



Resilient Environment Department

URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Russel Promotions Replat	Number:	011-MP-22
Application Type:	New Plat	Legistar Number:	22-1559
Applicant:	ARJ Properties, Inc.	Commission District:	9
Agent:	Pulice Land Surveyors, Inc.	Section/Twn./Range:	19/49/42
Location:	Southeast corner of North State Road 7 and Northwest 44 Street	Platted Area:	2.8 Acres
Municipality:	Lauderdale Lakes	Gross Area:	N/A
Previous Plat:	Russell Promotions Plat (Plat 170, Page 131)	Replat:	☒ Yes ☐ No
Recommendation:	APPROVAL	Waiver:	Right Turn Lane Construction Requirement
Recommendation:	An extension waiver was not considered		
Meeting Date:	November 15, 2022		

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

The Application is attached as **Exhibit 8**. 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 Parking Lot
Proposed Use:	99,450 Sq. Ft. Self-Storage
Plan Designation:	Commercial
Adjacent Uses	Adjacent Plan Designations
North: Office	North: Commercial
South: Commercial	South: Commercial
East: Single Family Residence	East: Single Family 5 DU/AC
West: Commercial	West: Commercial
Existing Zoning	Proposed Zoning
B-2	B-2

1. Land Use

Planning Council staff has reviewed this application and determined that the City of Lauderdale Lake's Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat uses permitted in the "Commercial" land use category. The proposed self-storage use is in compliance with the permitted uses of the effective land use plan. See attached memorandum, **Exhibit 3**.

2. Trafficways

Trafficways approval is valid for 10 months. Approval was received on July 28, 2022.

3. 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 4**.

Pursuant to Section 5-182.5 of the Broward County Land Development Code, provides the basis for the County Commission to waive the right turn lane construction requirements as the result of a submitted traffic study (See Recommendation Waiver, Findings 1 and the Highway Construction and Engineering Recommendation 6).

Prior to the recordation of the proposed plat, the Improvement Agreement and Security under the underlying plat (Russell Promotion Plat, Plat Book 170, Page 131) must be released under the authorization of the Highway construction and Engineering Division (See the Highway Construction and Engineering Recommendation 10).

This project is located on North State Road 7/US 441. Florida Department of Transportation (FDOT) has issued a pre-approval letter, **Exhibit 5**. 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."

4. 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 Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	0
Non-residential	0	72
Total	72	

5. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	City of Lauderdale Lakes	Broward County
Plant name:	Broward County 1A (05/21)	Broward County North Regional (BCUD4) (12/21)
Design Capacity:	16.00 MGD	95.00 MGD
Annual Average Flow:	8.09 MGD	67.89 MGD
Estimated Project Flow:	0.010 MGD	0.009 MGD

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

6. Impact Fee Payment

Transportation concurrency and administrative fees will be calculated by the Urban Planning Division, Development and Environmental Review Section; ARE assessed based on construction plans submitted for environmental review approval and must be paid on date of building permit issuance. The underlying plat (Russell Promotion Plat, Plat Book 170, Page 31) paid \$30,164 in Transit Impact Fee on December 22, 2005. This amount will be credited towards transportation concurrency fee assessments.

7. 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 6**.

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.

8. 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.

9. 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 Property Appraiser, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) 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. See the attached historic and archaeological comments, **Exhibit 7**.

10. Aviation

This property is within 20,000 miles of the City of Fort Lauderdale's Fort Lauderdale Executive Airport. 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 local municipality review, please contact the City of Fort Lauderdale and the City of Hollywood directly. To initiate the Federal Aviation Review, access the FAA web page at <https://oeaaa.faa.gov>.

11. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat application 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 Urban Planning Division's web page at: 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. A traffic study was submitted which analyzed the traffic impact of the proposed development on the plat. As a result, staff of the Public Works Department determined that the study demonstrates that the volume of traffic accessing the new opening on NW 44 Street will not have an adverse impact on traffic conditions. As provided under Section 5-182(c)(10) of the Land Development Code, the County Commission may waive the turn lane requirements based on such study. See staff Comments 3 and Highway Construction Recommendation No. 6, **Exhibit 4**.
2. 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)(1)a) of the Land Development Code.
3. 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 4**.
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 99,450 square feet of self-storage 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]