



Resilient Environment Department  
**URBAN PLANNING DIVISION**

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**DEVELOPMENT REVIEW REPORT FOR A NEW PLAT**

Project Description			
Plat Name:	BESAY	Number:	032-MP-21
Application Type:	New Plat	Legistar Number:	22-790
Applicant:	David Besay	Commission District:	5
Agent:	Pulice Land Surveyor, Inc.	Section/Twn./Range:	12/50/41
Location:	Southwest corner of State Road 7/US 441 and Southwest 2 Street	Platted Area:	1.6 Acres
Municipalities:	Plantation	Gross Area:	N/A
Previous Plat:	NA	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
FS 125.022 Waiver	A Waiver of extension was granted until April 29, 2023		
Recommendation:	<b>APPROVAL</b>		
Meeting Date:	June 7, 2022		

A location map of the plat is attached as **Exhibit 2**.

The Application is attached as **Exhibit 9**. The Urban Planning Division (UPD) distributed the application to agencies for review, as required by Section 5-181 of the Land Development Code.

Existing and Future Land Use	
Existing Use:	Vacant
Proposed Use:	4,500 Sq. Ft. of Commercial
Plan Designation:	Local Activity Center
<b>Adjacent Uses</b>	<b>Adjacent Plan Designations</b>
North: Commercial	North: Local Activity Center
South: Commercial	South: Local Activity Center
East: Commercial	East: Local Activity Center
West: Vacant, Single-Family Residence	West: Local Activity Center
<b>Existing Zoning</b>	<b>Proposed Zoning</b>
B-HC Gateway Hybrid Commercial	B-HC Gateway Hybrid Commercial

**1. Land Use**

Planning Council has reviewed this application and determined that the City of Plantation’s Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat uses permitted in the “Local Activity Center” land use category. The staff notes that the proposed residential use is subject to an “Interlocal Agreement” (O.R.B. 50665, PG. 782-787, B.C.R.) which requires the City of Plantation to monitor development activity and to enforce permitted land use densities and intensities within the Local Activity Center (LAC). Planning Council Memorandum is attached as **Exhibit 3**.

**2. Adjacent City**

The City of Fort Lauderdale was advised of this application, and no response was received.

**3. Trafficways**

Trafficways approval is valid for 10 months. Approval was received on February 24, 2022.

**4. Access**

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code, as shown in the attached memorandum. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans, **Exhibit 5**.

This project is located on State Road 7/US 441. Florida Department of Transportation (FDOT) has issued a pre-approval letter (See attached FDOT Letter). Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards", see **Exhibit 6**.

**5. Concurrency – Transportation**

This plat is located in the Central Transportation Concurrency Management Area, which is subject to Transportation concurrency fees, as defined in Section 5- 182.1.(a)(1)a) of Land Development Code.

	Existing Use PM Trips per Peak Hour	Proposed Use PM Trips per Peak Hour
Residential	NA	NA
Non-residential	NA	49
Total		49

**6. Concurrency - Water and Wastewater Capacity**

This plat receives water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	City of Plantation	City of Plantation
Plant name:	Plantation (Central) (06/21)	Plantation (PLA) (12/21)
Design Capacity:	12.00 MGD	17.50 MGD
Annual Average Flow:	7.94 MGD	12.34 MGD
Estimated Project Flow:	0.0005 MGD	0.0005 MGD

Sufficient capacity exists at this time to serve the proposed development, however approval of this plat note does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system.

**7. Impact Fee Payment**

Transportation concurrency and administrative fees will be calculated by Urban Planning Division, Development and Environmental Review Section; assessed based on construction plans submitted for environmental review approval and must be paid on date of building permit issuance.

**8. Environmental Review**

This plat has been reviewed by Environmental Permitting Division. See the attached environmental review report which provide recommendations to the developer regarding environmental permitting for the future development. See the attached Environmental Review Report, **Exhibit 7**.

Natural Resource Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

**9. Additional Environmental Protection Actions**

Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

**10. Historic Resources**

This plat has been reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist determined that the proposed project, will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity, **Exhibit 8**.

**11. Aviation**

This property is within 20,000 feet of Broward County's Fort Lauderdale/Hollywood International. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Broward County Review, please contact [AirspaceReview@broward.org](mailto:AirspaceReview@broward.org). To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oaaaa.faa.gov>.

**12. Utilities**

Florida Power and Light (FPL) and AT&T have been advised of this plat application and provided no comments.

**13. Notice to Applicant**

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available on the Urban Planning Division's web page at: [www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf](http://www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf)

## **FINDINGS**

Staff have reviewed the application and found that it meets the requirement of the Land Development Code and satisfies requirements for Concurrency:

1. This plat is located within the Central Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(1)a) of the Land Development Code.
2. This plat satisfies the drainage, water, wastewater and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.

## **RECOMMENDATIONS**

Based on the review and findings, staff recommends **APPROVAL** of this application, subject to the following conditions which shall assure compliance with the standards and requirements of the Land Development Code:

1. Conditions attached in Highway Construction and Engineering Memorandum, **Exhibit 5**.
2. Place note on the face of the plat, preceding municipal official's signature, reading:

Concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

3. Place a note on this face of the plat reading:

- a. This plat is restricted to 4,500 square feet of commercial use.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

- b. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.
4. If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[HWC]