



Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
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**DEVELOPMENT REVIEW REPORT FOR A PLAT NOTE AMENDMENT**

Project Description			
Plat Name:	Broward County Public Safety Complex	Number:	022-UP-89
Application Type:	Note Amendment	Legistar Number:	20-2367
Applicant:	Broward County Board of County Commissioners	Commission District:	9
Agent:	Walters-Zackria Architects	Section/Township/Range:	05/50/42
Location:	Northeast corner of West Broward Boulevard and Northwest 27 Avenue	Platted Area:	14.7 Acres
Municipality:	Broward Municipal Services District	Gross Area:	N/A
Meeting Date:	March 9, 2021		

A location map showing this Plat and parcels designated within the plat for the purpose of assigning development entitlement is attached as **Exhibit 2**.

The Application is attached as **Exhibit 8**. The Planning and Development Management Division (PDMD) distributed the application to agencies for review, as required by Sec. 5-181 of the Land Development Code.

Platting History and Development Rights			
Plat Board Approval:	September 26, 1989	Plat Book and Page Number:	141-47
Date Recorded:	December 20, 1989	Current Instrument Number:	89508558
Plat Note Restriction			
Original and Current Plat:	This plat is restricted to <b>280,900 square feet of office use</b> , and 27,394 square feet of industrial use.		
Proposed Note:	This plat is restricted to <b>385,900 square feet of office use</b> and 27,394 square feet of industrial use.		
Extensions:	Not Applicable.		

**1. Land Use**

Staff finds that the proposed plat note is consistent with the BMSD Future Land Use Map which is the effective Land Use plan. The plan designates the area covered by this plat for the uses permitted in the “Industrial” land use category, see **Exhibit 4**.

**2. Affordable Housing**

This plat is not subject to Policy 2.16.2 as it is not the subject of a Broward County Land Use Plan amendment and is not a residential use.

**3. Municipal Review**

Adjacent City of Fort Lauderdale indicates no objection to this request, see **Exhibit 5**. The Broward Sheriff’s Office, on behalf of the Board, is requesting the note of the face on the plat be amended. Because the Board cannot enter into an agreement with itself, it must adopt a resolution, see **Exhibit 3**.

**4. Access**

Staff from the Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed this application and have no objection to this note amendment.

This project is located on Broward Boulevard which is a State Roadway. Florida Department of Transportation (FDOT) has issued a pre-approval letter, see **Exhibit 7**.

**5. Concurrency – Transportation**

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

Proposed Use	Trips per Peak Hour (PM)
Residential	N/A
Non-residential	152
Total	152

The plat was recorded with a note requiring development to occur before five (5) years from date of plat approval. This note is no longer required by the Land Development Code.

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

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

	Potable Water	Wastewater
Utility Provider:	City of Fort Lauderdale	City of Fort Lauderdale
Plant Name:	Five-Ash Water Plant (11/19)	G.T. Lehmeier (9/20)
Design Capacity:	20.00 MGD	48.00 MGD
Annual Average Flow:	10.05 MGD	39.18 MGD
Estimated Project Flow:	0.011 MGD	0.079 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**

The proposed 105,000 square feet of additional office use are for the expansion of the Broward County Sheriff's Office. Use by a governmental agency for construction of a public building is eligible for 100% waiver of Transportation Concurrency Assessment per Section 5-182.1.(a)(5)a)3)b. of the Land Development Code.

**8. Environmental Review**

The plat note amendment application has been reviewed by Environmental Engineering and Permitting Division. **Exhibit 6** provides recommendations to the developer regarding environmental permitting for the future development.

**9. Historic Resources**

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 indicates that the proposed development will not have an adverse impact on historical or archaeological resources, and the consulting archaeologist has no objections to this application.

This property is located within the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The applicant is advised to contact Rick Ferrer, Historic Preservation Officer for Broward County, at 954-357-9731, to seek project review for compliance with municipal historic preservation regulations.

In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org).

**10. Aviation**

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

**11. Utilities**

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

## 12. 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 Planning and Development Management 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 Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(5)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

The Broward Sheriff's Office, on behalf of the Board, is requesting the note of the face on the plat be amended. Because the Board cannot enter into an agreement with itself, it must adopt a resolution.

Based on the review and findings, staff recommends **APPROVAL** of this application and adoption of the resolution (see Exhibit 3), subject to the following conditions which shall assure compliance with the standards and requirements of the Land Development Code:

1. Records a document acceptable to the Office of the County Attorney that amends the note on the face of the plat prior to **March 9, 2022**.
2. Delete the plat note that references expiration of the Findings of Adequacy.
3. 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.

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments and recommendations.

JWP