



Resilient Environment Department

**URBAN PLANNING DIVISION**

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

**DEVELOPMENT REVIEW REPORT FOR A NOTE AMENDMENT**

Project Description			
Plat Name:	A.T.&T. No. 1	Application Number:	172-MP-85
Application Type:	Note Amendment	Legistar Number:	25-163
Owner/Applicant:	Le Parc at Lauderhill, LLC	Commission District:	9
Authorized Agent:	Greenberg Traurig	Section/Twn./Range:	31/49/42
Location:	Between Northwest 13 Street and Northwest 15 Street and between State Road 7/U.S. 441 and Northwest 36 Way	Folio Number (s):	4942-31-34-0010
Municipality:	City of Lauderhill	Platted Area:	15.79 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	<b>APPROVAL</b>		
Meeting Date:	May 20, 2025		

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

The Application is attached (**Exhibit 4**). The Urban Planning Division (UPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

Platting History and Development Rights			
Plat Board Approval:	April 15, 1986	Plat Book and Page Number:	127-18
Date Recorded:	May 15, 1986	Current Instrument Number:	116799369
Plat Note Restriction			
Current Plat Note :	This plat is restricted to 144 garden apartments, <b>186 midrise units</b> and 2,870 square feet of daycare use on Tract 1; the remainder of the plat is restricted to 66,406 square feet of telecommunications equipment center.		
Proposed Note:	This plat is restricted to 144 garden apartments, <b>214 midrise units</b> and 2,870 square feet of daycare use on Tract 1; the remainder of the plat is restricted to 66,406 square feet of telecommunications equipment center.		

In accordance with Broward County Land Development Code, mid-rise units are defined as four (4) or more attached dwelling units in a building with four (4) to eight (8) stories (exclusive of parking levels).

### **1. Land Use**

Planning Council staff reviewed this application and determined that the City of Lauderhill Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat for the uses permitted in the “Transit Oriented Corridor” land use category. Regarding the proposed residential use, the subject Transit Oriented Corridor permits a maximum of 6,262 residential units. To date, including this proposed development, 4,643 dwelling units have been proposed by plat or granted development permits. Therefore, the proposed 214 mid-rise dwelling units and 144 garden apartments are in compliance with the permitted uses of the effective land use plan.

Regarding the proposed commercial use, the subject Transit Oriented Corridor permits a maximum 5,229,208 square feet of commercial uses. To date, including this proposed development, 2,707,159 square feet of commercial uses have been proposed by plat or granted development permits. Therefore, the proposed 2,870 square feet of daycare facility use, and the existing 66,406 square feet of telecommunications equipment center use are in compliance with the permitted uses of the effective land use plan. Planning Council memorandum is attached **(Exhibit 3)**.

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PC 06-3/PCT 06-4, approved by the Broward County Commission on June 27, 2006, recognizing the following voluntary commitment:

- Payment of cost per student station fees for additional permitted dwelling units including restricting the unit type and bedroom mix [OR Book 44608, Pages 361-388].

### **2. Affordable Housing**

The applicant proposes an additional 28 dwelling units. The additional units did not require an amendment to the Broward County Land Use Plan. Therefore, the proposed development shown on this plat is not subject to policy 2.16.2 of the Broward County Land Use plan.

### **3. Municipal Review**

The City of Lauderhill has submitted Resolution No. 25R-03-54 dated March 31, 2025, supporting the note amendment.

### **4. Access**

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

### **5. Concurrency – Transportation**

This plat is located in the Central Transportation Concurrency Management Areas (TCMA), where level of service (LOS) is expressed in term of bus headways, and where Transportation Concurrency Assessment Fees apply per Sec. 5-182.1(a) of Land Development Code. The proposed use will be an increase of 11 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	155	166
Non-residential	87	87
Total	242	253

Difference	253 – 242 = 11
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This plat was recorded with a note requiring development to occur before five (5) years from the date of the 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 Lauderhill	Broward County
Plant name:	Lauderhill (6/24)	BC North Regional (BCN) (12/24)
Design Capacity:	16.0 MGD	95.00 MGD
Annual Average Flow:	6.9 MGD	71.35 MGD
Estimated Project Flow:	0.1273 MGD	0.1273 MGD

#### 7. Concurrency – Regional Parks

Broward County reviews all projects for Regional Park impacts (and only projects in the Broward Municipal Service Districts/unincorporated area for local park impacts.)

	Land Dedication (Acres)
Regional	1.93
Local	0

#### 8. Concurrency - Public School

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, the proposed 359 dwelling units will generate 50 (20 elementary, 11 middle, 19 high school) students. This plat falls within the boundary of Land Use Plan Amendment (LUPA) PC 06-3, which is subject to a recorded Tri-Party Agreement between the School Board, the City of Lauderhill and Broward County requiring the payment of school impact mitigation based on the Student Station Cost Factors for each unit, or school impact fees, whichever calculation is higher. The School Board staff provided a School Capacity Availability Determination (SCAD) letter which will expire on August 02, 2025.

#### 9. Impact Fee

All impact fees (school impact, park impact, transportation impact and administrative fee) will be calculated by Urban Planning Division, Development and Environmental Review Section, in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for Broward County Development and Environmental review. Fees must be paid prior to the issuance of the building permit.

#### 10. Environmental Review

This plat was reviewed by Environmental Permitting Division and have the following recommendations regarding environmental permitting for the future development.

##### A. Domestic & Non-Domestic Wastewater and Surface Water Management

The Broward County Domestic Wastewater Licensing Program has no objection to the described plat note amendment. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact the Environmental Permitting Division at 954-519-1483 or [WWLicense@broward.org](mailto:WWLicense@broward.org) for specific code requirements.

The Broward County Non-Domestic Wastewater Program has no objection to the described plat note amendment because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Permitting Division at 954-519-1483 or [NDDLICENSE@broward.org](mailto:NDDLICENSE@broward.org) for specific code requirements.

A Surface Water Management License (No. SWM2022-045-0) has been issued for this site.

#### **B. Aquatic and Wetland Resources**

This proposed development contains or abuts water bodies or will be creating same. Excavating or filling of lakes or canals, or installation of headwalls, end walls, or outfalls is regulated under Chapter 27, Article XI of the Natural Resources Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management [AWRLICENSE@broward.org](mailto:AWRLICENSE@broward.org) for specific code requirements.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at Florida Exotic Pest Plant Council ([invasive.org](http://invasive.org)).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the environmental Permitting Division at 954-519-1483 or [AWRLICENSE@broward.org](mailto:AWRLICENSE@broward.org) for specific code requirements.

#### **C. Tree Preservation**

This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.

#### **D. Clean-Up and Waste Regulation**

This subject plat is within one-quarter mile of known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954) 519-1483 or [EAR@broward.org](mailto:EAR@broward.org)

**E. Air Program**

Since the subject plat relates to vacant land, there are no building demolition or asbestos renovation applicable requirements.

**11. Historical and Archaeological Recourse Review**

This plat was 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 (FMSF) determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological sensitivity.

In the event any unmarked human burial remains are discovered, then pursuant to Florida Statutes, Chapter 872.05, all activities that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. The district medical examiner can be reached via email at [Med\\_Exam\\_Trauma@broward.org](mailto:Med_Exam_Trauma@broward.org) or via phone at (954) 357-5200. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.

**12. Aviation**

The Broward County Aviation Department has no objections to this plat note amendment. However, the applicant is advised that the property is within close proximity to the City of Fort Lauderdale's Fort Lauderdale Executive Airport. To initiate the local municipality review, please contact the City of Fort Lauderdale directly. 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 Cities' Airport Zoning Ordinances. Based on the location of the proposed project, the cities or FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <https://oeaaa.faa.gov>.

**13. Utilities**

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

**14. 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 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)(1)(a) of the Land Development Code.

2. This plat was reviewed by the School Board and satisfies the public-school concurrency requirements of Section 5-182.9(a)(1) 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.
4. This plat satisfies the regional park concurrency requirement of Section 5-182.7 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 ensure compliance with the standards and requirements of the Land Development Code:

1. Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **May 20, 2026**.
2. Delete the plat note that references expiration of the Finding 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.

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