expansion, including acquiring properties surrounding the Broward Health Medical Center in the City’s South RAC. The Applicant seeks to consolidate the Amendment Site’s various land uses into the existing RAC (County) / South RAC Center (City) land use designation. This amendment is part of a larger effort to create a new medical campus zoning district in the South RAC, currently referred to as the “South Regional Activity Center – Medical Campus District (South RAC-MC)”. The Amendment Site is within the boundaries of this proposed new zoning district. The new zoning district is intended to create development, use and review standards that support a dynamic, transit-oriented health care campus that integrates Broward Health’s ongoing medical service expansion with a balanced mix of residential, office, and commercial uses, while leveraging its proximity to the planned commuter rail station in the South RAC.

Applicant is proposing a companion Text Amendment to amend the South RAC Future Land Use Element of both the County and City’s adopted comprehensive plans. This amendment will revise the maximum allowable intensity for Community Facilities use to account for the inclusion of the maximum intensity allowed under the future land use designation currently assigned to the Amendment Site (City and County Land Use Plan), clarify the permitted Community Facilities uses and facilitate the development of a new medical campus zoning district (City Land Use Plan). See Exhibit D: Proposed City Text Amendment and Exhibit E: Proposed County Text Amendment.

For analytical purposes, the proposed new maximum allowable Community Facilities use intensity in the South RAC accounts for the maximum intensity currently permissible under the Community Facilities future land use designation for the Amendment Site using a Floor Area Ratio (FAR) intensity standard of 3.0 as currently permitted by the City’s Comprehensive Plan. As such, this amendment is designed to ensure that the proposed Community Facilities use intensity does not exceed the maximum permissible intensity under the current Community Facilities future land use designation for the Amendment Site. Therefore, the amendment should not result in additional demands for public services, as it only reallocates the existing maximum permissible intensity for the Amendment Site from the Community Facilities future land use to the South RAC future land use.

It is understood by the Applicant that there may be a future City and developer-initiated joint effort to reexamine the South RAC-wide intensities/densities, but at this time this application does not propose such amendments and is outside of the scope of this phase.

3. AMENDMENT SITE DESCRIPTION

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

The proposed Amendment Site contains approximately 17.0 net/19.8 gross acres. See Exhibit F: Acreage Determination from Broward County Planning Council.

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

See Exhibit G: Sketch and Legal Description.

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

See Exhibit H: Location Map. The Amendment Site is generally located between SE 14th Street to the north, SE 3rd Avenue to the east, SE 18th Court to the south, and S. Andrews Avenue to the west.

4. EXISTING AND PROPOSED USES

- A. Current and proposed local and Broward County Land Use Plan designation(s) 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.

The application is seeking to amend the existing underlying land uses from Commerce, Community and Low (5) Residential to Regional Activity Center (County Land Use Plan) and Community Facilities to South Regional Activity Center (City Land Use Plan).

The breakdown of existing land uses can be found in Table 2 below.

TABLE 2 AMENDMENT SITE CURRENT AND PROPOSED LAND USES				
City of Fort Lauderdale			Broward County	
Current Land Use	Community Facilities	17.0 net / 19.8 gross	Community	11.1 net / 11.6 gross
			Commerce	1.7 net / 2.4 gross
			Low (5) Residential	4.2 net / 5.8 gross
Proposed Land Use	South Regional Activity Center	17.0 net / 19.8 gross	Regional Activity Center	17.0 net / 19.8 gross

Source: Broward County Planning Council Acreage Determination

See Exhibit I: Maps of Current Future Land Use Designation – City and County and Exhibit J: Maps of Proposed Future Land Use Designation – City and County.

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

The City unified its flex zones into a single unified receiving area which was approved in August 15, 2018. Since that approval the City has allocated unified flex units to three properties through the site plan approval process in the South RAC.

- C. Existing use of amendment site and adjacent areas.

Refer to **Table 3** and **Table 4** below.

TABLE 3 EXISTING USE OF AMENDMENT SITE		
Amendment Site Address	Folio No.	Existing Use
150 SE 17 th Street	504215103100	Parking Garage
1600 S. Andrews Avenue	504215410010	Hospital
1512 S. Andrews Avenue	504215102070	Parking Garage
210 SE 14 th Street	504215320010	Warehouse
20 SE 14 th Street	504215101570	Parking Lot
1413 SE 1 st Avenue	504215101550	Vacant
15 SE 15 th Street	504215101520	Vacant
1409 SE 1 st Avenue	504215101560	Professional Services
1417 SE 1 st Avenue	504215101540	Professional Services

Source: Broward County Property Appraiser

TABLE 4 EXISTING USE OF ADJACENT AREAS	
Adjacent Areas	Existing Use
North	Nursing Home, Office, Single-Family, Medical Office, Professional Services
South	Office
East	Office, Medical Office, Professional Services, Parking Lot
West	Office, Financial Institution, Commercial

Source: Broward County Property Appraiser

- 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. For Activity Center amendments, also provide each existing non-residential use square footage and existing dwelling units for amendment area.

The application seeks to amend the existing underlying land uses from Commerce, Community and Low (5) Residential (County Land Use Plan) and Community Facilities (City Land Use Plan) to Regional Activity Center (County) / South Regional Activity Center (City). A companion Text Amendment is also proposed to amend the South RAC Future Land Use Element of both the County and City’s adopted comprehensive plans. This amendment will revise the maximum allowable intensity for Community Facilities use to account for the inclusion of the maximum intensity allowed under the future land use designation currently assigned to the Amendment Site (City and County Land Use Plan), clarify the permitted Community Facilities uses and facilitate the development of a new medical campus zoning district (City Land Use Plan).

For analytical purposes, the proposed new maximum allowable Community Facilities use intensity in the South RAC accounts for the maximum intensity currently permissible under the existing Community Facilities future land use designation for the Amendment Site using a Floor Area Ratio (FAR) intensity standard of 3.0, which allows for up to 2,221,560 square feet of Community Facilities use. As such, this amendment is designed to ensure that the proposed Community Facilities use intensity does not exceed this maximum permissible intensity under the current designation. Therefore, the amendment should not result in additional demands for public services, as it only reallocates the existing maximum permissible intensity that can be built on the Amendment Site from the Community Facilities future land use to the South RAC

future land use without increasing the overall development potential beyond what the Amendment Site currently permits. By reallocating the intensity in this manner, the analysis accounts for existing conditions and potential future development that is already permissible under the current land use designation. Refer to Table 6 below.

TABLE 5 PROPOSED USES AND SQUARE FOOTAGES			
	South RAC Existing Maximum Allowable Development	Proposed Reallocated from Community Facilities to South RAC	South RAC New Maximum Allowable Development
Residential	936 du	N/A	936 du
Commercial	6,000,000 SF	N/A	6,000,000 SF
Office	4,000,000 SF	N/A	4,000,000 SF
Community Facilities	1,000,000 SF⁽¹⁾	2,221,560⁽²⁾	3,221,560⁽³⁾
Recreation/Open Space	500,000 SF	N/A	500,000 SF

(1) Existing Maximum Allowable Community Facilities Intensity in South RAC
 The current maximum allowable intensity for Community Facilities is 1,000,000 SF per the City’s Comprehensive Plan Future Land Use Element. As of January 2024, 816,529 SF remains available for allocation based on the City’s South RAC Development Inventory.

(2) Proposed Reallocation
 The proposed reallocation of Community Facilities intensity (2,221,560 SF) represents the maximum intensity permitted by the City’s Comprehensive Plan for the Amendment Site, which allows a maximum Floor Area Ratio (FAR) of 3.0.

 For properties zoned as Community Facilities (such as the Amendment Site), the City’s Unified Land Development Regulations (ULDR) do not impose a limit on the maximum square footage of gross floor area. Although there is a maximum height of 60 feet and FAR of 1.0, applicants can request exceptions for Community Facilities-zoned properties. This reallocation therefore reflects the realistic development potential under the 3.0 FAR standard.

 Additionally, square footage related to covered parking, loading areas, and parking structures is excluded from the FAR calculation (per ULDR, Section 47-2.2).

(3) New Maximum Allowable Community Facilities Intensity in South RAC
 The total new maximum allowable development for Community Facilities in the South RAC is 3,221,560 SF. This includes the 1,000,000 SF currently allowed and the 2,221,560 SF proposed as a result of the reallocation. Below is a breakdown of the calculation:

Amendment Site Land Area:
 17.0 net acres × 43,560 SF/acre = **740,520 SF**

Maximum Allowable Development (in SF):
 740,520 SF × 3.0 FAR = **2,221,560 SF**

Total New Maximum Allowable Community Facilities Development (in SF):
 1,000,000 SF (current) + 2,221,560 SF (reallocation) = **3,221,560 SF**

Of the 3,221,560 SF, a total of **3,038,089 SF** of Community Facility use intensity would be available for allocation. This includes:

- **816,529 SF** currently available for allocation,
- Plus **2,221,560 SF** proposed for reallocation.

The **3,038,089 SF** accounts for the existing on-the-ground Community Facilities use (i.e. the existing hospital), excluding areas such as parking structures and loading areas. By reallocating the intensity in this manner, the analysis accounts for existing conditions and potential future development that is already permissible under the current land use designation.

Source: City of Fort Lauderdale Comprehensive Plan, Future Land Use Element and South RAC Development Inventory

- 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.

The application seeks to amend the existing underlying land uses from Commerce, Community and Low (5) Residential (County Land Use Plan) and Community Facilities (City Land Use Plan) to Regional Activity Center (County) / South Regional Activity Center (City). A companion Text Amendment is also proposed to amend the South RAC Future Land Use Element of both the County and City's adopted comprehensive plans. This amendment will revise the maximum allowable intensity for Community Facilities use to account for the inclusion of the maximum intensity allowed under the future land use designation currently assigned to the Amendment Site (City and County Land Use Plan), clarify the permitted Community Facilities uses and facilitate the development of a new medical campus zoning district (City Land Use Plan).

For analytical purposes, the proposed new maximum allowable Community Facilities use intensity in the South RAC accounts for the maximum intensity currently permissible under the existing Community Facilities future land use designation for the Amendment Site using a Floor Area Ratio (FAR) intensity standard of 3.0, which allows for up to 2,221,560 square feet of Community Facilities use. As such, this amendment is designed to ensure that the proposed Community Facilities use intensity does not exceed this maximum permissible intensity under the current designation. Therefore, the amendment should not result in additional demands for public services, as it only reallocates the existing maximum permissible intensity that can be built on the Amendment Site from the Community Facilities future land use to the South RAC future land use without increasing the overall development potential beyond what the Amendment Site currently permits. By reallocating the intensity in this manner, the analysis accounts for existing conditions and potential future development that is already permissible under the current land use designation. Refer to Table 6 below.

TABLE 6 MAXIMUM ALLOWABLE DEVELOPMENT			
	South RAC Existing Maximum Allowable Development	Proposed Reallocated from Community Facilities to South RAC	South RAC New Maximum Allowable Development
Residential	936 du	N/A	936 du
Commercial	6,000,000 SF	N/A	6,000,000 SF
Office	4,000,000 SF	N/A	4,000,000 SF
Community Facilities	1,000,000 SF⁽¹⁾	2,221,560⁽²⁾	3,221,560⁽³⁾
Recreation/Open Space	500,000 SF	N/A	500,000 SF

(4) Existing Maximum Allowable Community Facilities Intensity in South RAC
The current maximum allowable intensity for Community Facilities is 1,000,000 SF per the City’s Comprehensive Plan Future Land Use Element. As of January 2024, 816,529 SF remains available for allocation based on the City’s South RAC Development Inventory.

(5) Proposed Reallocation
The proposed reallocation of Community Facilities intensity (2,221,560 SF) represents the maximum intensity permitted by the City’s Comprehensive Plan for the Amendment Site, which allows a maximum Floor Area Ratio (FAR) of 3.0.

For properties zoned as Community Facilities (such as the Amendment Site), the City’s Unified Land Development Regulations (ULDR) do not impose a limit on the maximum square footage of gross floor area. Although there is a maximum height of 60 feet and FAR of 1.0, applicants can request exceptions for Community Facilities-zoned properties. This reallocation therefore reflects the realistic development potential under the 3.0 FAR standard.

Additionally, square footage related to covered parking, loading areas, and parking structures is excluded from the FAR calculation (per ULDR, Section 47-2.2).

(6) New Maximum Allowable Community Facilities Intensity in South RAC
The total new maximum allowable development for Community Facilities in the South RAC is 3,221,560 SF. This includes the 1,000,000 SF currently allowed and the 2,221,560 SF proposed as a result of the reallocation. Below is a breakdown of the calculation:

Amendment Site Land Area:
17.0 net acres × 43,560 SF/acre = **740,520 SF**

Maximum Allowable Development (in SF):
740,520 SF × 3.0 FAR = **2,221,560 SF**

Total New Maximum Allowable Community Facilities Development (in SF):
1,000,000 SF (current) + 2,221,560 SF (reallocation) = **3,221,560 SF**

Of the 3,221,560 SF, a total of **3,038,089 SF** of Community Facility use intensity would be available for allocation. This includes:

- **816,529 SF** currently available for allocation,
- Plus **2,221,560 SF** proposed for reallocation.

The **3,038,089 SF** accounts for the existing on-the-ground Community Facilities use (i.e. the existing hospital), excluding areas such as parking structures and loading areas. By reallocating the intensity in this manner, the analysis accounts for existing conditions and potential future development that is already permissible under the current land use designation.

Source: City of Fort Lauderdale Comprehensive Plan, Future Land Use Element and South RAC Development Inventory

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

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, indicating the adoption date of the 10 Year Water Supply Facilities Workplan.

Per the 2020 Comprehensive Plan, Volume II, the City’s adopted potable water level of service is 170 gallons per capita per day. The adoption date of the 10-Year Water Supply Facilities Workplan is June 16, 2020. 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 to the City’s Comprehensive Plan Evaluation Measures SWS 3.1.2 and SWS 3.2.1.

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 well field 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.

The City of Fort Lauderdale obtains all its raw water supply from the surficial Biscayne Aquifer system via two active wellfields. These wellfields, which are commonly known as the Dixie Wellfield and the Prospect Wellfield, operate independently of each other, the former serving the Peele-Dixie WTP and the latter serving the Fiveash WTP. The City’s existing Fiveash and Peele-Dixie water treatment plants are designed to treat the Biscayne Aquifer.

The current plant design for the Fiveash WTP is 70 MGD and Peele WTP is 12 MGD. The total combined plant design is 82.00 MGD.

The SFWMD issued the City’s Water Use Permit (No. 06-00123-W) on September 11, 2008; the permit expires on September 11, 2028. The permit limits withdrawal from the Biscayne Aquifer and the FAS as follows, on Annual Average Day (AAD) basis:

- Biscayne Aquifer Withdrawal Limit: 52.55 mgd (AAD)
- FAS Withdrawal Limit: 8.64 mgd (AAD)

In addition, the City Commission on December 17, 2020 authorized securing an allocation of 3 million gallons (mgd) per day of alternative water supply from the C-51 reservoir for the near distant future. The City is currently in the process of modifying its Water Use Permit to incorporate the additional 3 mgd allocation from the agreement related to the C-51 reservoir.

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.

Below are the calculations for Equivalent Residential Connections “ERCs” per the City of Fort Lauderdale Development Services Department – Engineering, Guidelines for the Calculation of Sanitary Sewer Connection Fees.

The following is a comparison breakdown between current and proposed land use. As there is no “Hospital” or “Medical” type of use per City of Fort Lauderdale ERCs, the overall type of

use has been assumed as “Office” where water demand is calculated based on square footage. Therefore, no net increase of water demand is anticipated as a result of the land use amendment.

TABLE 7 POTABLE WATER ANALYSIS		
Existing Maximum Water Demand Under Current Land Use Designation		
Type of Use	ERC Calculation	GPD Calculation
Office (1,000,000 SF)	$(1,000,000 \text{ SF} \times 0.636 \text{ ERCs}) / 1000 \text{ SF} = 636 \text{ ERCs}$	$636 \times 170 \text{ GPD} = 108,120 \text{ GPD}$ (0.108 MGD)
Reallocated Water Demand Under Proposed Land Use Designation		
Type of Use	ERC Calculation	GPD Calculation
Office (2,221,560 SF)	$(2,221,560 \text{ SF} \times 0.636 \text{ ERCs}) / 1000 \text{ SF} = 1,412.9 \text{ ERCs}$	$1,412.9 \times 170 \text{ GPD} = 240,193 \text{ GPD}$ (0.240 MGD)
New Maximum Water Demand Under Proposed Land Use Designation		
Type of Use	ERC Calculation	GPD Calculation
Office (3,221,560 SF)	$(3,221,560 \text{ SF} \times 0.636 \text{ ERCs}) / 1000 \text{ SF} = 2,048.9 \text{ ERCs}$	$2,048.9 \times 170 \text{ GPD} = 348,313 \text{ GPD}$ (0.348 MGD)
*Type of Use designated as office based on existing use of amendment site as shown in Table 2. As of July 2024, the multifamily development at Folio No. 504215101520 has been demolished. All other land uses have been assumed to be categorized as office based on the folio existing use designations, as there is no hospital type of use available.		

Source: City of Fort Lauderdale: Guidelines for the Calculation of Sanitary Sewer Connection Fees

- 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.

See Exhibit K: Potable Water Correspondence (to be provided once received).

B. Sanitary Sewer Analysis

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

Per the 2020 Comprehensive Plan, Volume II, the City’s adopted Level of Service standards for sanitary sewer, based on the Office Uses Development Type is 191 gallons per square feet of building area.

2. Identify the sanitary sewer facilities 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.

The George T. Lohmeyer Wastewater Treatment Plant (WWTP) located at 1765 SE 18th Street, Fort Lauderdale, FL 33316. The current plant capacity is 56.6 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 anticipated demand per square foot or dwelling unit.

Below are the calculations for Equivalent Residential Connections “ERCs” per the City of Fort Lauderdale Development Services Department – Engineering, Guidelines for the Calculation of Sanitary Sewer Connection Fees.

The following is a comparison breakdown between existing, reallocated, and proposed land use. As there is no “Hospital” or “Medical” type of use per City of Fort Lauderdale ERCs, the overall type of use has been assumed as “Office” where wastewater demand is calculated based on square footage. Therefore, no net increase of wastewater demand is anticipated as a result of the land use amendment.

TABLE 8 SANITARY SEWER ANALYSIS		
Existing Maximum Water Demand Under Current Land Use Designation		
Type of Use	ERC Calculation	GPD Calculation
Office (1,000,000 SF)	$(1,000,000 \text{ SF} \times 0.636 \text{ ERCs}) / 1000 \text{ SF} = 636 \text{ ERCs}$	$636 * 191 \text{ GPD} = 121,476 \text{ GPD}$ (0.121 MGD)
Reallocated Water Demand Under Proposed Land Use Designation		
Type of Use	ERC Calculation	GPD Calculation
Office (2,221,560 SF)	$(2,221,560 \text{ SF} \times 0.636 \text{ ERCs}) / 1000 \text{ SF} = 1,412.9 \text{ ERCs}$	$1,412.9 * 191 \text{ GPD} = 269,864 \text{ GPD}$ (0.270 MGD)
New Maximum Water Demand Under Proposed Land Use Designation		
Type of Use	ERC Calculation	GPD Calculation
Office (3,221,560 SF)	$(3,221,560 \text{ SF} \times 0.636 \text{ ERCs}) / 1000 \text{ SF} = 2,048.9 \text{ ERCs}$	$2,048.9 * 191 \text{ GPD} = 391,340 \text{ GPD}$ (0.391 MGD)
*Type of Use designated as office based on existing use of amendment site as shown in Table 2. As of July 2024, the multifamily development at Folio No. 504215101520 has been demolished. All other land uses have been assumed to be categorized as office based on the folio existing use designations, as there is no hospital type of use available.		

Source: City of Fort Lauderdale: Guidelines for the Calculation of Sanitary Sewer Connection Fees

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.

See Exhibit L: Sanitary Sewer Correspondence (to be provided once received).

C. Solid Waste Analysis

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

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 serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.

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 9 SOLID WASTE FACILITIES	
Capacity	821,250 tons/yr
Current + Committed Demand	725,000 tons/yr
Planned Capacity	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.

TABLE 10 SOLID WASTE ANALYSIS		
Existing Maximum Water Demand Under Current Land Use Designation		
Type of Use	Generation Per Day	Total
Office (1,000,000 SF)	1,000,000 SF x 1lb per 100 SF/day	10,000 lbs/day (1,825 tons/yr)
Reallocated Water Demand Under Proposed Land Use Designation		
Type of Use	Generation Per Day	Total
Office (2,221,560 SF)	2,221,560 SF x 1lb per 100 SF/day	22,216 lbs/day (4,054 tons/yr)
New Maximum Water Demand Under Proposed Land Use Designation		
Type of Use	Generation Per Day	Total
Office (3,221,560 SF)	3,221,560 SF x 1lb per 100 SF/day	32,216 lbs/day (5,879 tons/yr)
*Type of Use designated as office based on existing use of amendment site as shown in Table 2. As of July 2024, the multifamily development at Folio No. 504215101520 has been demolished. All other land uses have been assumed to be categorized as office based on the folio existing use designations, as there is no hospital type of use available.		

Source: City of Fort Lauderdale Solid Waste Element, Table 6-A Solid Waste Generation Rates for Development Review

4. Correspondence from the solid waste 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.

See Exhibit M: Solid Waste Correspondence (to be provided once received).

D. Drainage Analysis

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

The City's adopted Level of Service standards for stormwater drainage are:

- **Road Protection:** a minimum public road elevation to withstand flooding that will occur during a ten year, one-day storm event, and;
- **Building:** a minimum floor elevation to withstand flooding during a 100 year, three-day storm event.
- **Water Quality Treatment:** In addition, new development and redevelopment must provide for retention and treatment of the first inch of stormwater runoff through the use of vegetative swales, perforated pipes, deep well injection, or other means acceptable to City, County and/or State agencies or departments.

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

The amendment area is within the jurisdiction of the Broward County Environmental Protection and Growth Management (EPGMD) - Surface Water Division. The amendment area is not within a special drainage district area.

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

There are currently no planned drainage improvements for the amendment area.

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.

The approved Broward County Surface Water Management Licenses within the amendment area are
- SWM2000-181-0 (Broward General Medical Center – Parking Garage)
- SWM2000-181-3 (Broward General Med Ctr – Phase II Expansion)

The approved South Florida Water Management District Environmental Resource Permit within the amendment area is 06-03120-P (Broward General Medical Center – Parking Garage).

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 demonstrates 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 of 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.

The amendment area is within the jurisdiction of the Broward County Environmental Protection and Growth Management (EPGMD)-Surface Water Division. The amendment area is not within a special drainage district area. Stormwater management within the site will be required to meet the following requirements: a minimum public road elevation to withstand flooding that will occur during a ten

year, one-day storm event, and; a minimum floor elevation to withstand flooding during a 100 year, three-day storm event.

The project is located in Community Panel Number 12011C0557J of the Flood Insurance Rate Map (FIRM), revised July 31, 2024. According to the National Flood Insurance Program, the amendment area has the following flood zones:

- Flood Zone "AH" (Elevation 7.0' NAVD)
 - Flood Zone "AE" (Elevation 6.0' NAVD)
 - Flood Zone "X" (Below 500 Year Flood Plain)
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.

See Exhibit N: Drainage Correspondence (to be provided once received) and below:

E. Recreation and Open Space Analysis

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

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

Not applicable. No increase proposed to maximum allowable density.

See Exhibit O: Park and Recreation Data

3. Identify the projected “community parks” acreage needs based on the local government’s projected buildout population.

Table 11 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 11 COMMUNITY PARK NEEDS							
	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	None	None	None

Source: Broward County and Municipal Population Forecast Allocation Model (PFAM), 2017

4. 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.

Policy 2.5.4 states, in part, that “[a]mendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged”. No open space is proposed to be re-designated under this amendment. Policy 2.5.5 pertains to conversion of golf courses and is inapplicable.

F. Traffic Circulation Analysis

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

Major roadways serving the amendment site include:

- SW 17th Street
- SW 4th Avenue
- Andrews Avenue
- Davie Boulevard

The level of service standards maintained by Broward County and the City of Fort Lauderdale are summarized below in Table 12.

Broward County

The amendment site is located within the Eastern Core Concurrency District which is subject to the provisions of the Broward County Transportation Concurrency System. Therefore, the level of service standard determined by the Broward County Development Review Services was considered for this analysis. The level of service standard for all roadways within the impact area is LOS D for long range planning purposes.

City of Fort Lauderdale

The City of Fort Lauderdale recognizes the County’s level of service (LOS) standards in its adopted Comprehensive Plan which include LOS D for local roads and LOS E for Broward County and Non-SIS State Roads in the Eastern Core District. In addition, the level of service standard, corresponding service volumes, existing (2020) peak hour volumes and existing (2020) level of service for the surrounding roadway network are summarized in Table 12. Note that existing (2020) traffic volumes utilized in the analysis represent the latest available traffic volumes from the Broward County Metropolitan Planning Organization’s (MPO) *Level of Service Spreadsheet-2020*.

TABLE 12: EXISTING (2020) CONDITIONS LOS ANALYSIS								
Roadway	Segment	Existing Laneage ⁽¹⁾	Maximum Peak Hour Service Volume	2020 Peak Hour Volume	2020 Peak Hour LOS	Maximum Daily Service Volume	2020 Daily Volume	2020 Daily LOS
SW 17 th Street	E of SW 9 th Avenue	2LA	1,197	238	C	13,320	2,500	C
SW 4 th Avenue	N of SR 84	4LA	2,628	1,121	C	29,160	11,800	C
Andrews Avenue	N of SE 17 th Street	4LA	2,628	1,150	C	29,160	12,100	C
Davie Boulevard	E of I-95	4LA	3,580	3,705	F	39,800	39,000	D

Note: (1) 2LA: 2 Lane Arterial; 4LA: 4 Lane Arterial

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizons. Please utilize average daily and P.M. peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.

The projected level of service for the short-term (i.e., 2025) planning horizon was determined using linear interpolation of the currently available 2020 peak hour volumes and the long-term (2045) peak hour volumes to obtain the short-term peak hour volume. Once the interpolated value was obtained, FDOT's 2020 *Quality/Level of Service Handbook* was used to find the appropriate level of service standard. The level of service for the short-term planning horizon is summarized in Table 13.

Long-term (2045) projected level of service was determined using 2045 traffic volume forecasts obtained from the Broward Country MPO's *Level of Service Spreadsheet-2020*. The level of service for the long-term planning horizon is summarized in Table 14.

TABLE 13 SHORT-TERM (2025) CONDITIONS LOS ANALYSIS								
<i>Roadway</i>	<i>Segment</i>	<i>Existing Laneage⁽¹⁾</i>	<i>Maximum Peak Hour Service Volume</i>	<i>2025 Peak Hour Volume</i>	<i>2025 Peak Hour LOS</i>	<i>Maximum Daily Service Volume</i>	<i>2025 Daily Volume</i>	<i>2025 Daily LOS</i>
SW 17 th Street	E of SW 9 th Avenue	2LA	1,197	390	C	13,320	4,100	C
SW 4 th Avenue	N of SR 84	4LA	2,628	1,735	D	29,160	18,261	D
Andrews Avenue	N of SE 17 th Street	4LA	2,628	1,667	D	29,160	17,539	D
Davie Boulevard	E of I-95	4LA	3,580	3,874	F	39,800	40,775	F

Note: (1) 2LA: 2 Lane Arterial; 4LA: 4 Lane Arterial

TABLE 14 LONG-TERM (2045) CONDITIONS LOS ANALYSIS								
<i>Roadway</i>	<i>Segment</i>	<i>Existing Laneage⁽¹⁾</i>	<i>Maximum Peak Hour Service Volume</i>	<i>2045 Peak Hour Volume</i>	<i>2045 Peak Hour LOS</i>	<i>Maximum Daily Service Volume</i>	<i>2045 Daily Volume</i>	<i>2045 Daily LOS</i>
SW 17 th Street	E of SW 9 th Avenue	2LA	1,197	998	D	13,320	10,500	D
SW 4 th Avenue	N of SR 84	4LA	2,628	4,190	F	29,160	44,100	F
Andrews Avenue	N of SE 17 th Street	4LA	2,628	3,734	F	29,160	39,300	F
Davie Boulevard	E of I-95	4LA	3,580	4,551	F	39,800	47,900	F

Note: (1) 2LA: 2 Lane Arterial; 4LA: 4 Lane Arterial

3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for this amendment – calculate anticipated average daily and pm 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.

The trip generation potential for the amendment site was calculated using rates reported by the Institute of Transportation Engineers’ (ITE) *Trip Generation Manual*, 11th Edition. The current land use allows for a maximum of 1,000,000 square feet of hospital space. The proposed land use allows for a maximum of 3,221,560 square feet of hospital space. However, note that this amendment will not result in additional demands as it only reallocates the existing maximum permissible intensity from adjacent Community Facilities land uses to the South RAC future land use.

The site trip generation potential under current and proposed conditions was evaluated utilizing ITE Land Use Code (LUC) 610 (Hospital).

A multimodal (public transit, bicycle, and pedestrian) factor based on US Census *Means of Transportation to Work* data was reviewed for the census tract in which the project is located. Based on the US Census data, a 19.1 percent (19.1%) multimodal factor was applied to the existing site trip generation potential.

The proposed amendment is not expected to generate net new daily trips or net new P.M. peak hour trips. A summary of the trip generation rates and calculations are presented in Tables 15 through 17. Detailed trip generation calculations are contained in Exhibit P: Trip Generation Calculations.

TABLE 15 TRIP GENERATION – EXISTING ALLOWABLE LAND USE DESIGNATION			
Land Use Code	ITE Code	Daily	PM Trips
Hospital (1,000,000 square feet)	610	8,760	651
Total		8,760	651

Source: ITE *Trip Generation Manual*, 11th Edition.

TABLE 16 TRIP GENERATION – MAXIMUM ALLOWABLE LAND USE DESIGNATION (REALLOCATED)			
Land Use Code	ITE Code	Daily	PM Trips
Hospital (2,221,560 square feet)	610	11,752	726
Total		11,752	726

Source: ITE *Trip Generation Manual*, 11th Edition.

TABLE 17 TRIP GENERATION – NEW MAXIMUM ALLOWABLE LAND USE DESIGNATION			
Land Use Code	ITE Code	Daily	PM Trips
Hospital (3,221,560 square feet)	610	20,512	1,377
Total		20,512	1,377
Net Change		0	0

Source: ITE *Trip Generation Manual*, 11th Edition.

4. Provide any transportation studies relating to this amendment, as desired.
Not applicable.

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.

Existing Broward County Bus Transit Service

- Broward County Transit (BCT) Route 06 operates on SW 4th Avenue within the vicinity of the amendment linking County Line Road and Dixie Highway to Broward Central Terminal. This route services Broward Center for the Performing Arts, Broward County Health Department, Tri-Rail, Museum of Discovery and Science, Riverwalk, and Historical Society, and Oakwood Plaza. Route 06 operates with approximately 45-minute headways in the northbound and southbound directions during the P.M. peak period.
- BCT Route 30 operates on Peters Road/Davie Boulevard within the vicinity of the amendment linking West Regional Terminal to Broward Central Terminal. This route services HCA Florida Westside Hospital, Market on University Shopping Center, Plantation Heritage Park, Riverland Shopping Center, Broward County Courthouse and Main Jail, NSU Art Museum, BC/FAU, Main Library, and Museum of Discovery and Science. Route 30 operates with approximately 30-minute headways in the eastbound and westbound direction during the P.M. peak period.
- BCT Route 40 operates on Sistrunk Boulevard/17th Street Causeway/A1A linking Lauderhill Transit Center to The Galleria at Fort Lauderdale. This route services Lauderhill Mall, Central Broward Park & Broward County Stadium, Swap Shop & Thunderbird Drive-in Theater, Edgar P. Mills Multi Purpose Center, African American Research Library Cultural Center, Riverwalk, NSU Art Museum, BC/FAU/FIU, Broward Health medical Center, Harbor Shops of Fort-Lauderdale, Southport Shopping Center, Broward County Convention Center, Port Everglades, Jungle Queen, International Swimming Hall of Fame Museum, Bonnet House Museum & Gardens, Hugh Taylor Birch State Park, and Galleria Mall at Fort-Lauderdale . Route 40 operates with approximately 30-minute headways in the eastbound and westbound directions during the P.M. peak period.
- The City of Fort-Lauderdale LauderGO Downtown Link Route operates on S Andrews Avenue, SE 3rd Avenue, and SE 17th Street. This route services Broward Terminal, FAU/BCC, County Courthouse/School Board, Davie Boulevard East, Broward General Hospital East-SE 3 Ave, Broward General Hospital West, Davie Boulevard West (Andrews & SW 11 Court), Publix/Courthouse-Andrews & SE 6 Street, and 210 South Andrews Avenue. This route operates with approximately 45 minute headways.
- The City of Fort-Lauderdale LauderGO Beach Link Route operates on S Andrews Avenue, SE 3rd Avenue, SE 14th Street, and SE 17th Street. This route services Galleria, Beach Place & Seabreeze Blvd, Las Olas Blvd & SR A1A, SE 17th Street & Eisenhower Blvd, Broward General Hospital West, SE 18th Street & Cordova Road – Harbor Shopping, and A1A Bahia Mar. This route operates with approximately 30 minute headways.

Planned Mass Transit Routes

- Broward Commuter Rail South is planned to operate on the Florida East Coast (FEC) Railway corridor within the vicinity of the project with the closest station located at Fort Lauderdale-Hollywood International Airport. This route is expected to be implemented in 2027.
- Broward Boulevard Light Rail Transit (LRT) is planned to operate on Broward Boulevard within the vicinity of the project. This route is expected to be implemented in 2035.

The route information described above is provided in Exhibit Q: BCT Route Information.

2. Describe how the proposed amendment furthers or supports mass transit use.

It is anticipated that the proposed development will support mass transit use as it is located within ½ mile of three (3) existing Broward County Transit bus routes, and within the vicinity of two (2) planned mass transit routes. It is expected that a portion of residents, employees, patrons, and guests will choose to use public transit to and from the proposed redevelopment.

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.

A copy of correspondence with BCT is contained in Exhibit R: BCT Correspondence (to be provided once received).

H. Public Education Analysis

1. Public School Impact Application (School Consistency Review Report)

Not applicable. No increase proposed to maximum allowable density as part of this amendment.

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

Not applicable. No increase proposed to maximum allowable density as part of this amendment.

6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

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

A review of the Florida Master Site File (FMSF) and Official City of Fort Lauderdale Resources Map at the time of this application indicates there are no sites and/or districts that are currently designated on the National Register of Historic Places or locally designated historic sites within the Amendment Site.

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

A review of the Florida Master Site File (FMSF) and Official City of Fort Lauderdale Resources Map at the time of this application indicates there are no archaeological sites located within the Amendment Site. Additionally, the Amendment Site does not fall within the boundaries of any recognized Archeologically Significant Zones.

- C. Wetlands

A review of the Broward County Comprehensive Plan indicates there are no wetlands areas within the Amendment Site.

- D. Local Areas of Particular Concern as identified within the Broward County Land Use Plan

A review of the Broward County Comprehensive Plan indicates there are no Environmentally Sensitive Lands within the Amendment Site.

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

The Amendment Site is not located within a Priority Planning Area for sea level rise.

- 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.

The Amendment Site is mostly developed, and the Applicant is not aware of any listed species on the Amendment Site.

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

The Amendment Site is mostly developed, and the Applicant is not aware of any listed species on the Amendment 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 affected zone and any provisions which will be made to protect the wellfield.

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 protect or mitigate the area’s natural features.

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 site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.

Not applicable. The Amendment Site is 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.

BCLUP Policy 2.16.2 is only applicable to amendments which propose to add 100 or more residential dwelling units to existing densities approved by the BCLUP. The amendment does not contain or add any residential units.

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.

Comprehensive Plan

Land use compatibility shall be consistent with the City of Fort Lauderdale Future Land Use Element objectives and policies, which will provide overall guidance in land use compatibility. In addition to the Comprehensive Plan, the City’s Unified Land Development Regulations (ULDR) contain requirements for projects in the proposed LUPA area to demonstrate that individual projects meet Section 47-25 of the ULDR, entitled “Development Review Criteria” which includes Adequacy Requirements in Section 47-25.2 of the ULDR and Neighborhood Compatibility Requirements in Section 47-25.3. of the ULDR. Furthermore, the Applicant is proposing a zoning district which would complement the existing South RAC South Andrews formed based regulations that identify design standards that reduce impact of the development while achieving high-quality, compatible design

9. HURRICANE EVACUATION ANALYSIS

(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division). 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 Division.

The Amendment Site is located west of the Intracoastal Waterway and not located in a hurricane evacuation zone.

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 plans.

The Amendment Site 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.

The Amendment Site is not located 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.

The Applicant will follow applicable local and statutory public outreach requirements.

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

The policies below identify consistency with County Land Use Plan.

POLICY 2.4.2 Local governments may propose a specific area for designation on the Broward County Land Use Plan as an Activity Center. The municipality shall include within their land use element policies that ensure the proposed Activity Center will support the location of uses in a manner oriented around the five-minute (i.e. quarter-mile) walk and/or within approximately a quarter-mile on either side of a transit corridor. Multiple nodes of activity oriented around the five-minute (i.e. quarter-mile) walk or transit corridor may be included within one Activity Center.

POLICY 2.4.7 Local governments shall include within their local land use element policies that seek to accomplish fully-connected routes to all destinations within the Activity Center by ensuring convenient access to high use mass transit stops or multi-modal facilities, encouraging internal transit systems (e.g. trolley, community transit services) and incorporating pedestrian and bicycle paths, as well as greenways.

POLICY 2.4.8 In consideration of non-residential land uses in areas proposed for designation as an Activity Center, the impact analysis for the designation in the Broward County Land Use Plan may be based on the amount of non-residential development which could be permitted as per the intensity standards of the effective local government land use element, rather than the alternative 10,000 square feet per gross acre standard utilized for non-residential impact analysis.

POLICY 2.4.9 Local governments shall include within their local land use element policies that integrate the public realm, through park land, public plazas, urban open space or green space/pocket park uses that are accessible to the public and must be provided as an integrated component within an Activity Center. Public spaces should incorporate amenities such as benches, lighting,

landscaping, clocks, fountains, art, drinking fountains, banners, flags and food and beverage vendor areas.)

POLICY 2.4.10 Local governments shall include within their land use element policies to ensure Activity Centers contain design features that promote and enhance pedestrian mobility and safety, based on the following characteristics:

- Integrated transit stops or stations (within the area) to encourage transit usage/multimodalism and provide safe and comfortable service including amenities such as seating on benches or planter ledges, shade, lighting, trash receptacles, information kiosks and bicycle parking.
- Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and discourage high speed traffic. The paths should be spatially defined by buildings, adequately landscaped and lighted, and provide ample opportunities for shade and shelter from the elements.
- Buildings should front the street (zero or minimal setbacks are encouraged).
- Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).
- Streets (internal and adjacent to the area) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).

POLICY 2.4.11 Municipalities which propose an Activity Center designation shall include policies within their land use element which establish design guidelines for mixed use within their land development codes. Policies should promote an urban form which creates well integrated land use combinations, balances intensity and density, promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement and is compatible with adjacent land uses.

14. ADDITIONAL SUPPORT DOCUMENT

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

No additional support documents are provided at this time.

- B. Any proposed voluntary mitigation or draft agreements.

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 BCPC (Please include additional copies, if 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.

To be provided with transmittal.

- 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.

To be provided with transmittal.

Exhibit A

Acting City Manager Letter

(to be inserted once available)

Exhibit B

Local Planning Agency Agenda and Meeting Minutes

(to be inserted once available)

Exhibit C

City Commission Agenda and Meeting Minutes

(to be inserted once available)

Exhibit D

Proposed City Text Amendment



South Regional Activity Center

General Location:

South of the Tarpon River, east of Flagler Drive, west of Federal Highway and north of State Road 84.

Density and Intensity of Uses:

Development shall be consistent with the intensity and density of uses that have been generally established in this area.

List of Permitted Uses:

Residential	936 dwelling units Maximum
Commercial	6,000,000 sq. ft. Maximum
Office	4,000,000 sq. ft. Maximum
Community Facilities, including schools and excluding electrical generating plants	1,000,000 3,221,560 sq. ft. Maximum
Recreation/Open Space	500,000 sq. ft Minimum

Comments:

1. As a means to provide the opportunity for positive redevelopment in the area south of the City's Downtown, the South Regional Activity Center (South-RAC) is established to permit the professional office and residential uses which exist in the area to continue. The South- RAC land use provides the basis to develop zoning districts that continue to support a mix of uses to create an urban village while maintaining existing professional office and single family uses in the area.
2. It is envisioned that an Andrews Avenue and Federal Highway Mixed Use district will be developed that encourages high quality commercial retail, mixed uses and standalone multifamily/residential development. In addition, a Railroad Mixed Use district will be developed to allow the existing uses on both sides on the Florida East Coast tracks to be maintained while having incentives to encourage mixed use development.
3. **It is envisioned that a medical campus district will be developed that supports a dynamic, transit-oriented health care cluster with a mix of hospital, medical and educational facilities, office, commercial and residential development located in close proximity to major public transportation facilities and corridors.**

Exhibit E

Proposed County Text Amendment

Fort Lauderdale South Activity Center

Acreage: Approximately ~~270.4~~ 289.8 acres

General Location: Located between Southwest 4 Avenue and U.S. 1/Federal Highway, south of Southwest/Southeast 10 Street and north of State Road 84.

Density and Intensity of Land Uses:

Residential Land Uses: 936 dwelling units

Commercial Land Uses: 6,000,000 square feet

Office Park Land Uses: 4,000,000 square feet

Community Facilities Land Uses: ~~1,000,000~~ 3,221,560 square feet

Recreation and Open Space: 11.5 acres minimum

Exhibit F
Acreage Determination

October 1, 2024

Stephanie J. Toothaker, Esquire
 401 East Las Olas Boulevard, Suite 130-154
 Fort Lauderdale, Florida 33301

Via Email Only

Dear Ms. Toothaker:

Subject: Fort Lauderdale - Acreage Determination

This letter is in response to your request of September 17, 2024, to verify the gross acreage and BrowardNext - Broward County Land Use Plan (BCLUP) designations for a parcel of land generally located between Andrews Avenue and Southeast 3 Avenue and between Southeast 14 Street and Southeast 18 Street, in the City of Fort Lauderdale.

The BCLUP utilizes the following definition to calculate gross acreage:

- “Gross Acre” – means the total number of acres in an area, including acreage used or proposed for streets, lakes and waterways, exclusive of the rivers and canals of the primary drainage system.

Based on the survey and legal description you have provided and our Geographical Information System (GIS), Planning Council staff calculations indicate that the total area encompasses approximately 19.8 gross acres, which is designated by the BCLUP as indicated below:

PARCEL	ACRES	BROWARDNEXT - BCLUP DESIGNATION
Parcel A	1.0	Low (5) Residential
Parcel B	3.2	Low (5) Residential
Parcel D	11.1	Community
Parcel F	1.7	Commerce
NET ACRES	17.0	
Parcel C Right-of-Way	1.6	Low (5) Residential
Parcel E Right-of-Way	0.5	Community
Parcel G Right-of-Way	0.7	Commerce
RIGHT-OF-WAY ACRES	2.8	
TOTAL GROSS ACRES	19.8	

Stephanie J. Toothaker

October 1, 2024

Page Two

The contents of this correspondence are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or development review requirements of the BCLUP, including concurrency requirements.

Planning Council staff notes that this calculation is based on the information that you provided and should not be utilized for official purposes unless independently accepted by the local government.

Please note that the \$398.00 fee submitted for this acreage determination request may be deducted from the application fee for a corresponding BCLUP amendment, if filed within 18 months of the date of this letter.

If you have any additional questions in this regard, please feel free to contact Alicia Joseph of Planning Council staff.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:ACJ

Attachment

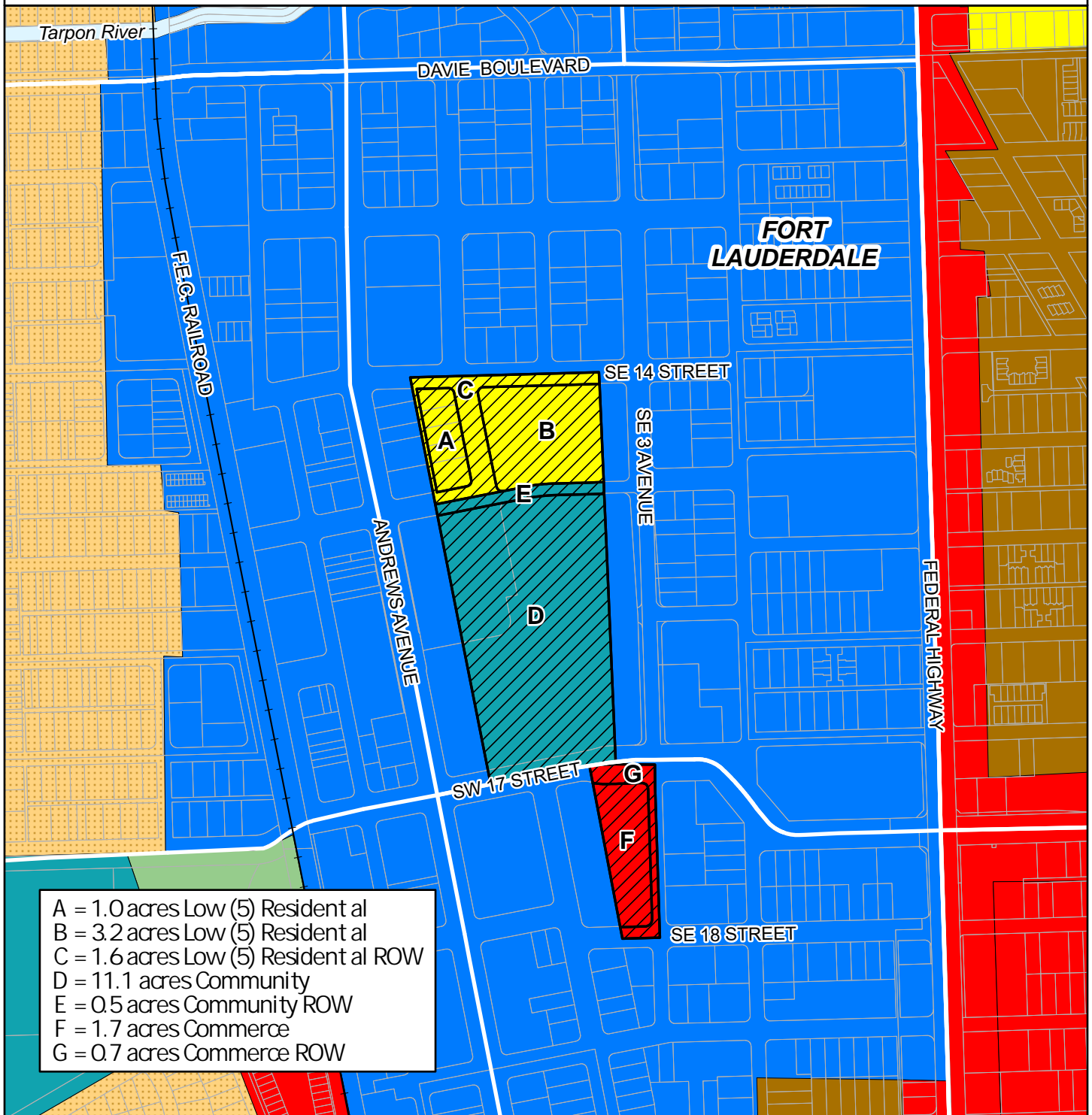
cc/email/att: Susan Grant, Acting City Manager
City of Fort Lauderdale

Chris Cooper, Director, Development Services Department
City of Fort Lauderdale











Ella Parker, Manager, Urban Design & Planning Division
City of Fort Lauderdale



Broward County Land Use Plan Acreage and Land Use Confirmation



A = 1.0 acres Low (5) Residential
 B = 3.2 acres Low (5) Residential
 C = 1.6 acres Low (5) Residential ROW
 D = 11.1 acres Community
 E = 0.5 acres Community ROW
 F = 1.7 acres Commerce
 G = 0.7 acres Commerce ROW

- | | |
|--|---|
|  Subject Site |  Activity Center |
|  Parcels |  Commerce |
|  Low (5) Residential |  Recreation and Open Space |
|  Medium (16) Residential |  Community |
|  Medium-High (25) Residential |  Water / Primary Drainage |

Total Gross Acres = 19.8

AD 24-012 Toothaker
Fort Lauderdale
Acreage Determination

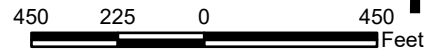


Exhibit G

Sketch and Legal Description



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION:

PORTIONS OF THE FOLLOWING RIGHTS-OF-WAY, S.E. 18TH STREET, S.E. 17TH STREET, S.E. 15TH STREET, S.E. 14TH STREET, S.E. 3RD AVENUE AND S.E. 1ST AVENUE; TOGETHER WITH PORTIONS OF THE VACATED RIGHTS-OF-WAY OF S.E. 1ST AVENUE, S.E. 15TH STREET AND S.E. 16TH STREET; TOGETHER WITH LOTS 13 THROUGH 19, AND THE 15-FOOT ALLEY LYING ADJACENT TO SAID LOTS, BLOCK 26; TOGETHER WITH LOTS 13 THROUGH 24, AND THE 15-FOOT ALLEY LYING ADJACENT TO SAID LOTS, BLOCK 34; TOGETHER WITH A PORTION OF BLOCK 27; TOGETHER WITH LOTS 10 THROUGH 18, BLOCK 44, **CROISSANT PARK**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH A PORTION OF TRACT "A", **BROWARD GENERAL HOSPITAL**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10, BLOCK 28; THENCE NORTH 08°55'42" WEST ALONG THE WESTERLY LINE AND NORTHERLY EXTENSION OF SAID LOTS 10 THROUGH 18, BLOCK 44 ALSO BEING THE EASTERLY LINE AND NORTHERLY EXTENSION OF LOTS 1 THROUGH 9 OF SAID BLOCK 44 FOR 567.14 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 17TH STREET; THENCE SOUTH 80°37'10" WEST ALONG SAID CENTERLINE 345.26 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOTS 1 THROUGH 12 OF SAID BLOCK 34, THE WESTERLY LINE OF SAID 15-FOOT ALLEY LYING WITHIN SAID BLOCK 34, THE EASTERLY LINE OF LOTS 1 THROUGH 12 OF SAID BLOCK 26, AND THE WESTERLY LINE OF SAID 15-FOOT ALLEY LYING WITHIN SAID BLOCK 26; THENCE NORTH 09°22'40" WEST ALONG SAID SOUTHERLY EXTENSION, SAID EASTERLY LINES, SAID WESTERLY LINES AND THE NORTHERLY EXTENSION THEREOF FOR 1437.99 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 14TH STREET; THENCE SOUTH 89°45'30" EAST ALONG SAID CENTERLINE 654.00 FEET; THENCE SOUTH 00°32'40" EAST 1360.08 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 17TH STREET; THENCE SOUTH 89°45'40" EAST ALONG SAID CENTERLINE 137.00 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 3RD AVENUE; THENCE SOUTH 00°02'20" EAST ALONG SAID CENTERLINE 595.00 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 18TH STREET; THENCE NORTH 89°45'41" WEST ALONG SAID CENTERLINE 135.85 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOTS 10 THROUGH 18, BLOCK 44 ALSO BEING THE EASTERLY LINE OF LOTS 1 THROUGH 9 OF SAID BLOCK 44; THENCE NORTH 08°55'42" WEST ALONG SAID SOUTHERLY EXTENSION 35.45 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 864,046 SQUARE FEET (19.836 ACRES), MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON THE BROWARD GENERAL HOSPITAL PLAT, PLAT BOOK 60, PAGE 33, WITH THE WEST LINE OF TRACT "A" BEING N09°22'40"W
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CLIENT: KIMLEY HORN AND ASSOCIATES

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 73066

DATE: 8/5/24

LAND USE PLAN AMENDMENT

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: BROWARD HEALTH MEDICAL

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

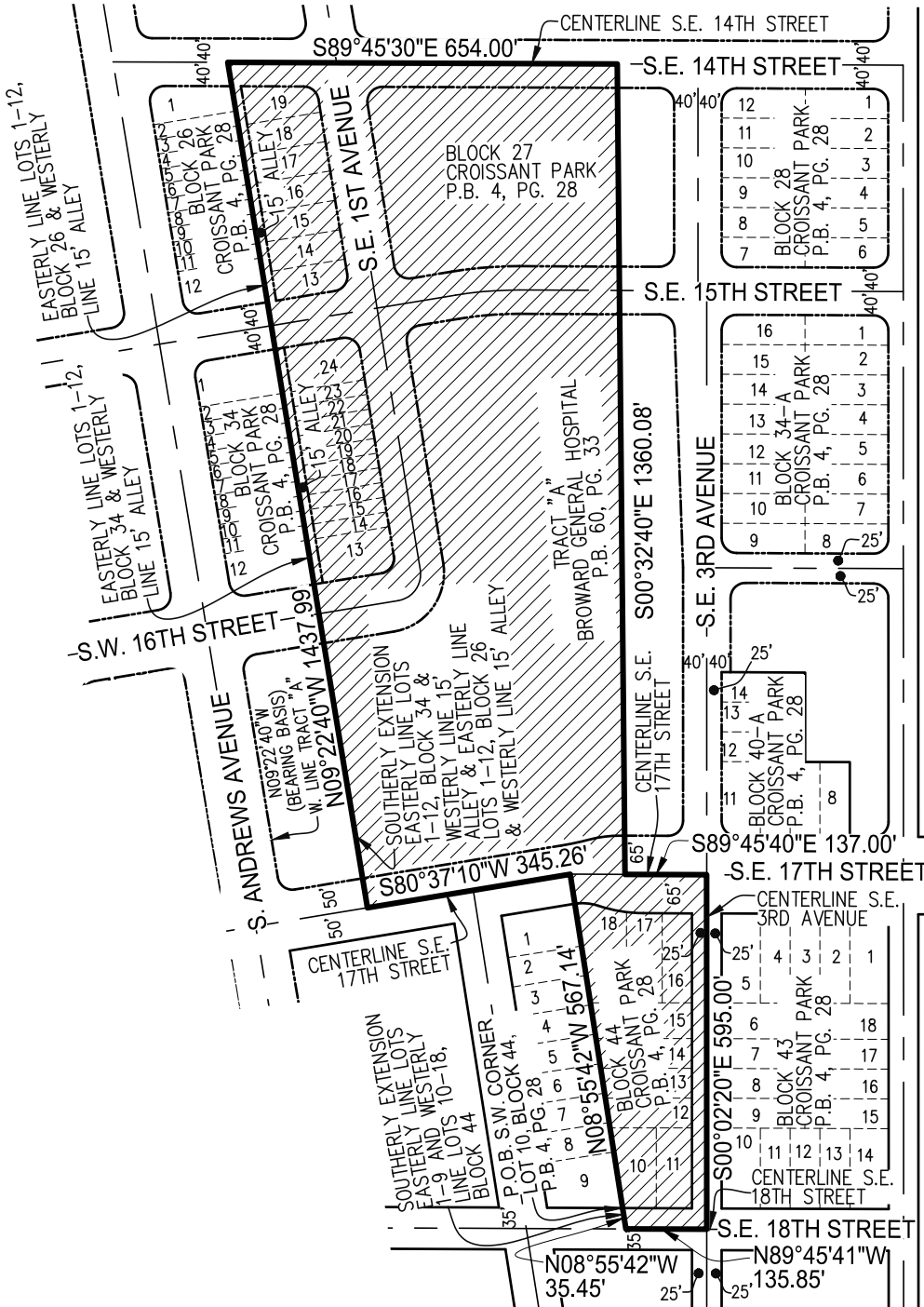
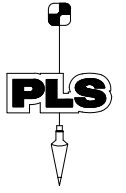
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: KIMLEY HORN AND ASSOCIATES

SCALE: 1" = 300' DRAWN: M.M.M.

ORDER NO.: 73066

DATE: 8/5/24

LAND USE PLAN AMENDMENT

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: BROWARD HEALTH MEDICAL

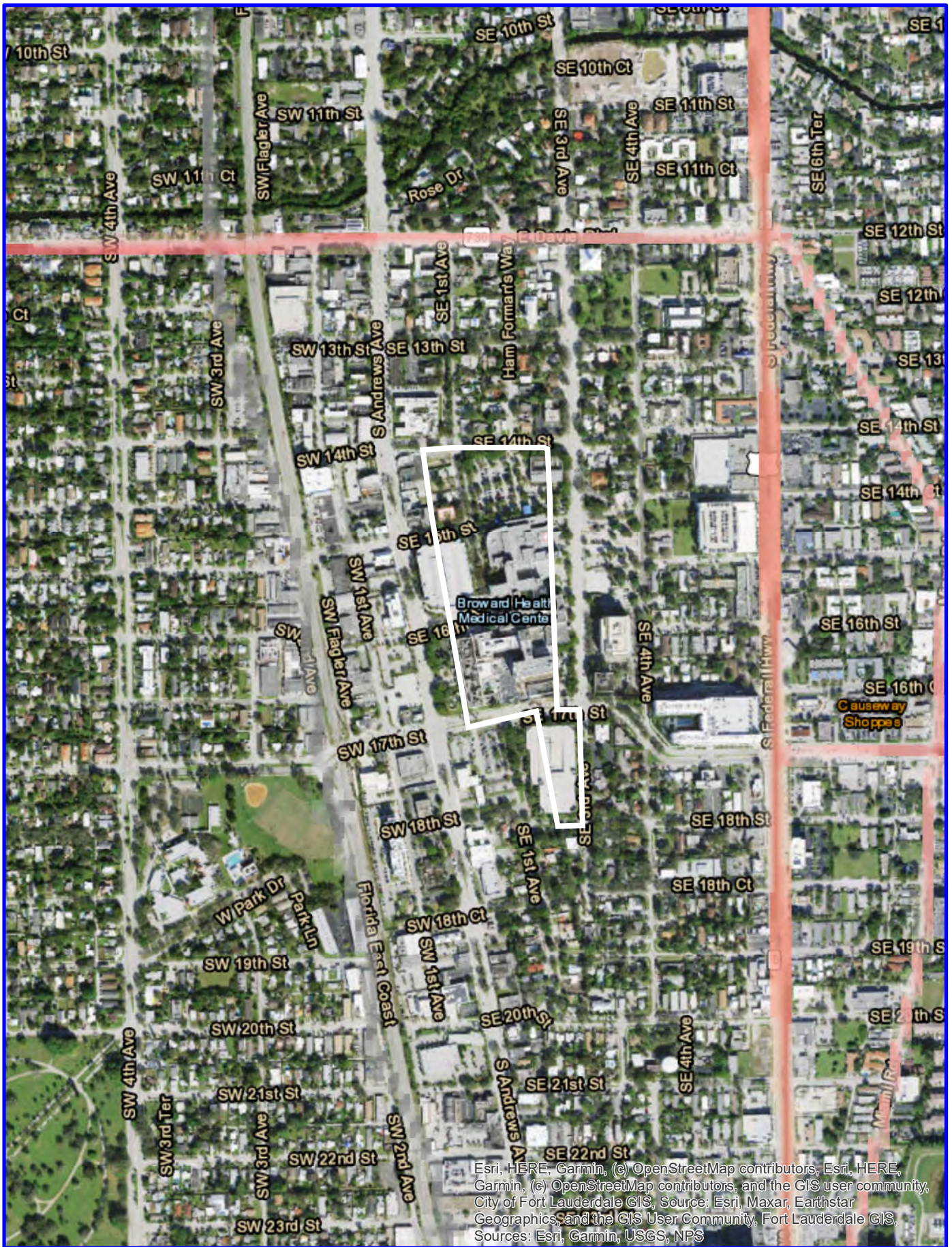
SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND & ABBREVIATIONS:

- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING

Exhibit H
Location Map



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, City of Fort Lauderdale GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Fort Lauderdale GIS, Sources: Esri, Garmin, USGS, NPS



CITY OF FORT LAUDERDALE

Location Map

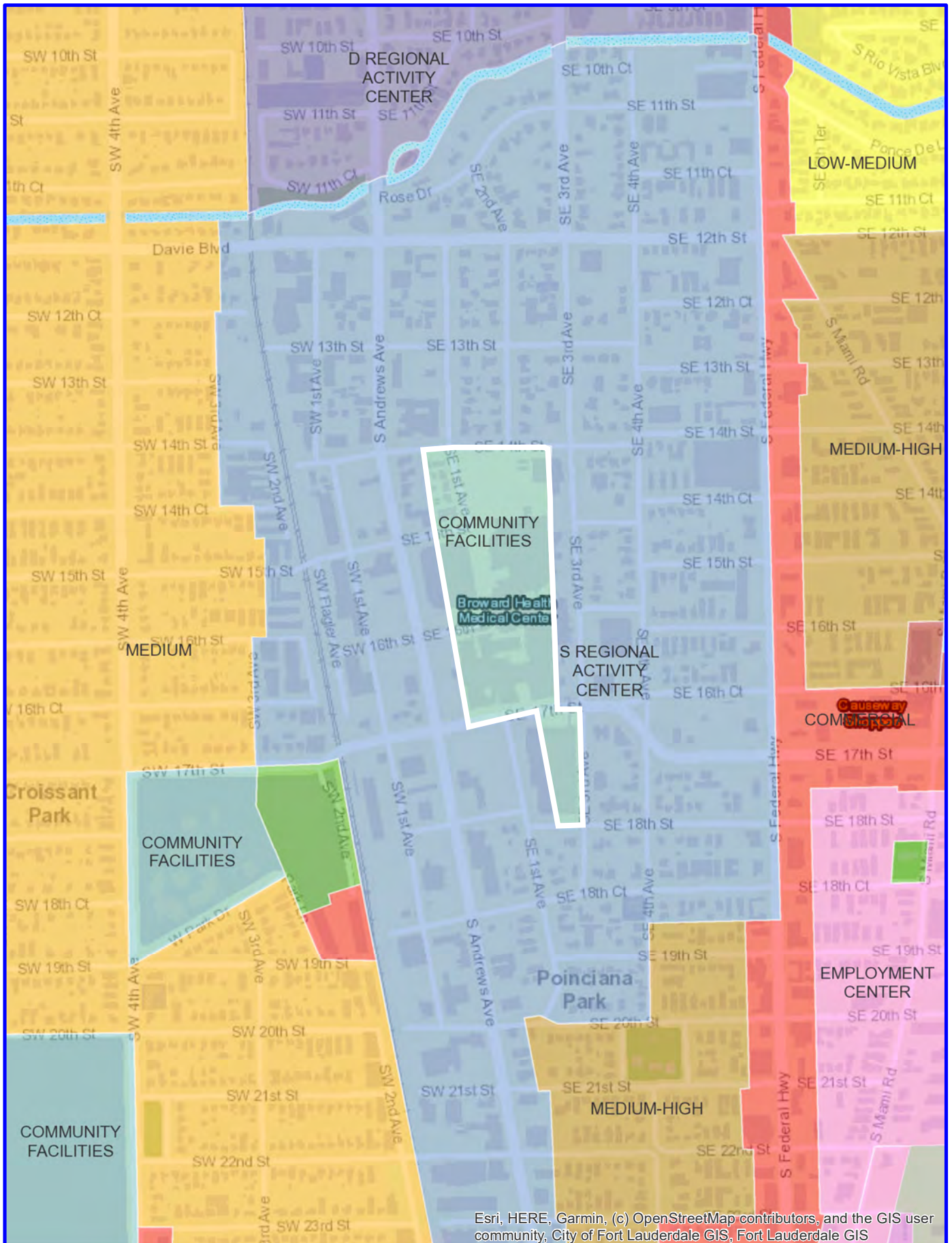


0 380 760 Feet

GIS
Fort Lauderdale

Exhibit I

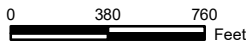
Maps of Current Future Land Use Designation – City and County



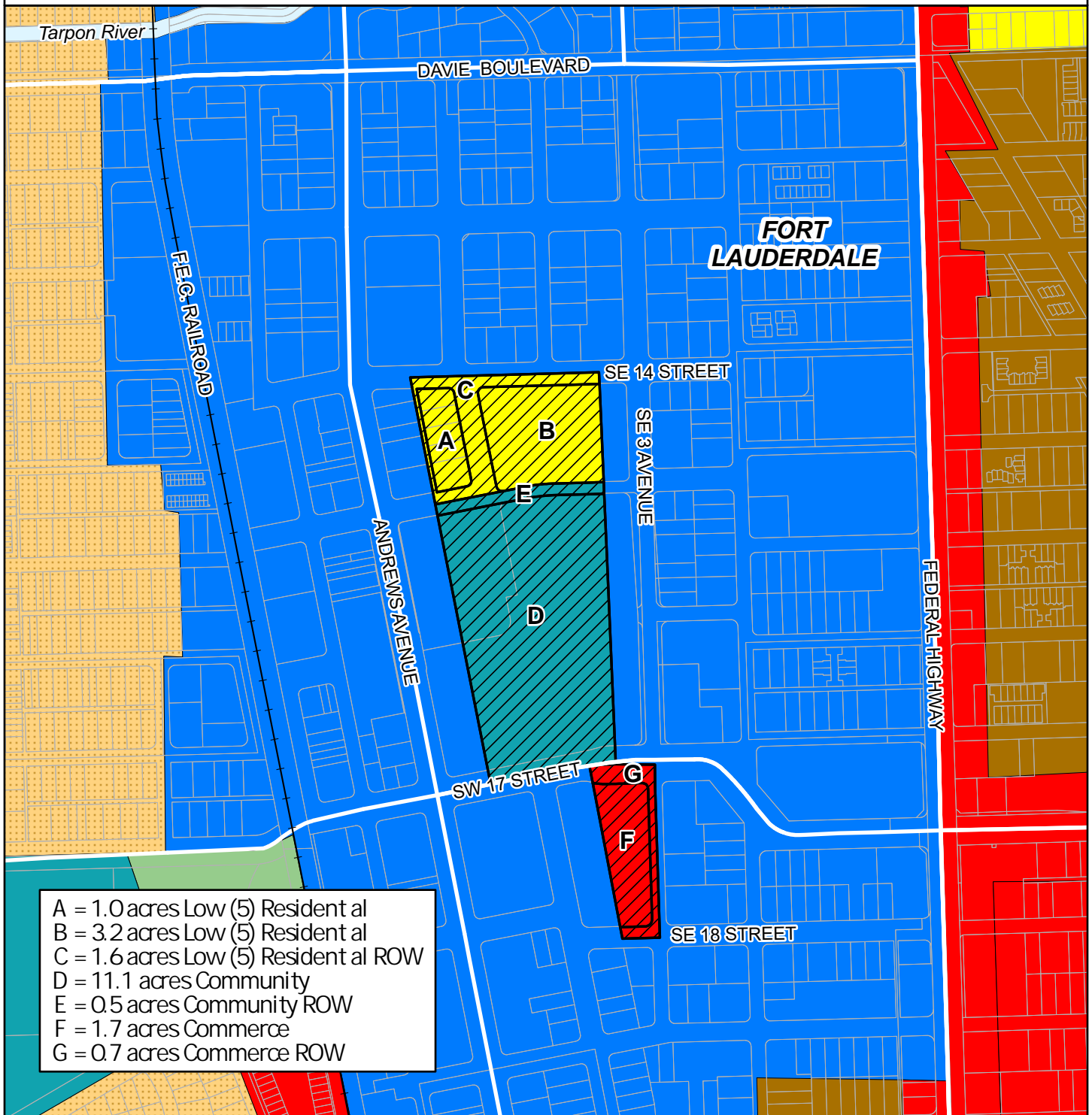
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, City of Fort Lauderdale GIS, Fort Lauderdale GIS













Future Land Use Map



Broward County Land Use Plan Acreage and Land Use Confirmation



A = 1.0 acres Low (5) Residential
 B = 3.2 acres Low (5) Residential
 C = 1.6 acres Low (5) Residential ROW
 D = 11.1 acres Community
 E = 0.5 acres Community ROW
 F = 1.7 acres Commerce
 G = 0.7 acres Commerce ROW

- | | |
|--|---|
|  Subject Site |  Activity Center |
|  Parcels |  Commerce |
|  Low (5) Residential |  Recreation and Open Space |
|  Medium (16) Residential |  Community |
|  Medium-High (25) Residential |  Water / Primary Drainage |

Total Gross Acres = 19.8

AD 24-012 Toothaker
Fort Lauderdale
Acreage Determination

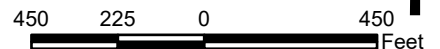
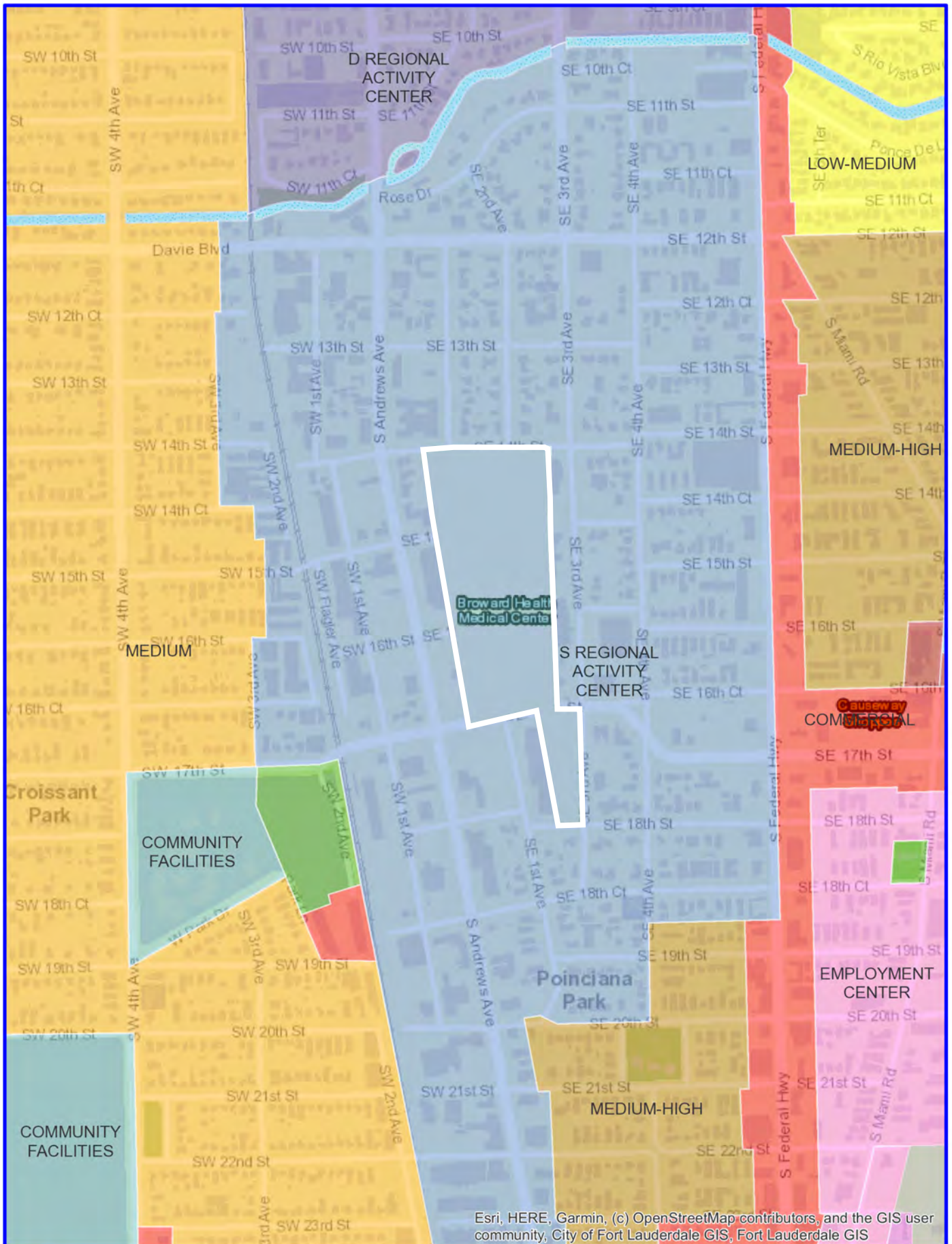


Exhibit J

Maps of Proposed Future Land Use Designation – City and County



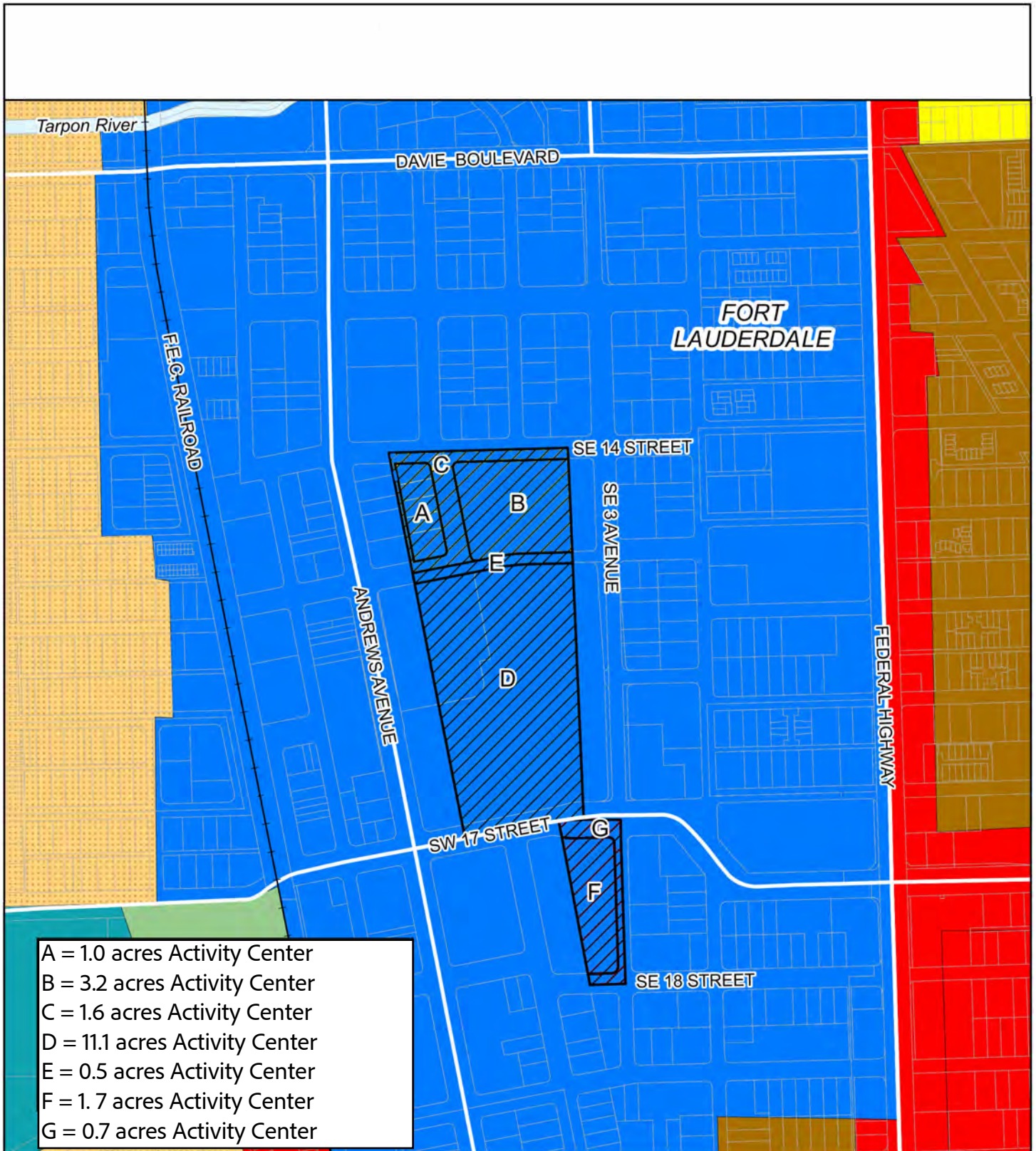
CITY OF FORT LAUDERDALE

Future Land Use Map










0 380 760 Feet





A = 1.0 acres Activity Center
 B = 3.2 acres Activity Center
 C = 1.6 acres Activity Center
 D = 11.1 acres Activity Center
 E = 0.5 acres Activity Center
 F = 1.7 acres Activity Center
 G = 0.7 acres Activity Center

- | | |
|--|---|
|  Subject Site |  Activity Center |
|  Parcels |  Commerce |
|  Low (5) Residential |  Recreation and Open Space |
|  Medium (16) Residential |  Community |
|  Medium-High (25) Residential |  Water / Primary Drainage |

Total Gross Acres = 19.8

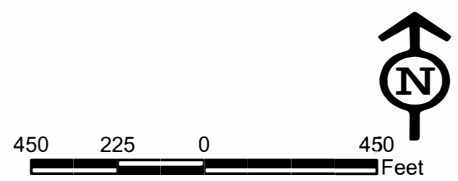


Exhibit K

Potable Water Correspondence

Exhibit L

Sanitary Sewer Correspondence

Exhibit M

Solid Waste Correspondence

Subject: RE: Broward Health MC LUPA - Water and Sanitary Sewer Service Provider
Date: Friday, December 6, 2024 at 9:29:55 AM Eastern Standard Time
From: Benjamin Restrepo <BRestrepo@fortlauderdale.gov>
To: Cruzpino, Casey <Casey.Cruzpino@kimley-horn.com>
CC: Orlando Arrom <OArrom@fortlauderdale.gov>, Florian, Carlos <carlos.florian@kimley-horn.com>, Schwartz, Mike <Mike.Schwartz@kimley-horn.com>, Dabkowski, Adrian <Adrian.Dabkowski@Kimley-horn.com>, DAdesky, Derek <Derek.DAdesky@kimley-horn.com>, Estefanía Mayorga <estefania@toothaker.org>, Stephanie Toothaker <stephanie@toothaker.org>
Attachments: image001.png

Hi Casey, we have received your email and will review your attachments and get back to you.

Thank you.

Benjamin Restrepo, P.E. | City Engineer
City of Fort Lauderdale | Development Services Department
700 NW 19th Avenue | Fort Lauderdale FL 33311
☎ (954) 828-4696 ✉ BRestrepo@fortlauderdale.gov



From: Cruzpino, Casey <Casey.Cruzpino@kimley-horn.com>
Sent: Friday, December 6, 2024 8:22 AM
To: Benjamin Restrepo <BRestrepo@fortlauderdale.gov>
Cc: Orlando Arrom <OArrom@fortlauderdale.gov>; Florian, Carlos <carlos.florian@kimley-horn.com>; Schwartz, Mike <Mike.Schwartz@kimley-horn.com>; Dabkowski, Adrian <Adrian.Dabkowski@Kimley-horn.com>; DAdesky, Derek <Derek.DAdesky@kimley-horn.com>; Estefanía Mayorga <estefania@toothaker.org>; Stephanie Toothaker <stephanie@toothaker.org>
Subject: [EXTERNAL:CAUTION!]- Broward Health MC LUPA - Water and Sanitary Sewer Service Provider

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

[::CAUTION!:] This email originated from *outside* The City of Fort Lauderdale. Do Not Reply, click links, or open attachments from an unknown or suspicious origin. Confirm the email address is from an expected source before taking action. Report any suspicious emails to spamadmin@fortlauderdale.gov

Good morning Benjamin,

Broward Health is in the process of submitting a Land Use Plan Amendment to the City's Future Land Use Map for the location attached. Request your review/confirmation of the water and sewer information in the attached letters. Additionally, can you provide the current and committed demand on the plants and planned plant capacity expansions?

Please let us know if you have any questions or concerns. Thank you.

Very respectfully,

Casey Anne Cruzpino, E.I.

Kimley-Horn | 8201 Peters Road, Suite 2200, Plantation, FL 33324

Direct: 954-256-0156 | Mobile: 954-205-3484

Celebrating 17 years as one of FORTUNE's 100 Best Companies to Work For

Exhibit N

Drainage Correspondence

Subject: Broward Health MC LUPA - Solid Waste Service Provider
Date: Thursday, December 12, 2024 at 9:45:14 AM Eastern Standard Time
From: Cruzpino, Casey <Casey.Cruzpino@kimley-horn.com>
To: RHely@Win-Waste.com <RHely@Win-Waste.com>
CC: Florian, Carlos <carlos.florian@kimley-horn.com>, Estefanía Mayorga <estefania@toothaker.org>, Stephanie Toothaker <stephanie@toothaker.org>
Attachments: BHMC District LUPA - Public Service Provider Confirmation - Solid Waste - City - Win Waste.pdf

Good morning Bob,

Broward Health is in the process of submitting a Land Use Plan Amendment to the County's Future Land Use Map for the location attached. As Win Waste is the solid waste provider for Broward Health MC, request your review/confirmation of the solid waste information in the attached letter. Please let us know if you have any questions or concerns. Thank you.

Very respectfully,

Casey Anne Cruzpino, E.I.

Kimley-Horn | 8201 Peters Road, Suite 2200, Plantation, FL 33324

Direct: 954-256-0156 | Mobile: 954-205-3484

Celebrating 17 years as one of FORTUNE's 100 Best Companies to Work For

Exhibit O

Park and Recreation Data

Community Parks		
Park	Acres	Address
Bass Park	2.95	2750 NW 19th St
Beach Community Center	1.43	3351 NE 33rd Ave
Florence Hardy Park & Southside Cultural Center	7.86	25 SW 9th St
Floyd Hull Stadium	10.90	2800 SW 8th Ave
George W. English Park	15.37	1101 Bayview Dr
Joseph C. Carter Park	21.43	1450 West Sunrise Blvd
Mizell Center	1.26	1409 NW 6 St
Osswald Park	30.87	2220 NW 21st Avenue
Riverland Park	10.55	950 SW 27th Ave
Subtotal	102.62	
Large Urban Parks		
Park	Acres	Address
Holiday Park	93.44	1150 G. Harold Martin Dr
Mills Pond Park (Including Preserve)	251.34	2201 NW 9th Av
Snyder Park	91.34	3299 SW 4th Ave
Subtotal	436.13	
Neighborhood Parks		
Park	Acres	Address
Ann Herman Park	0.95	1760 SW 29 Av
Annie Beck Park	2.70	100 N Victoria Park Rd
Bayview Park	6.81	4401 Bayview Dr
Benneson Park	1.07	1330 SW 33rd Ter
Bill Keith Preserve	4.32	1720 SW 17 St
Bryant Penney Park	0.58	2100 SW 4th Ave
Cliff Lake Park	3.34	1331 SE 12th Way
Colee Hammock Park	1.13	1500 Brickell Dr
Coontie Hatchee Landings	2.60	1116 SW 15 Av
Coral Ridge Park	0.40	2401 NE 27th Ter
D.C. Alexander Park	1.24	501 S Ft Laud Beach Blvd
Dolphin Isles Park	0.20	2125 NE 33rd Ave
Dottie Mancini Park	1.27	6520 NE 22nd Ave
Dr. Elizabeth Hays Civic Park	2.49	3781 Riverland Rd
Esterre Davis Wright Park	0.92	1621 SW 24 ST
Flamingo Park	2.02	1600 SW 21st Way
Francis L. Abreau Place	0.26	899 N Rio Vista Blvd
Gore Betz Park	2.02	1611 SW 9th Ave
Greenfield Park	0.55	2401 NE 8th St
Guthrie-Blake Park	1.36	2801 SW 2nd St
Harbordale Park	0.75	1817 S Miami Rd

Hortt Park	2.94	1700 SW 14th Ct
Lincoln Park	2.47	600 NW 19th Ave
Little Lincoln Park	0.15	1721 NW 6 St
Major WM Lauderdale Park	0.67	400 SW 11th Ave
Mangurian Park	4.02	3850 N Federal Hwy
Middle River Terrace	3.15	1329 NE 7th Ave
Palm Aire Park	0.26	3352 NW 63rd St
Palm Aire Village Park	3.26	6401 NW 21 Ave
Peter Feldman Park	1.47	310 NE 6 St
Poinciana Park	1.82	401 SE 21st St
Provident Park	1.42	1412 NW 6th St
Riverland Woods Park	4.92	3950 Riverland Rd
Riverside Park	1.82	555 SW 11th Ave
Secretary School Park	0.13	SE 9 Ave & SE 4th St
Shirley Small Park	9.99	1230 SW 34th Ave
Sistrunk Park	1.31	200 NW 6th St
Smoker Park	2.56	501 S New River Dr
South Middle River Park	0.80	1718 NW 6th Ave
Stranahan Park	1.32	10 E Broward Blvd
Sweeting Park	0.29	433 NW 23rd Av
Tranquility Park	0.17	1020 NE 12th Avenue
Twin Lakes North Park	0.27	4600 Twin Lakes Boulevard
Victoria Park	1.19	2 N North Victoria Park Rd
Virginia S. Young Park	0.42	1000 SE 9th Ave
Vista Park	1.78	2851 N Atlantic Blvd
Warfield Park	3.43	1000 North Andrews Ave
Subtotal	88.98	
Recently Acquired/Unclassified Parks		
Park	Acres	Address
1016 Waverly Road Property	1.85	1016 Waverly Road
4201 N Ocean Boulevard Property	0.32	4201 N Ocean Blvd
Mitchell Family Park	1.32	1311 Citrus Isle Blvd
Riverland Preserve	5.07	2681 Riverland Rd
SW 5th Court Property	2.47	1200 SW 5th Ct
Subtotal	11.03	
School Parks		
Park	Acres	Address
Bennett Elementary School	7.91	1755 NE 14th St
Dillard High School	56.59	2365 NW 11th St
Fort Lauderdale High School	21.03	1720 NE 4th Ave
Harbordale School	4.21	900 SE 15th St

New River Middle School	17.21	3100 Riverland Dr
Northside Elementary	2.79	120 NE 11 St
Riverland Elementary	8.93	2601 SW 11th Ct
Rogers Middle School	17.36	700 SW 26th St
Stephen Foster Elementary	7.81	3471 SW 22 St
Stranahan High School	40.46	1800 SW 5th Place
Sunland Park Elementary	2.55	919 NW 13 Terr
Sunrise Middle School Pool	18.89	1750 NE 14th ST
Virginia Shuman Young Elementary School	8.44	101 NE 11th Ave
Westwood Heights School	10.03	2861 SW 9th St
William Dandy Middle	18.91	2400 NW 26 St
Croissant Park	16.00	245 West Park Dr
Floranada Park	9.77	5251 NE 14th Way
Lauderdale Manors Park	10.61	1340 Chateau Park Dr
North Fork School Park	11.49	101 NW 15th Ave
Sunset Park	12.88	3775 SW 16th St
Walker Park	0.81	1001 NW 4 St
Subtotal	304.71	
Special Use Parks		
Park	Acres	Address
Bubier Park	0.42	330 S Andrews Ave
Cooley's Landing Marine Facility	2.96	450 SW 7th Ave
Cox Landing	2.03	1784 SE 15th Ave
Cypress Creek Sand Pine Preserve	8.15	6200 NW 21 Ave
Esplanade Park	2.46	400 SW 2nd St
Fort Lauderdale Aquatic Complex	5.07	501 Seabreeze Blvd
Fort Lauderdale Public Beach & Park	28.84	Fort Laud Beach Park to Oakland Park Blvd
Fort Lauderdale Stadium	25.49	1301 NW 55th St
Huizenga Plaza	2.16	300 S Andrews Ave
Las Olas Marina	1.57	240 E. Las Olas Circle
Lewis Landing Park	0.13	630 SW 9th Ave
Lockhart Stadium	44.11	5301 NW 12th Av
Loggerhead Park	1.10	2690 N Atlantic Blvd
Marshall Point	1.09	So side of New River SW 5 Ave
North Fork Riverfront Park	1.96	200 NW 18 Av
Riverwalk Linear Park	0.51	New River from SW 4 Ave US 1
Sailboat Bend Preserve Park	1.26	1401 SW 2 Ct
Warbler Wetlands	6.32	2100 NW 49 ST
Subtotal	135.64	

Urban Open Space		
Park	Acres	Address
Ann Murray Greenway	0.09	SW 7 Ave & SW 5 Pl
Bayview Dr. Canal Ends	0.23	1412, 1512, 1612, 1712, Bayview Drive
Cortez Passive Triangle Park	0.42	So Birch Rd & Castillo St
Earl Lifshey Park	0.94	3054 N Ocean Blvd
Hector Park	0.17	1001 SE 11th ST
Idlewyld Park	0.16	2619 E Las Olas Blvd
Imperial Point Entranceway	0.98	5999 N. Fed. Hwy.
Jack and Harriet Kaye Park	1.04	1151 Bayview Dr.
Landings Entranceway	1.01	5550 N. Fed Hwy
Lauderdale Villas Entranceway	0.24	901 NW 14th Ct
Merle Fogg Park	1.05	2600 E. Las Olas Blvd
Purple Pickle Park	0.06	632 Middle River Dr
Richard Mancuso Greenway	0.24	SE 2nd St
Sara Horn Greenway	0.07	SW 11th St & SW 8 Ave
Stranahan Landing Park	0.58	499 S Federal Hwy
Tarpon Cove Park	0.27	804 SW 11th St
Tarpon River Park	0.85	50 SW 11th Ct
Townsend Park	0.76	1400 Argyle Drive
Welcome Park	1.97	2402 S Federal Hwy
Westwood Triangle Park	0.13	801 SW 28th Ave
Willingham Park	0.55	2020 N Ocean Blvd
Subtotal	11.83	
Total Park and Open Space	1090.93	

Exhibit P

Trip Generation Calculations

PM PEAK HOUR TRIP GENERATION COMPARISON

EXISTING WEEKDAY PM PEAK HOUR TRIP GENERATION

	ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS								
	Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total						
						In	Out																								
GROUP 1	1	Hospital	11	610	1000	ksf	35%	65%	282	523	805	19.1%	154	228	423	651	0.0%	0	228	423	651	0.0%	0	228	423	651					
	2																														
	3																														
	4																														
	5																														
	6																														
	7																														
	8																														
	9																														
	10																														
	11																														
	12																														
	13																														
	14																														
	15																														
		ITE Land Use Code	Rate or Equation			Total:		282	523	805	19.1%	154	228	423	651	0.0%	0	228	423	651	0.0%	0	228	423	651						
		610	LN(Y) = 0.64*LN(X)+2.27																												

PROPOSED WEEKDAY PM PEAK HOUR TRIP GENERATION

	ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS								
	Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total						
						In	Out																								
GROUP 2	1	Hospital	11	610	3221.56	ksf	35%	65%	596	1,106	1,702	19.1%	325	482	895	1,377	0.0%	0	482	895	1,377	0.0%	0	482	895	1,377					
	2																														
	3																														
	4																														
	5																														
	6																														
	7																														
	8																														
	9																														
	10																														
	11																														
	12																														
	13																														
	14																														
	15																														
		ITE Land Use Code	Rate or Equation			Total:		596	1,106	1,702	19.1%	325	482	895	1,377	0.0%	0	482	895	1,377	0.0%	0	482	895	1,377						
		610	LN(Y) = 0.64*LN(X)+2.27																												

	IN	OUT	TOTAL
NET NEW TRIPS	254	472	726

Exhibit Q

BCT Route Information

For more details on our fares please
visit our web site at
Broward.org/BCT
or call customer service: 954-357-8400.

Reading A Timetable - It's Easy

1. The map shows the exact bus route.
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BROWARD COUNTY
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Broward County Transit

ROUTE 6 ALL WEEK SCHEDULE

County Line Road and Dixie Highway
to Broward Central Terminal

Effective 10/15/23



Safety Is Our Number One Priority



Mobile
Ticketing App

Now Your **Phone** Is Your
Ticket to ride BCT!
Download the App today.



Real Time Bus Information
MyRide.Broward.org



Broward.org/BCT
954-357-8400

MONDAY-FRIDAY

There are additional bus stops in between those listed.

NORTHBOUND

To Broward Central Terminal

COUNTY LINE RD. & DIXIE HWY.	PEMBROKE RD. & S. 26 AVE.	SHERIDAN ST. & N. 23 AVE.	FORT LAUDERDALE/ HOLLYWOOD AIRPORT TRI-RAIL STATION ARRIVAL	FORT LAUDERDALE/ HOLLYWOOD AIRPORT TRI-RAIL STATION DEPARTURE	S.R. 84 & S.W. 14 AVE.	BROWARD CENTRAL TERMINAL
1	2	4	5	5	6	7
5:03a	5:20a	5:34a	5:45a	5:52a	6:06a	6:24a
5:46a	6:04a	6:20a	6:36a	6:43a	6:57a	7:15a
6:34a	6:52a	7:08a	7:24a	7:31a	7:46a	8:04a
7:23a	7:44a	8:00a	8:16a	8:23a	8:38a	8:56a
8:08a	8:29a	8:45a	9:00a	9:07a	9:21a	9:39a
8:57a	9:18a	9:34a	9:48a	9:55a	10:09a	10:27a
9:45a	10:06a	10:21a	10:35a	10:42a	10:56a	11:14a
10:35a	10:56a	11:11a	11:28a	11:35a	11:49a	12:07p
11:20a	11:41a	11:56a	12:13p	12:20p	12:34p	12:52p
12:08p	12:29p	12:44p	1:01p	1:08p	1:22p	1:41p
12:57p	1:18p	1:33p	1:50p	1:57p	2:11p	2:30p
1:46p	2:07p	2:23p	2:40p	2:47p	3:03p	3:22p
2:33p	2:58p	3:14p	3:31p	3:38p	3:55p	4:14p
3:24p	3:47p	4:03p	4:20p	4:27p	4:44p	5:03p
4:15p	4:38p	4:54p	5:11p	5:18p	5:32p	5:51p
5:06p	5:29p	5:45p	6:01p	6:08p	6:22p	6:41p
5:56p	6:19p	6:33p	6:47p	6:54p	7:08p	7:23p
6:44p	7:04p	7:18p	7:32p	7:39p	7:53p	8:08p
7:32p	7:52p	8:06p	8:20p	8:27p	8:41p	8:56p G
8:16p	8:36p	8:50p	9:04p	9:11p	9:25p	9:40p
9:00p	9:20p	9:34p	9:48p			
9:46p	10:05p	10:19p	10:31p G			
10:34p	10:51p	11:05p	11:17p G			
11:18p	11:35p	11:49p	12:01a G			

SOUTHBOUND

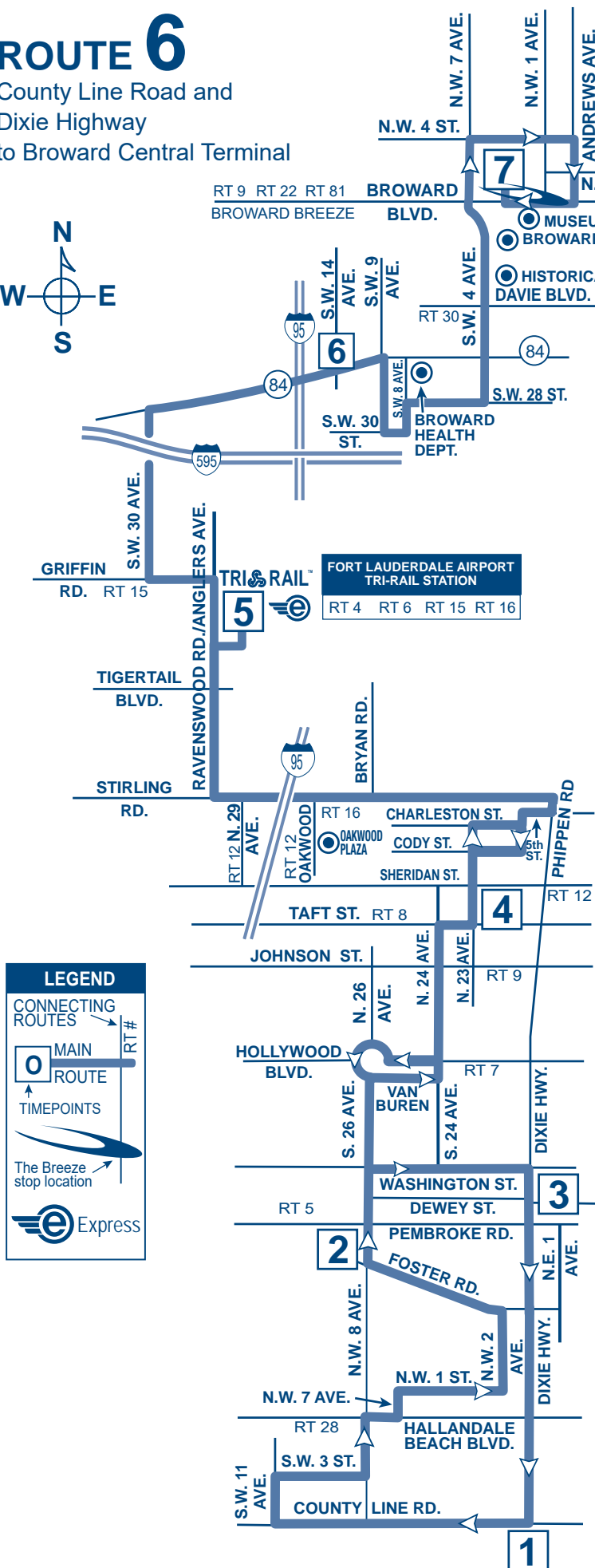
To County Line Road

BROWARD CENTRAL TERMINAL	S.R. 84 & S.W. 14 AVE.	FORT LAUDERDALE/ HOLLYWOOD AIRPORT TRI-RAIL STATION ARRIVAL	FORT LAUDERDALE/ HOLLYWOOD AIRPORT TRI-RAIL STATION DEPARTURE	SHERIDAN ST. & N. 23 AVE.	DIXIE HWY & DEWEY ST	COUNTY LINE RD. & DIXIE HWY.
7	6	5	5	4	3	1
5:17a	5:30a	5:42a	5:49a	6:02a	6:18a	6:32a
5:58a	6:13a	6:27a	6:34a	6:50a	7:06a	7:21a
6:42a	6:59a	7:13a	7:20a	7:37a	7:53a	8:06a
7:29a	7:47a	8:02a	8:09a	8:26a	8:42a	8:55a
8:18a	8:36a	8:51a	8:58a	9:14a	9:30a	9:43a
9:08a	9:26a	9:41a	9:48a	10:04a	10:20a	10:33a
9:55a	10:13a	10:28a	10:35a	10:51a	11:07a	11:18a
10:43a	11:01a	11:16a	11:23a	11:39a	11:55a	12:06p
11:31a	11:49a	12:04p	12:11p	12:27p	12:43p	12:54p
12:19p	12:37p	12:52p	12:59p	1:17p	1:33p	1:44p
1:07p	1:25p	1:39p	1:46p	2:04p	2:20p	2:31p
1:56p	2:16p	2:30p	2:37p	2:55p	3:11p	3:22p
2:43p	3:03p	3:20p	3:27p	3:46p	4:02p	4:13p
3:34p	3:54p	4:11p	4:18p	4:37p	4:53p	5:04p
4:25p	4:46p	5:03p	5:10p	5:29p	5:43p	5:54p
5:16p	5:37p	5:52p	5:59p	6:17p	6:31p	6:42p
6:05p	6:26p	6:41p	6:48p	7:05p	7:19p	7:30p
6:54p	7:12p	7:27p	7:34p	7:50p	8:04p	8:14p
7:39p	7:57p	8:12p	8:19p	8:35p	8:48p	8:58p
8:26p	8:43p	8:58p	9:05p	9:21p	9:34p	9:44p
9:14p	9:31p	9:46p	9:53p	10:09p	10:22p	10:32p
9:58p	10:15p	10:30p	10:37p	10:53p	11:06p	11:16p

NUMBERS IN BOXES REFER TO TIME POINTS ON MAP
Times with the letter "G" after them indicate bus returns to garage.

ROUTE 6

County Line Road and
Dixie Highway
to Broward Central Terminal



LEGEND

- CONNECTING ROUTES
- MAIN ROUTE
- TIMEPOINTS
- The Breeze stop location
- Express

BROWARD CENTRAL TERMINAL			
RT 1	RT 11	RT 30	RT 60
RT 6	RT 14	RT 31	RT 81
RT 9	RT 20	RT 40	
RT 10	RT 22	RT 50	
US 1 BREEZE			
COMMUNITY SHUTTLE			
FORT LAUDERDALE			

- POINTS OF INTEREST**
- Broward Center for the Performing Arts
 - Broward County Health Dept.
 - Tri-Rail
 - Museum of Discovery and Science
 - Riverwalk
 - Historical Society
 - Oakwood Plaza

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BROWARD COUNTY
BOARD OF COUNTY COMMISSIONERS
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Broward County Transit

ROUTE 30 ALL WEEK SCHEDULE

West Regional Terminal to Broward Central Terminal via Peters Road/Davie Boulevard

Effective 1/21/24



Safety Is Our Number One Priority



Mobile Ticketing App

Now Your **Phone** Is Your **Ticket** to ride BCT!
Download the App today.



Real Time Bus Information
MyRide.Broward.org



Broward.org/BCT
954-357-8400

MONDAY - FRIDAY There are additional bus stops in between those listed.

EASTBOUND

To Broward Central Terminal

WEST REGIONAL TERMINAL	PETERS RD. & UNIVERSITY DR.	DAVIE BLVD. & US 441	DAVIE BLVD. & S.W. 4 AVE	BROWARD CENTRAL TERMINAL
1	2	3	4	5
6:00a	6:10a	5:59a	6:11a	6:18a
6:30a	6:40a	6:20a	6:32a	6:39a
7:00a	7:10a	6:50a	7:02a	7:09a
7:30a	7:40a	7:20a	7:33a	7:43a
8:00a	8:10a	7:49a	8:03a	8:13a
8:30a	8:40a	8:19a	8:33a	8:43a
9:00a	9:10a	8:49a	9:03a	9:13a
9:30a	9:40a	9:19a	9:33a	9:43a
10:00a	10:10a	9:49a	10:03a	10:13a
10:30a	10:40a	10:19a	10:33a	10:43a
11:00a	11:10a	10:49a	11:03a	11:13a
11:30a	11:40a	11:19a	11:33a	11:43a
12:00p	12:10p	11:49a	12:03p	12:13p
12:30p	12:40p	12:19p	12:33p	12:43p
1:00p	1:10p	12:49p	1:03p	1:13p
1:30p	1:40p	1:19p	1:33p	1:43p
2:00p	2:10p	1:49p	2:03p	2:13p
2:29p	2:39p	2:19p	2:33p	2:43p
2:58p	3:08p	2:48p	3:02p	3:12p
3:27p	3:37p	3:17p	3:31p	3:41p
3:56p	4:06p	3:46p	4:00p	4:10p
4:25p	4:35p	4:15p	4:29p	4:39p
4:54p	5:04p	4:44p	4:58p	5:08p
5:23p	5:33p	5:13p	5:27p	5:37p
5:52p	6:02p	5:42p	5:56p	6:04p
6:19p	6:28p	6:10p	6:21p	6:28p G
6:49p	6:58p	6:36p	6:47p	6:54p
7:19p	7:28p	7:06p	7:17p	7:24p
7:50p	7:59p	7:36p	7:47p	7:54p
8:25p	8:34p	8:07p	8:18p	8:25p
8:55p	9:04p	8:42p	8:53p	9:00p
9:25p	9:34p	9:12p	9:23p	9:30p
9:55p	10:04p	9:42p	9:53p	10:00p
10:25p	10:34p	10:12p	10:23p	10:30p G

WESTBOUND

To West Regional Terminal

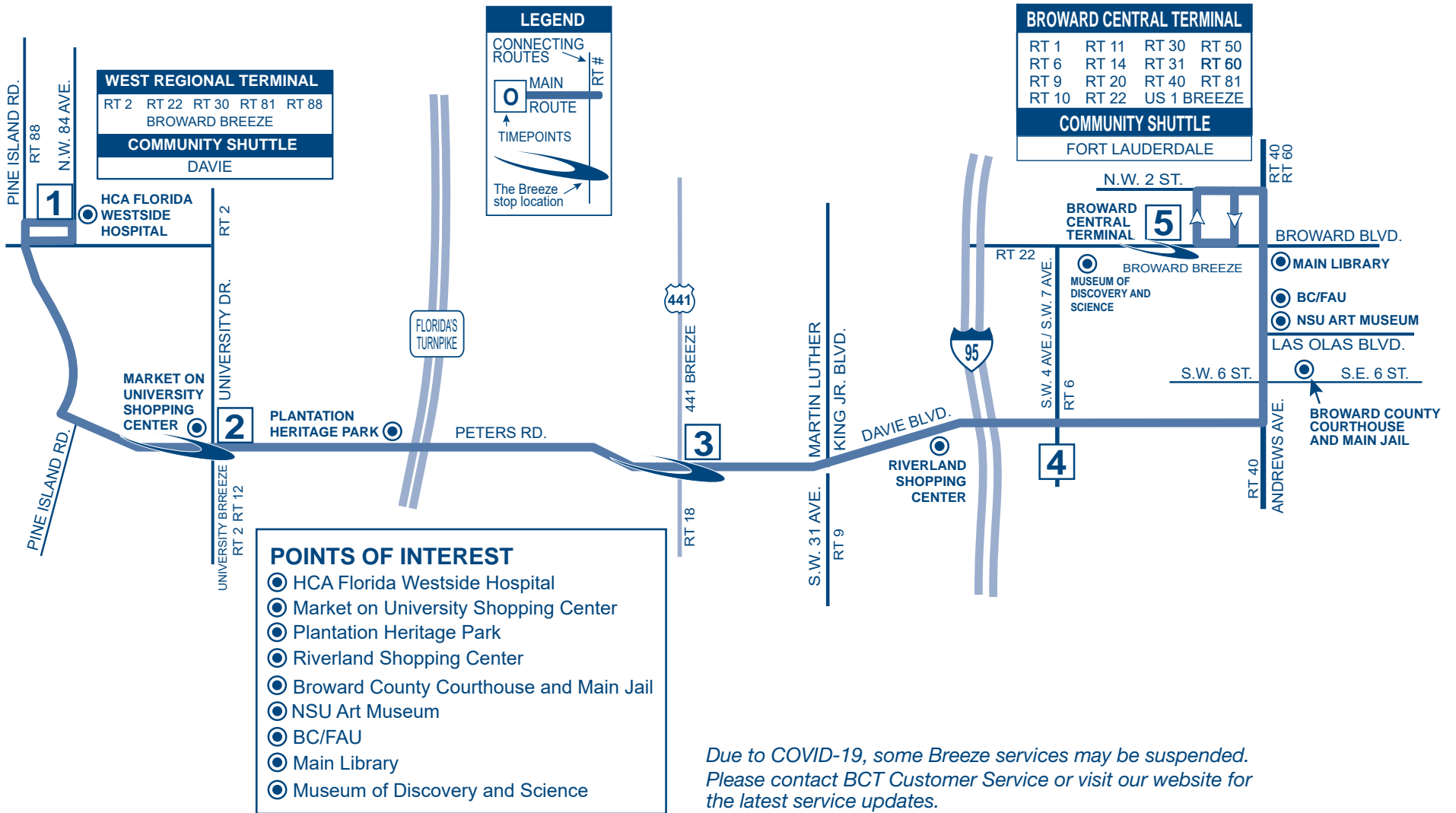
BROWARD CENTRAL TERMINAL	DAVIE BLVD. & S.W. 4 AVE	DAVIE BLVD. & US 441	PETERS RD. & UNIVERSITY DR.	WEST REGIONAL TERMINAL
5	4	3	2	1
6:00a	6:07a	6:20a	6:29a	6:36a
6:30a	6:37a	6:50a	6:59a	7:07a
7:00a	7:10a	7:24a	7:34a	7:42a
7:30a	7:40a	7:54a	8:04a	8:12a
8:00a	8:10a	8:24a	8:34a	8:42a
8:30a	8:40a	8:54a	9:04a	9:12a
9:00a	9:10a	9:24a	9:34a	9:42a
9:30a	9:40a	9:54a	10:04a	10:12a
10:00a	10:10a	10:24a	10:34a	10:42a
10:30a	10:40a	10:54a	11:04a	11:12a
11:00a	11:10a	11:24a	11:34a	11:42a
11:30a	11:40a	11:54a	12:04p	12:12p
12:00p	12:10p	12:24p	12:34p	12:42p
12:30p	12:40p	12:54p	1:04p	1:12p
1:00p	1:10p	1:24p	1:34p	1:42p
1:30p	1:40p	1:54p	2:04p	2:13p
2:00p	2:10p	2:26p	2:35p	2:44p
2:30p	2:40p	2:56p	3:05p	3:14p
3:00p	3:10p	3:26p	3:35p	3:44p
3:30p	3:40p	3:56p	4:05p	4:14p
3:59p	4:09p	4:25p	4:34p	4:43p
4:28p	4:38p	4:54p	5:03p	5:12p
4:57p	5:07p	5:23p	5:31p	5:38p
5:26p	5:38p	5:54p	6:02p	6:09p
5:56p	6:08p	6:24p	6:32p	6:39p
6:26p	6:38p	6:54p	7:02p	7:09p
7:04p	7:13p	7:25p	7:33p	7:40p
7:34p	7:43p	7:55p	8:03p	8:10p
8:08p	8:17p	8:29p	8:37p	8:44p
8:42p	8:51p	9:03p	9:11p	9:18p G
9:18p	9:27p	9:39p	9:47p	9:54p
10:00p	10:09p	10:21p	10:29p	10:36p G

NUMBERS IN BOXES REFER TO TIME POINTS ON MAP

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ROUTE 30

West Regional Terminal to Broward Central Terminal
via Peters Road/Davie Boulevard



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BOARD OF COUNTY COMMISSIONERS
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Broward County Transit

ROUTE 40 ALL WEEK SCHEDULE

Lauderhill Transit Center to
The Galleria at Fort Lauderdale
via Sistrunk Blvd./17th Street Causeway/A1A

Effective 6/9/24



Safety Is Our Number One Priority



Mobile
Ticketing App

Now Your **Phone** Is Your
Ticket to ride BCT!
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Real Time Bus Information
MyRide.Broward.org



Broward.org/BCT
954-357-8400

MONDAY - FRIDAY

EASTBOUND

To Galleria Mall

LAUDERHILL TRANSIT CENTER	SUNRISE BLVD & 31 AVE	BROWARD CENTRAL TERMINAL ARRIVAL	BROWARD CENTRAL TERMINAL DEPARTURE	SE 17 ST & EISENHOWER BLVD	GALLERIA MALL
1	2	3	3	6	7
5:26a	5:36a	5:50a	5:55a	6:09a	6:30a
5:46a	5:56a	6:10a	6:15a	6:29a	6:50a
6:06a	6:16a	6:30a	6:35a	6:49a	7:10a
6:31a	6:41a	6:55a	7:00a	7:18a	7:39a
6:57a	7:07a	7:23a	7:28a	7:46a	8:07a
7:17a	7:27a	7:43a	7:48a	8:06a	8:27a
7:40a	7:50a	8:06a	8:16a	8:34a	8:55a
8:09a	8:19a	8:35a	8:45a	9:03a	9:24a
8:39a	8:49a	9:05a	9:15a	9:33a	9:54a
9:09a	9:19a	9:35a	9:45a	10:03a	10:24a
9:39a	9:49a	10:05a	10:15a	10:33a	10:54a
10:09a	10:19a	10:35a	10:45a	11:03a	11:24a
10:39a	10:49a	11:05a	11:15a	11:33a	11:54a
11:09a	11:19a	11:35a	11:45a	12:03p	12:24p
11:39a	11:49a	12:05p	12:15p	12:33p	12:54p
12:09p	12:19p	12:35p	12:45p	1:03p	1:24p
12:39p	12:49p	1:05p	1:15p	1:33p	1:54p
1:09p	1:19p	1:35p	1:45p	2:03p	2:21p
1:34p	1:44p	2:00p	2:05p	2:23p	2:41p
2:04p	2:14p	2:30p	2:35p	2:53p	3:13p
2:34p	2:44p	3:00p	3:05p	3:23p	3:40p
2:56p	3:06p	3:25p	3:30p	3:48p	4:03p
3:24p	3:34p	3:50p	3:55p	4:13p	4:28p
3:49p	3:59p	4:15p	4:20p	4:38p	4:53p
4:13p	4:23p	4:39p	4:44p	5:02p	5:17p
4:39p	4:49p	5:05p	5:10p	5:28p	5:43p
5:04p	5:14p	5:30p	5:35p	5:53p	6:08p
5:29p	5:39p	5:55p	6:00p	6:18p	6:33p
5:54p	6:04p	6:20p	6:25p	6:43p	6:58p
6:24p	6:34p	6:50p	6:55p	7:09p	7:22p
6:54p	7:04p	7:20p	7:25p	7:37p	7:50p
7:30p	7:40p	7:56p	8:01p	8:13p	8:26p
8:08p	8:18p	8:33p	8:38p	8:50p	9:03p
8:45p	8:52p	9:05p	9:10p	9:22p	9:35p
9:23p	9:30p	9:43p	9:48p	10:00p	10:13p G
10:01p	10:08p	10:21p	10:26p	10:38p	10:51p G
10:39p	10:46p	10:59p	G		

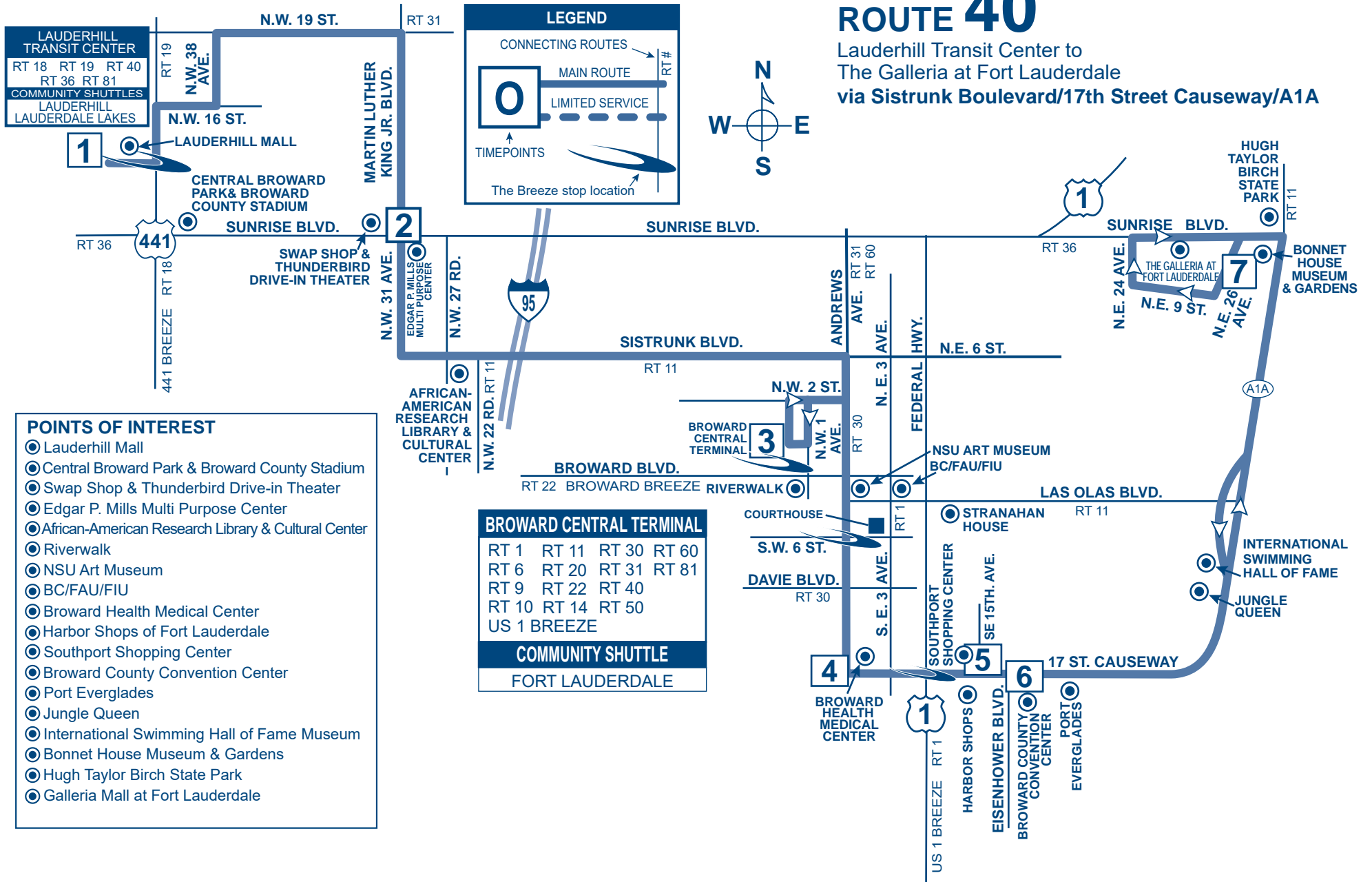
WESTBOUND

To Lauderhill Transit Center

GALLERIA MALL	SE 17TH STREET & 15TH AVE	BROWARD HEALTH MEDICAL CENTER	BROWARD CENTRAL TERMINAL ARRIVAL	BROWARD CENTRAL TERMINAL DEPARTURE	SUNRISE BLVD & 31 AVE	LAUDERHILL TRANSIT CENTER
7	5	4	3	3	2	1
				5:50a	6:07a	6:17a
				6:20a	6:37a	6:47a
6:14a	6:30a	6:36a	6:42a	6:47a	7:04a	7:14a
6:43a	6:59a	7:05a	7:15a	7:20a	7:37a	7:47a
7:01a	7:19a	7:25a	7:35a	7:40a	7:57a	8:07a G
7:21a	7:39a	7:45a	7:55a	8:00a	8:17a	8:27a
7:50a	8:09a	8:15a	8:25a	8:30a	8:47a	8:57a
8:19a	8:39a	8:45a	8:55a	9:00a	9:17a	9:27a
8:42a	9:02a	9:08a	9:18a	9:23a	9:40a	9:50a
9:09a	9:29a	9:35a	9:45a	9:50a	10:07a	10:17a
9:39a	9:59a	10:05a	10:15a	10:20a	10:37a	10:47a
10:07a	10:29a	10:35a	10:45a	10:50a	11:07a	11:17a
10:37a	10:59a	11:05a	11:15a	11:20a	11:37a	11:47a
11:07a	11:29a	11:35a	11:45a	11:50a	12:07p	12:17p
11:37a	11:59a	12:05p	12:15p	12:20p	12:37p	12:47p
12:07p	12:29p	12:35p	12:45p	12:50p	1:07p	1:17p
12:37p	12:59p	1:05p	1:15p	1:20p	1:38p	1:48p
1:06p	1:28p	1:35p	1:45p	1:50p	2:09p	2:19p
1:40p	2:02p	2:10p	2:20p	2:30p	2:49p	2:59p
2:10p	2:32p	2:40p	2:50p	3:00p	3:19p	3:29p
2:36p	3:01p	3:09p	3:19p	3:29p	3:48p	3:58p
3:03p	3:32p	3:40p	3:50p	3:55p	4:14p	4:24p
3:28p	3:57p	4:05p	4:15p	4:20p	4:39p	4:49p
3:55p	4:22p	4:30p	4:40p	4:45p	5:04p	5:14p
4:20p	4:47p	4:55p	5:05p	5:10p	5:29p	5:39p
4:45p	5:12p	5:20p	5:30p	5:35p	5:54p	6:04p
5:05p	5:32p	5:40p	5:50p	5:55p	6:14p	6:24p G
5:27p	5:52p	6:00p	6:10p	6:15p	6:33p	6:43p
5:56p	6:18p	6:26p	6:36p	6:41p	6:53p	7:03p
6:22p	6:42p	6:50p	7:00p	7:05p	7:17p	7:27p G
6:48p	7:07p	7:15p	7:25p	7:30p	7:42p	7:52p
7:18p	7:37p	7:43p	7:49p	7:59p	8:11p	8:21p
7:44p	8:03p	8:09p	8:15p	8:20p	8:32p	8:42p G
8:11p	8:28p	8:34p	8:40p	8:45p	8:57p	9:07p
8:47p	9:03p	9:09p	9:15p	9:20p	9:32p	9:39p
9:25p	9:41p	9:47p	9:53p	9:58p	10:10p	10:17p
10:03p	10:19p	10:25p	10:31p	10:36p	10:48p	10:55p G

ROUTE 40

Lauderhill Transit Center to
The Galleria at Fort Lauderdale
via Sistrunk Boulevard/17th Street Causeway/A1A



LAUDERHILL TRANSIT CENTER			
RT 18	RT 19	RT 40	
COMMUNITY SHUTTLES			
LAUDERHILL LAUDERDALE LAKES			

- POINTS OF INTEREST**
- Lauderhill Mall
 - Central Broward Park & Broward County Stadium
 - Swap Shop & Thunderbird Drive-in Theater
 - Edgar P. Mills Multi Purpose Center
 - African-American Research Library & Cultural Center
 - Riverwalk
 - NSU Art Museum
 - BC/FAU/FIU
 - Broward Health Medical Center
 - Harbor Shops of Fort Lauderdale
 - Southport Shopping Center
 - Broward County Convention Center
 - Port Everglades
 - Jungle Queen
 - International Swimming Hall of Fame Museum
 - Bonnet House Museum & Gardens
 - Hugh Taylor Birch State Park
 - Galleria Mall at Fort Lauderdale

LEGEND

CONNECTING ROUTES → RT#

○ MAIN ROUTE

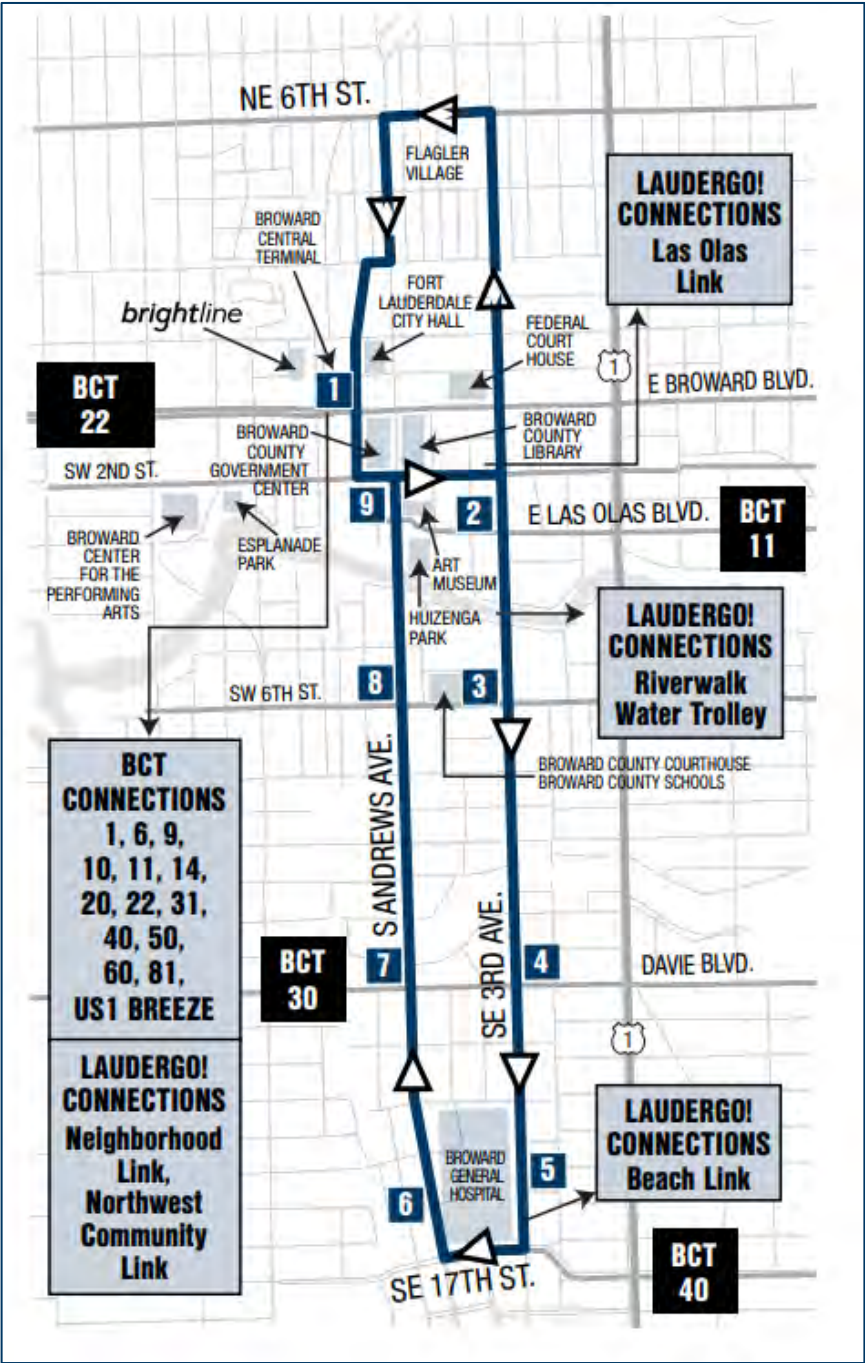
--- LIMITED SERVICE

↑ TIMEPOINTS

↪ The Breeze stop location



BROWARD CENTRAL TERMINAL			
RT 1	RT 11	RT 30	RT 60
RT 6	RT 20	RT 31	RT 81
RT 9	RT 22	RT 40	
RT 10	RT 14	RT 50	
US 1 BREEZE			
COMMUNITY SHUTTLE			
FORT LAUDERDALE			



BEACH LINK Route

Daily, 10:30a - 5:00p

1

2

3

4

5

6

7

8

9

10

1

GALLERIA	BEACH PLACE & SEABREEZE BLVD SB	LAS OLAS BLVD & SR A1A	A1A & BAHIA MAR	SE 17 ST & EISENHOWER BLVD	BROWARD GENERAL HOSPITAL WEST	SE 18TH ST & CORDOVA RD - HARBOR SHOPPING	SE 17 ST & EISENHOWER BLVD	A1A & BAHIA MAR	BEACH PLACE & A1A FT LAUDERDALE	GALLERIA
					10:30a	10:35a	10:43a	10:48a	10:50a	11:02a
10:30a	10:41a	10:43a	10:45a	10:53a	10:57a	11:02a	11:10a	11:15a	11:17a	11:29a
10:55a	11:06a	11:08a	11:10a	11:18a	11:22a	11:27a	11:35a	11:40a	11:43a	11:55a
11:20a	11:31a	11:33a	11:35a	11:43a	11:48a	11:59a	12:07p	12:12p	12:15p	12:27p
11:45a	11:57a	11:59a	12:01p	12:09p	12:14p	12:25p	12:33p	12:37p	12:40p	12:52p
12:10p	12:22p	12:24p	12:26p	12:34p	12:38p	12:45p	12:53p	12:57p	1:00p	1:12p
12:35p	12:48p	12:50p	12:52p	1:00p	1:04p	1:11p	1:19p	1:23p	1:26p	1:38p
1:00p	1:13p	1:15p	1:17p	1:25p	1:29p	1:36p	1:44p	1:48p	1:51p	2:03p
1:25p	1:38p	1:40p	1:42p	1:50p	1:54p	2:01p	2:09p	2:13p	2:16p	2:28p
1:50p	2:03p	2:05p	2:07p	2:15p	2:21p	2:28p	2:36p	2:40p	2:43p	2:55p
2:15p	2:22p	2:24p	2:26p	2:34p	2:40p	2:47p	2:55p	2:59p	3:02p	3:14p
2:40p	2:47p	2:49p	2:51p	2:59p	3:05p	3:12p	3:20p	3:24p	3:27p	3:39p
3:05p	3:12p	3:14p	3:16p	3:24p	3:32p	3:39p	3:47p	3:51p	3:54p	4:06p
3:30p	3:36p	3:38p	3:40p	3:48p	3:56p	4:03p	4:11p	4:15p	4:18p	4:30p
3:55p	4:01p	4:03p	4:05p	4:13p	4:21p	4:28p	4:36p	4:40p	4:43p	4:55p
4:19p	4:25p	4:27p	4:29p	4:37p	4:45p	4:52p	5:00p			
4:34p	4:40p	4:42p	4:44p	5:52p	5:00p					

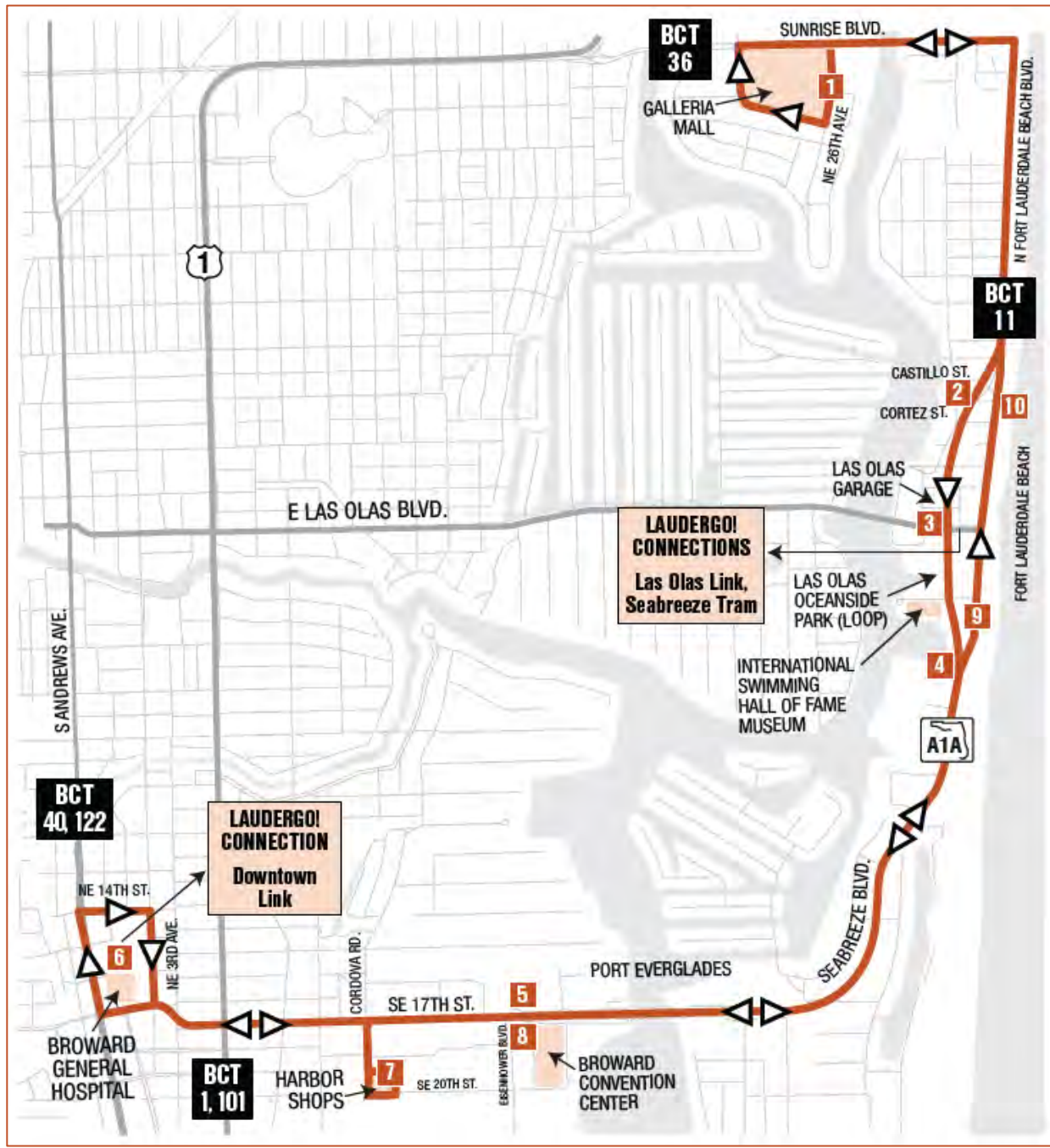


Exhibit R

BCT Correspondence

Subject: Land Use Plan Amendment - Transit

Date: Friday, December 6, 2024 at 8:45:18 AM Eastern Standard Time

From: DAdesky, Derek <Derek.DAdesky@kimley-horn.com>

To: JMMCKOY@broward.org <JMMCKOY@broward.org>, erush@broward.org <erush@broward.org>, KPETGRAVE@broward.org <KPETGRAVE@broward.org>

CC: Dabkowski, Adrian <Adrian.Dabkowski@Kimley-horn.com>, Cruzpino, Casey <Casey.Cruzpino@kimley-horn.com>, Estefanía Mayorga <estefania@toothaker.org>, Stephanie Toothaker <stephanie@toothaker.org>

Good Afternoon,

We are preparing a land use plan amendment (LUPA) for the Broward Health Medical Campus, in Fort-Lauderdale, Florida. As part of the LUPA's traffic circulation analysis, confirmation of existing and future transit in the area is required. Please confirm the following information:

- 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.**

Existing Broward County Bus Transit Service

- Broward County Transit (BCT) Route 06 operates on SW 4th Avenue within the vicinity of the amendment linking County Line Road and Dixie Highway to Broward Central Terminal. This route services Broward Center for the Performing Arts, Broward County Health Department, Tri-Rail, Museum of Discovery and Science, Riverwalk, and Historical Society, and Oakwood Plaza. Route 06 operates with approximately 45-minute headways in the northbound and southbound directions during the P.M. peak period.
- BCT Route 30 operates on Peters Road/Davie Boulevard within the vicinity of the amendment linking West Regional Terminal to Broward Central Terminal. This route services HCA Florida Westside Hospital, Market on University Shopping Center, Plantation Heritage Park, Riverland Shopping Center, Broward County Courthouse and Main Jail, NSU Art Museum, BC/FAU, Main Library, and Museum of Discovery and Science. Route 30 operates with approximately 30-minute headways in the eastbound and westbound direction during the P.M. peak period.
- BCT Route 40 operates on Sistrunk Boulevard/17th Street Causeway/A1A linking Lauderhill Transit Center to The Galleria at Fort Lauderdale. This route services Lauderhill Mall, Central Broward Park & Broward County Stadium, Swap Shop & Thunderbird Drive-in Theater, Edgar P. Mills Multi Purpose Center, African American Research Library Cultural Center, Riverwalk, NSU Art Museum, BC/FAU/FIU, Broward Health medical Center, Harbor Shops of Fort-Lauderdale, Southport Shopping Center, Broward County Convention Center, Port Everglades, Jungle Queen, International Swimming Hall of Fame Museum, Bonnet House Museum & Gardens, Hugh Taylor Birch State Park, and Galleria Mall at Fort-Lauderdale. Route 40 operates with approximately 30-minute headways in the eastbound and westbound directions during the P.M. peak period.

Planned Mass Transit Routes

- Broward Commuter Rail South is planned to operate on the Florida East Coast (FEC) Railway corridor within the vicinity of the project with the closest station located at Fort Lauderdale-Hollywood International Airport. This route is expected to be implemented in

2027.

- Broward Boulevard Light Rail Transit (LRT) is planned to operate on Broward Boulevard within the vicinity of the project. This route is expected to be implemented in 2035.

2. Describe how the proposed amendment furthers or supports mass transit use.

It is anticipated that the proposed development will support mass transit use as it is located within ½ mile of three (3) existing Broward County Transit bus routes, and within the vicinity of two (2) planned mass transit routes. It is expected that a portion of residents, employees, patrons, and guests will choose to use public transit to and from the proposed redevelopment.

Thank you,

Derek d'Adesky, P.E.

Kimley-Horn | 8201 Peters Road, Suite 2200, Plantation, FL 33324

Direct: 954 488 3510 | Main: 954 535 5100

Celebrating 15 years as one of FORTUNE's 100 Best Companies to Work For

Subject: RE: Land Use Plan Amendment - Transit
Date: Thursday, December 12, 2024 at 11:53:09 AM Eastern Standard Time
From: Ekaete Ekwere <EEkwere@fortlauderdale.gov>
To: DAdesky, Derek <Derek.DAdesky@kimley-horn.com>
CC: Dabkowski, Adrian <Adrian.Dabkowski@Kimley-horn.com>, Estefanía Mayorga <estefania@toothaker.org>, Maritza Daniel <MDaniel@fortlauderdale.gov>
Attachments: image001.gif

Good Morning!

I made minor updates below. The service is called LauderGO. Everything else is correct.

Please let me know if you have any other questions.

Thanks,



Ekaete Ekwere, PE

Transportation Services Division Manager
City of Fort Lauderdale | Transportation & Mobility
954.828.4698 | eekwere@fortlauderdale.gov

From: DAdesky, Derek <Derek.DAdesky@kimley-horn.com>
Sent: Monday, December 9, 2024 5:35 PM
To: Ekaete Ekwere <EEkwere@fortlauderdale.gov>
Cc: Dabkowski, Adrian <Adrian.Dabkowski@Kimley-horn.com>; estefania@toothaker.org
Subject: [EXTERNAL:CAUTION!]- Land Use Plan Amendment - Transit

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

[::CAUTION!:] This email originated from *outside* The City of Fort Lauderdale. Do Not Reply, click links, or open attachments from an unknown or suspicious origin. Confirm the email address is from an expected source before taking action. Report any suspicious emails to spamadmin@fortlauderdale.gov

Good Afternoon,

Broward Health is in the process of submitting a Land Use Plan Amendment (LUPA) to the city for the location attached. As part of the LUPA's traffic circulation analysis, confirmation of existing and future transit in the area is required. Please confirm the following information:

- 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.**

Existing Transit Service

- The City of Fort-Lauderdale LauderGO Downton Link Route operates on S Andrews Avenue, SE 3rd Avenue, and SE 17th Street. This route services Broward Terminal,

FAU/BCC, County Courthouse/School Board, Davie Boulevard East, Broward General Hospital East-SE 3 Ave, Broward General Hospital West, Davie Boulevard West (Andrews & SW 11 Court), Publix/Courthouse-Andrews & SE 6 Street, and 210 South Andrews Avenue. This route operates with approximately 45 ~~30~~ minute headways.

- The City of Fort-Lauderdale LauderdaleGO Beach Link Route operates on S Andrews Avenue, SE 3rd Avenue, SE 14th Street, and SE 17th Street. This route services Galleria, Beach Place & Seabreeze Blvd, Las Olas Blvd & SR A1A, SE 17th Street & Eisenhower Blvd, Broward General Hospital West, SE 18th Street & Cordova Road – Harbor Shopping, and A1A Bahia Mar. This route operates with approximately 20 ~~30~~ minute headways.

Planned Mass Transit Routes

- Currently no Planned Mass Transit Routes

2. Describe how the proposed amendment furthers or supports mass transit use.

It is anticipated that the proposed development will support mass transit use as it is located within ½ mile of two (2) existing City of Fort-Lauderdale bus routes. It is expected that a portion of residents, employees, patrons, and guests will choose to use public transit to and from the proposed redevelopment.

Derek d'Adesky, P.E.

Kimley-Horn | 8201 Peters Road, Suite 2200, Plantation, FL 33324

Direct: 954 488 3510 | Main: 954 535 5100

Celebrating 15 years as one of FORTUNE's 100 Best Companies to Work For

June 6, 2022

City of Fort Lauderdale
Office of the City Clerk
100 N. Andrews Avenue, 7th Floor
Fort Lauderdale, FL 33301


Broward County Board of County Commissioners
115 S. Andrews Avenue, #409
Fort Lauderdale, FL 33301

**Re: Section 2-262, City of Fort Lauderdale Code of Ordinances and
Broward County Ordinance No. 2009-34 Authorization Letter**

To Whom it May Concern:

Please accept this letter of authorization permitting Stephanie J. Toothaker, Esq. of Stephanie J. Toothaker, Esq., P.A. d/b/a TOOTHAKER.org to represent the interests of North Broward Hospital District d/b/a Broward Health in connection with permitting in the City of Fort Lauderdale and Broward County.

Sincerely,

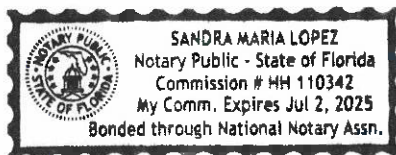



Alex Fernandez, CFO

STATE OF FLORIDA
COUNTY OF

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 6 day of June, 2022 by Alex Fernandez

[Notary Seal]





Notary Public
Sandra M. Lopez
Name typed, printed or stamped
My Commission Expires: 7/2/25

Personally Known OR Produced Identification

Type of Identification Produced _____



**CITY OF FORT LAUDERDALE
DEVELOPMENT SERVICES DEPARTMENT**

ADDRESS VERIFICATION CONFIRMATION

Verification Request #: BLD-ADDVER-24120016
Completion Date: 12/13/2024
Purpose of Address Request: To verify an existing address for DRC

PROPERTY INFORMATION

The property Information is listed below. If the property has more than one address, please note that more than one folio number will be listed

Folio Number: 504215410010
Address: 1600 S ANDREWS AVENUE, FORT LAUD
Legal Description: BROWARD GENERAL HOSP 60-33 B TRACT A, TOG WITH E 1/2 SE 1 AVE AND S

Requestor Name: Estefania Mayorga
Requestor Email: estefania@toothaker.org
Requestor Phone: 5617770276

Verified / Assigned Address: 1600 S ANDREWS AVENUE, FORT LAUD
Former / Known As Address: 1600 S ANDREWS AVENUE, FORT LAUD
Authorized City Representative: JAZMINE EVEILLARD

Notes (If Applicable):

The following addresses are under folio 504215410010:

1600 S ANDREWS AVE, FORT LAUDERDALE, FL 33316
1600 S ANDREWS AVE #1FL, FORT LAUDERDALE, FL 33316
1600 S ANDREWS AVE #7FL, FORT LAUDERDALE, FL 33316
1601 SE 3 AVE, FORT LAUDERDALE, FL 33316
1608 SE 3 AVE, FORT LAUDERDALE, FL 33316
1608 SE 3 AVE #108, FORT LAUDERDALE, FL 33316
1625 SE 3 AVE #200, FORT LAUDERDALE, FL 33316
1625 SE 3 AVE #415, FORT LAUDERDALE, FL 33316
1625 SE 3 AVE #601A, FORT LAUDERDALE, FL 33316
1625 SE 3 AVE, FORT LAUDERDALE, FL 33316
1625 SE 3 AVE #100, FORT LAUDERDALE, FL 33316
1625 SE 3 AVE #300, FORT LAUDERDALE, FL 33316
1625 SE 3 AVE #400, FORT LAUDERDALE, FL 33316
1625 SE 3 AVE #502, FORT LAUDERDALE, FL 33316
1625 SE 3 AVE #525, FORT LAUDERDALE, FL 33316
1625 SE 3 AVE #5FLB, FORT LAUDERDALE, FL 33316
1625 SE 3 AVE #600, FORT LAUDERDALE, FL 33316
1625 SE 3 AVE #601, FORT LAUDERDALE, FL 33316
1625 SE 3 AVE #610, FORT LAUDERDALE, FL 33316
1625 SE 3 AVE #620, FORT LAUDERDALE, FL 33316
1625 SE 3 AVE #623, FORT LAUDERDALE, FL 33316
1625 SE 3 AVE #635, FORT LAUDERDALE, FL 33316
1625 SE 3 AVE #700, FORT LAUDERDALE, FL 33316
1625 SE 3 AVE #701, FORT LAUDERDALE, FL 33316
1625 SE 3 AVE #707, FORT LAUDERDALE, FL 33316
1625 SE 3 AVE #708, FORT LAUDERDALE, FL 33316
1625 SE 3 AVE #709, FORT LAUDERDALE, FL 33316
1625 SE 3 AVE #717, FORT LAUDERDALE, FL 33316
1625 SE 3 AVE #721, FORT LAUDERDALE, FL 33316
1625 SE 3 AVE #723, FORT LAUDERDALE, FL 33316
1625 SE 3 AVE #802, FORT LAUDERDALE, FL 33316



**CITY OF FORT LAUDERDALE
DEVELOPMENT SERVICES DEPARTMENT**

ADDRESS VERIFICATION CONFIRMATION

Verification Request #: BLD-ADDVER-24120018
Completion Date: 12/13/2024
Purpose of Address Request: To verify an existing address for DRC

PROPERTY INFORMATION

The property information is listed below. If the property has more than one address, please note that more than one folio number will be listed

Folio Number: 504215320010
Address: 210 SE 14 STREET, FORT LAUDERDALE
Legal Description: PARKWAY HIGHLANDS REAMENED PL 18-3 B LOT 1,2&3(AKA PAR 1&2, CA 82- 0

Requestor Name: Estefania Mayorga
Requestor Email: estefania@toothaker.org
Requestor Phone: 5617770276

Verified / Assigned Address: 210 SE 14 STREET, FORT LAUDERDALE
Former / Known As Address: 210 SE 14 STREET, FORT LAUDERDALE
Authorized City Representative: JAZMINE EVEILLARD
Notes (If Applicable):



**CITY OF FORT LAUDERDALE
DEVELOPMENT SERVICES DEPARTMENT**

ADDRESS VERIFICATION CONFIRMATION

Verification Request #: BLD-ADDVER-24120019
Completion Date: 12/13/2024
Purpose of Address Request: To verify an existing address for DRC

PROPERTY INFORMATION

The property information is listed below. If the property has more than one address, please note that more than one folio number will be listed

Folio Number: 504215101570
Address: 20 SE 14 STREET, FORT LAUDERDALE
Legal Description: CROISSANT PARK 4-28 B LOT 18 N 16.4,19 BLK 26

Requestor Name: Estefania Mayorga
Requestor Email: estefania@toothaker.org
Requestor Phone: 5617770276

Verified / Assigned Address: 20 SE 14 STREET, FORT LAUDERDALE
Former / Known As Address: 20 SE 14 STREET, FORT LAUDERDALE
Authorized City Representative: JAZMINE EVEILLARD
Notes (If Applicable):



**CITY OF FORT LAUDERDALE
DEVELOPMENT SERVICES DEPARTMENT**

ADDRESS VERIFICATION CONFIRMATION

Verification Request #: BLD-ADDVER-24120020
Completion Date: 12/13/2024
Purpose of Address Request: To verify an existing address for DRC

PROPERTY INFORMATION

The property information is listed below. If the property has more than one address, please note that more than one folio number will be listed

Folio Number: 504215101550
Address: 1413 SE 1 AVE, FORT LAUDERDALE, FL
Legal Description: CROISSANT PARK 4-28 B LOT 16 LESS S 11,17 S 22.6 BLK 26

Requestor Name: Estefania Mayorga
Requestor Email: estefania@toothaker.org
Requestor Phone: 5617770276

Verified / Assigned Address: 1413 SE 1 AVE, FORT LAUDERDALE, FL
Former / Known As Address: 1413 SE 1 AVE, FORT LAUDERDALE, FL
Authorized City Representative: JAZMINE EVEILLARD
Notes (If Applicable):



**CITY OF FORT LAUDERDALE
DEVELOPMENT SERVICES DEPARTMENT**

ADDRESS VERIFICATION CONFIRMATION

Verification Request #: BLD-ADDVER-24120022
Completion Date: 12/13/2024
Purpose of Address Request: To verify an existing address for DRC

PROPERTY INFORMATION

The property information is listed below. If the property has more than one address, please note that more than one folio number will be listed

Folio Number: 504215101560
Address: 1409 SE 1 AVE, FORT LAUDERDALE, FL
Legal Description: CROISSANT PARK 4-28 B LOT 17 N 27.4,18 S 33.6 BLK 26

Requestor Name: Estefania Mayorga
Requestor Email: estefania@toothaker.org
Requestor Phone: 5617770276

Verified / Assigned Address: 1409 SE 1 AVE, FORT LAUDERDALE, FL
Former / Known As Address: 1409 SE 1 AVE, FORT LAUDERDALE, FL
Authorized City Representative: JAZMINE EVEILLARD
Notes (If Applicable):

PROPERTY SUMMARY

Tax Year: 2025	Property Use: 28-02 Parking garage	Deputy Appraiser: Commercial Department
Property ID: 504215103100	Millage Code: 0312	Appraisers Number: 954-357-6835
Property Owner(s): NORTH BROWARD HOSPITAL DISTRICT ATTN:REAL ESTATE	Adj. Bldg. S.F.: 299157	Email: commercialtrim@bcpa.net
Mailing Address: 1800 NW 49 ST FORT LAUDERDALE, FL 33309	Bldg Under Air S.F.:	Zoning : CF - COMMUNITY FACILITY
Physical Address: 150 SE 17 STREET FORT LAUDERDALE, 33316	Effective Year: 1985	Abbr. Legal Des.: CROISSANT PARK 4-28 B LOTS 1 THRU 18 BLK 44
	Year Built: 1984	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$4,184,790	\$8,939,930	0	\$13,124,720	\$13,124,720	
2024	\$4,184,790	\$8,939,930	0	\$13,124,720	\$13,124,720	\$9,207.82
2023	\$4,184,790	\$8,939,930	0	\$13,124,720	\$13,124,720	\$8,006.79

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$13,124,720	\$13,124,720	\$13,124,720	\$13,124,720
Portability	0	0	0	0
Assessed / SOH	\$13,124,720	\$13,124,720	\$13,124,720	\$13,124,720
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	\$13,124,720	\$13,124,720	\$13,124,720	\$13,124,720
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
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LAND CALCULATIONS

Unit Price	Units	Type
\$30.00	139,493 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504215102710	11/13/2024	Warranty Deed	Qualified Sale	\$985,000	119910217	412 SE 13 ST FORT LAUDERDALE, FL 33316
504215103800	10/03/2024	Special Warranty Deed	Qualified Sale	\$1,350,000	119840095	305 SE 18 CT FORT LAUDERDALE, FL 33316
504215103960	07/15/2024	Warranty Deed	Qualified Sale	\$710,000	119713071	419 SE 18 ST FORT LAUDERDALE, FL 33316
504215105480	07/03/2024	Warranty Deed	Qualified Sale	\$380,000	119690341	409 SE 22 ST FORT LAUDERDALE, FL 33316
504215105490	07/03/2024	Warranty Deed	Qualified Sale	\$800,000	119690335	413 SE 22 ST #1-3 FORT LAUDERDALE, FL 33316

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat II (F2)		
Governmental (X)								
301,608						139,493.00		

SCHOOL

Croissant Park Elementary School: A
New River Middle School: C
Stranahan High School: B

ELECTED OFFICIALS

Property Appraiser Marty Kiar	County Comm. District 4	County Comm. Name Lamar P. Fisher	US House Rep. District 23	US House Rep. Name Jared Moskowitz
Florida House Rep. District 100	Florida House Rep. Name Chip LaMarca	Florida Senator District 37	Florida Senator Name Jason W. B. Pizzo	School Board Member Sarah Leonardi

PROPERTY SUMMARY

Tax Year: 2025	Property Use: 73-01 Hospital - privately owned	Deputy Appraiser: Commercial Department
Property ID: 504215410010	Millage Code: 0312	Appraisers Number: 954-357-6835
Property Owner(s): NORTH BROWARD HOSPITAL DISTRICT ATTN: REAL ESTATE	Adj. Bldg. S.F.: 1503015	Email: commercialtrim@bcpa.net
Mailing Address: 1800 NW 49 ST FORT LAUDERDALE, FL 33309	Bldg Under Air S.F.:	Zoning : CF - COMMUNITY FACILITY
Physical Address: 1600 S ANDREWS AVENUE FORT LAUDERDALE, 33316	Effective Year: 1986	Abbr. Legal Des.: BROWARD GENERAL HOSP 60-33 B TRACT A,TOG WITH E 1/2 SE 1 AVE AND S1/2 SE 16 ST AS VAC'D IN OR31283/1638; TRACT B LESS BEG SE COR TRACT B, NLY 185, WLY 140, SLY 60, ELY 75.04, SLY 125.02, ELY 65.05 TO POB,FKA LOT 5 S 10, LOT 6 & LOT 7
	Year Built: 1938	
	Units/Beds/Baths: 0 //	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$17,023,170	\$191,059,870	0	\$208,083,040	\$162,717,690	
2024	\$17,023,170	\$191,059,870	0	\$208,083,040	\$147,925,180	\$159,373.16
2023	\$17,023,170	\$191,059,870	0	\$208,083,040	\$134,477,440	\$142,383.64

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$208,083,040	\$208,083,040	\$208,083,040	\$208,083,040
Portability	0	0	0	0
Assessed / SOH	\$162,717,690	\$162,717,690	\$162,717,690	\$162,717,690
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	\$161,090,520	\$161,090,520	\$161,090,520	\$161,090,520
Affordable Housing	0	0	0	0
Taxable	\$1,627,170	\$2,080,830	\$1,627,170	\$1,627,170

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin

LAND CALCULATIONS

Unit Price	Units	Type
\$30.00	567,439 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat II (F2)		
Institutional (I)								
18,586						567,439.00		

SCHOOL

Croissant Park Elementary School: A
New River Middle School: C
Stranahan High School: B

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Chip LaMarca	37	Jason W. B. Pizzo	Sarah Leonardi

PROPERTY SUMMARY

Tax Year: 2025	Property Use: 28-02 Parking garage	Deputy Appraiser: Commercial Department
Property ID: 504215102070	Millage Code: 0312	Appraisers Number: 954-357-6835
Property Owner(s): NORTH BROWARD HOSPITAL DISTRICT ATTN:REAL ESTATE	Adj. Bldg. S.F: 492460	Email: commercialtrim@bcpa.net
Mailing Address: 1800 NW 49 ST FORT LAUDERDALE, FL 33309	Bldg Under Air S.F:	Zoning : SRAC-SAe - SOUTH REGIONAL ACTIVITY CENTER - SOUTH ANDREWS EAST
Physical Address: 1512 S ANDREWS AVENUE FORT LAUDERDALE, 33316	Effective Year: 2003	Abbr. Legal Des.: CROISSANT PARK 4-28 B LOTS 1 THRU 13 BLK 34 TOG WITH 15' VACD ALLEY PER 31283/1643,LESS R/W IN OR 31528/1346; TOG WITH TRACT C OF BROWARD GENERAL HOSP ADD 90-2 B;TOG WITH W1/2 OF SE 1 AVE AND N1/2 SE 16 ST AS VAC'D IN OR 31283/1638
	Year Built: 2002	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$4,661,970	\$14,738,490	0	\$19,400,460	\$19,400,460	
2024	\$4,661,970	\$14,720,960	0	\$19,382,930	\$19,382,930	\$10,257.76
2023	\$4,661,970	\$14,720,960	0	\$19,382,930	\$19,382,930	\$8,919.78

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$19,400,460	\$19,400,460	\$19,400,460	\$19,400,460
Portability	0	0	0	0
Assessed / SOH	\$19,400,460	\$19,400,460	\$19,400,460	\$19,400,460
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	\$19,400,460	\$19,400,460	\$19,400,460	\$19,400,460
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
01/28/1999	Multi Warranty Deed	\$400,000	29210 / 1814
05/12/1997	Multi Warranty Deed	\$100	26471 / 40
03/01/1976	Warranty Deed	\$44,000	6624 / 28

LAND CALCULATIONS

Unit Price	Units	Type
\$30.00	155,399 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504215102710	11/13/2024	Warranty Deed	Qualified Sale	\$985,000	119910217	412 SE 13 ST FORT LAUDERDALE, FL 33316
504215103800	10/03/2024	Special Warranty Deed	Qualified Sale	\$1,350,000	119840095	305 SE 18 CT FORT LAUDERDALE, FL 33316
504215103960	07/15/2024	Warranty Deed	Qualified Sale	\$710,000	119713071	419 SE 18 ST FORT LAUDERDALE, FL 33316
504215105480	07/03/2024	Warranty Deed	Qualified Sale	\$380,000	119690341	409 SE 22 ST FORT LAUDERDALE, FL 33316
504215105490	07/03/2024	Warranty Deed	Qualified Sale	\$800,000	119690335	413 SE 22 ST #1-3 FORT LAUDERDALE, FL 33316

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat II (F2)		
Governmental (X)								
492,460						155,399.00		

SCHOOL

Croissant Park Elementary School: A
New River Middle School: C
Stranahan High School: B

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz

**Florida House Rep.
District**
100

Florida House Rep. Name
Chip LaMarca

Florida Senator District
37

Florida Senator Name
Jason W. B. Pizzo

School Board Member
Sarah Leonardi

PROPERTY SUMMARY

Tax Year: 2025	Property Use: 48-12 Warehouse - Utility Building	Deputy Appraiser: Commercial Department
Property ID: 504215320010	Millage Code: 0312	Appraisers Number: 954-357-6835
Property Owner(s): NORTH BROWARD HOSPITAL DISTRICT ATTN:REAL ESTATE	Adj. Bldg. S.F.: 20560	Email: commercialtrim@bcpa.net
Mailing Address: 1800 NW 49 ST FORT LAUDERDALE, FL 33309	Bldg Under Air S.F.:	Zoning : CF - COMMUNITY FACILITY
Physical Address: 210 SE 14 STREET FORT LAUDERDALE, 33316	Effective Year: 2007	Abbr. Legal Des.: PARKWAY HIGHLANDS REAMENED PL 18-3 B LOT 1,2&3(AKA PAR 1&2,CA 82-09311),4,5,6,7(AKA PAR 4,CA 82-09311),8,9 THRU 15 TOG WITH VAC R/W ABUTTING LOTS 9 THRU 15
	Year Built: 2006	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$5,070,720	\$1,468,150	0	\$6,538,870	\$6,538,870	
2024	\$5,070,720	\$1,468,150	0	\$6,538,870	\$6,514,060	\$11,335.23
2023	\$5,070,720	\$1,334,720	0	\$6,405,440	\$5,921,880	\$9,856.76

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$6,538,870	\$6,538,870	\$6,538,870	\$6,538,870
Portability	0	0	0	0
Assessed / SOH	\$6,538,870	\$6,538,870	\$6,538,870	\$6,538,870
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	\$6,538,870	\$6,538,870	\$6,538,870	\$6,538,870
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
03/01/1982	Warranty Deed	\$200,000	10109 / 109
07/01/1975	Quit Claim Deed	\$3,000	

LAND CALCULATIONS

Unit Price	Units	Type
\$30.00	169,024 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
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SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat II (F2)		
Governmental (X)								
20,560						168,850.00		

SCHOOL

Croissant Park Elementary School: A
New River Middle School: C
Stranahan High School: B

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Chip LaMarca	37	Jason W. B. Pizzo	Sarah Leonardi

PROPERTY SUMMARY

Tax Year: 2025	Property Use: 10-01 Vacant Commercial	Deputy Appraiser: Commercial Department
Property ID: 504215101570	Millage Code: 0312	Appraisers Number: 954-357-6835
Property Owner(s): NORTH BROWARD HOSPITAL DISTRICT ATTN:REAL ESTATE	Adj. Bldg. S.F: 0	Email: commercialtrim@bcpa.net
Mailing Address: 1800 NW 49 ST FORT LAUDERDALE, FL 33309	Bldg Under Air S.F:	Zoning : RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY
Physical Address: 20 SE 14 STREET FORT LAUDERDALE, 33316	Effective Year: 0	Abbr. Legal Des.: CROISSANT PARK 4-28 B LOT 18 N 16.4,19 BLK 26
	Year Built:	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$306,810	0	0	\$306,810	\$174,020	
2024	\$306,810	0	0	\$306,810	\$158,200	\$578.64
2023	\$175,320	\$3,080	0	\$178,400	\$146,110	\$503.16

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$306,810	\$306,810	\$306,810	\$306,810
Portability	0	0	0	0
Assessed / SOH	\$174,020	\$174,020	\$174,020	\$174,020
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	\$174,020	\$174,020	\$174,020	\$174,020
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
07/01/1982	Warranty Deed	\$150,000	10322 / 834
11/01/1979	Warranty Deed	\$100	
11/01/1977	Warranty Deed	\$50,000	
11/01/1977	Warranty Deed	\$50,000	
07/01/1965	Warranty Deed	\$39,500	

LAND CALCULATIONS

Unit Price	Units	Type
\$35.00	8,766 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504215102710	11/13/2024	Warranty Deed	Qualified Sale	\$985,000	119910217	412 SE 13 ST FORT LAUDERDALE, FL 33316
504215103800	10/03/2024	Special Warranty Deed	Qualified Sale	\$1,350,000	119840095	305 SE 18 CT FORT LAUDERDALE, FL 33316
504215103960	07/15/2024	Warranty Deed	Qualified Sale	\$710,000	119713071	419 SE 18 ST FORT LAUDERDALE, FL 33316
504215105480	07/03/2024	Warranty Deed	Qualified Sale	\$380,000	119690341	409 SE 22 ST FORT LAUDERDALE, FL 33316
504215105490	07/03/2024	Warranty Deed	Qualified Sale	\$800,000	119690335	413 SE 22 ST #1-3 FORT LAUDERDALE, FL 33316

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat II (F2)		
Vacant Lots (L)								
1						8,766.00		

SCHOOL

Croissant Park Elementary School: A
New River Middle School: C
Stranahan High School: B

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Chip LaMarca	37	Jason W. B. Pizzo	Sarah Leonardi

PROPERTY SUMMARY

Tax Year: 2025	Property Use: 00 - Vacant residential	Deputy Appraiser: Residential Department
Property ID: 504215101550	Millage Code: 0312	Appraisers Number: 954-357-6831
Property Owner(s): NORTH BROWARD HOSPITAL DISTRICT ATTN:REAL ESTATE	Adj. Bldg. S.F: 0	Email: realprop@bcpa.net
Mailing Address: 1800 NW 49 ST FORT LAUDERDALE, FL 33309	Bldg Under Air S.F:	Zoning : ROC - PLANNED RESIDENTIAL OFFICE
Physical Address: 1413 SE 1 AVENUE FORT LAUDERDALE, 33316	Effective Year: 0	Abbr. Legal Des.: CROISSANT PARK 4-28 B LOT 16 LESS S 11,17 S 22.6 BLK 26
	Year Built:	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$269,500	0	0	\$269,500	\$97,490	
2024	\$269,500	0	0	\$269,500	\$88,630	\$126.79
2023	\$269,500	0	0	\$269,500	\$80,580	\$110.25

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$269,500	\$269,500	\$269,500	\$269,500
Portability	0	0	0	0
Assessed / SOH	\$97,490	\$97,490	\$97,490	\$97,490
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	\$97,490	\$97,490	\$97,490	\$97,490
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
05/23/2000	Warranty Deed	\$249,000	30526 / 375
04/09/1999	Quit Claim Deed	\$100	29374 / 1068
03/01/1979	Warranty Deed	\$65,000	8084 / 898
03/01/1976	Warranty Deed	\$42,500	
05/01/1969	Warranty Deed	\$24,900	

LAND CALCULATIONS

Unit Price	Units	Type
\$35.00	7,700 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504215102710	11/13/2024	Warranty Deed	Qualified Sale	\$985,000	119910217	412 SE 13 ST FORT LAUDERDALE, FL 33316
504215103800	10/03/2024	Special Warranty Deed	Qualified Sale	\$1,350,000	119840095	305 SE 18 CT FORT LAUDERDALE, FL 33316
504215103960	07/15/2024	Warranty Deed	Qualified Sale	\$710,000	119713071	419 SE 18 ST FORT LAUDERDALE, FL 33316
504215105480	07/03/2024	Warranty Deed	Qualified Sale	\$380,000	119690341	409 SE 22 ST FORT LAUDERDALE, FL 33316
504215105490	07/03/2024	Warranty Deed	Qualified Sale	\$800,000	119690335	413 SE 22 ST #1-3 FORT LAUDERDALE, FL 33316

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat III (F3)		
Vacant Lots (L)								
1						7,700.00		

SCHOOL

Croissant Park Elementary School: A
New River Middle School: C
Stranahan High School: B

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Chip LaMarca	37	Jason W. B. Pizzo	Sarah Leonardi

PROPERTY SUMMARY

Tax Year: 2025	Property Use: 10-01 Vacant Commercial	Deputy Appraiser: Commercial Department
Property ID: 504215101520	Millage Code: 0312	Appraisers Number: 954-357-6835
Property Owner(s): NORTH BROWARD HOSPITAL DISTRICT ATTN:REAL ESTATE	Adj. Bldg. S.F: 0	Email: commercialtrim@bcpa.net
Mailing Address: 1800 NW 49 ST FORT LAUDERDALE, FL 33309	Bldg Under Air S.F:	Zoning : RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY
Physical Address: 15 SE 15 STREET FORT LAUDERDALE, 33316	Effective Year: 0	Abbr. Legal Des.: CROISSANT PARK 4-28 B LOT 13,14 BLK 26
	Year Built:	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$124,140	0	0	\$124,140	0	
2024	\$124,140	\$2,130,830	0	\$2,254,970	\$1,681,540	\$1,223.09
2023	\$124,140	\$1,750,350	0	\$1,874,490	\$1,528,680	\$1,063.65

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$124,140	\$124,140	\$124,140	\$124,140
Portability	0	0	0	0
Assessed / SOH	0	0	0	0
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
11/16/1998	Warranty Deed	\$650,000	29100 / 1196
04/01/1988	Quit Claim Deed	\$100	15412 / 515
08/01/1983	Warranty Deed	\$495,000	
08/01/1980	Warranty Deed	\$402,500	
01/01/1980	Warranty Deed	\$350,000	

LAND CALCULATIONS

Unit Price	Units	Type
\$10.00	12,414 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504215102710	11/13/2024	Warranty Deed	Qualified Sale	\$985,000	119910217	412 SE 13 ST FORT LAUDERDALE, FL 33316
504215103800	10/03/2024	Special Warranty Deed	Qualified Sale	\$1,350,000	119840095	305 SE 18 CT FORT LAUDERDALE, FL 33316
504215103960	07/15/2024	Warranty Deed	Qualified Sale	\$710,000	119713071	419 SE 18 ST FORT LAUDERDALE, FL 33316
504215105480	07/03/2024	Warranty Deed	Qualified Sale	\$380,000	119690341	409 SE 22 ST FORT LAUDERDALE, FL 33316
504215105490	07/03/2024	Warranty Deed	Qualified Sale	\$800,000	119690335	413 SE 22 ST #1-3 FORT LAUDERDALE, FL 33316

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat III (F3)		
Vacant Lots (L)								
1						12,414.00		

SCHOOL

Croissant Park Elementary School: A
New River Middle School: C
Stranahan High School: B

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Chip LaMarca	37	Jason W. B. Pizzo	Sarah Leonardi

PROPERTY SUMMARY

Tax Year: 2025	Property Use: 19-06 Professional building - prior residence	Deputy Appraiser: Commercial Department
Property ID: 504215101560	Millage Code: 0312	Appraisers Number: 954-357-6835
Property Owner(s): 1409 SE 1ST AVENUE LLC	Adj. Bldg. S.F.: 1513	Email: commercialtrim@bcpa.net
Mailing Address: 1409 SE 1 AVE FORT LAUDERDALE, FL 33316	Bldg Under Air S.F.:	Zoning : ROC - PLANNED RESIDENTIAL OFFICE
Physical Address: 1409 SE 1 AVENUE FORT LAUDERDALE, 33316	Effective Year: 1970	Abbr. Legal Des.: CROISSANT PARK 4-28 B LOT 17 N 27.4,18 S 33.6 BLK 26
	Year Built: 1950	
	Units/Beds/Baths: 0 //	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$228,750	\$768,570	0	\$997,320	\$997,320	
2024	\$228,750	\$769,460	0	\$998,210	\$979,670	\$19,385.94
2023	\$190,630	\$699,980	0	\$890,610	\$890,610	\$17,798.69

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$997,320	\$997,320	\$997,320	\$997,320
Portability	0	0	0	0
Assessed / SOH	\$997,320	\$997,320	\$997,320	\$997,320
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$997,320	\$997,320	\$997,320	\$997,320

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
07/28/2021	Warranty Deed Qualified Sale	\$950,000	117463642
09/16/2008	Warranty Deed Qualified Sale	\$425,000	45706 / 916
01/13/1995	Warranty Deed	\$170,000	23060 / 617
03/01/1992	Quit Claim Deed	\$100	19326 / 785
12/01/1989	Quit Claim Deed	\$53,000	

LAND CALCULATIONS

Unit Price	Units	Type
\$30.00	7,625 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504215102710	11/13/2024	Warranty Deed	Qualified Sale	\$985,000	119910217	412 SE 13 ST FORT LAUDERDALE, FL 33316
504215103800	10/03/2024	Special Warranty Deed	Qualified Sale	\$1,350,000	119840095	305 SE 18 CT FORT LAUDERDALE, FL 33316
504215103960	07/15/2024	Warranty Deed	Qualified Sale	\$710,000	119713071	419 SE 18 ST FORT LAUDERDALE, FL 33316
504215105480	07/03/2024	Warranty Deed	Qualified Sale	\$380,000	119690341	409 SE 22 ST FORT LAUDERDALE, FL 33316
504215105490	07/03/2024	Warranty Deed	Qualified Sale	\$800,000	119690335	413 SE 22 ST #1-3 FORT LAUDERDALE, FL 33316

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat II (F2)		
Commercial (C)								
1,513						7,625.00		

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PROPERTY SUMMARY

Tax Year: 2025	Property Use: 19-01 Professional building - single tenant, 1 story	Deputy Appraiser: Commercial Department
Property ID: 504215101540	Millage Code: 0312	Appraisers Number: 954-357-6835
Property Owner(s): AYDA WEISS LLC	Adj. Bldg. S.F.: 1572	Email: commercialtrim@bcpa.net
Mailing Address: 2101 SUNRISE KEY BLVD FORT LAUDERDALE, FL 33304	Bldg Under Air S.F.:	Zoning : ROC - PLANNED RESIDENTIAL OFFICE
Physical Address: 1417 SE 1 AVENUE FORT LAUDERDALE, 33316	Effective Year: 1972	Abbr. Legal Des.: CROISSANT PARK 4-28 B LOT 15,16 S 11 BLK 26
	Year Built: 1950	
	Units/Beds/Baths: 0 //	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$228,750	\$378,960	0	\$607,710	\$607,710	
2024	\$228,750	\$380,080	0	\$608,830	\$589,220	\$12,155.33
2023	\$190,630	\$345,030	0	\$535,660	\$535,660	\$11,121.87

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$607,710	\$607,710	\$607,710	\$607,710
Portability	0	0	0	0
Assessed / SOH	\$607,710	\$607,710	\$607,710	\$607,710
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$607,710	\$607,710	\$607,710	\$607,710

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
12/28/2007	Multi Quit Claim Deed Non-Sale Title Change	\$100	44967 / 1425
08/27/2007	Multi Quit Claim Deed Non-Sale Title Change	\$100	44565 / 29
07/19/2005	Multi Quit Claim Deed	\$100	40209 / 1758
03/28/1996	Quit Claim Deed	\$100	24712 / 971
01/25/1996	Warranty Deed	\$202,000	24442 / 95

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