



Resilient Environment Department

**URBAN PLANNING DIVISION**

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**DEVELOPMENT REVIEW REPORT FOR A PLAT NOTE AMENDMENT**

| Project Description |   |                      |   |
|---------------------|---|----------------------|---|
| Plat Name:          | Centra Pointe   | Number:              | 062-MP-88   |
| Application Type:   | Note Amendment  | Legistar Number:     | 24-298  |
| Applicant:          | 4210 North Federal, LLC   | Commission District: | 4   |
| Agent:              | Dunay, Miskel & Backman, LLP/Hope Calhoun   | Section/Twn./Range:  | 18/48/43  |
| Location:           | East side of Federal Highway/U.S. 1, between Northeast 44 Street and Vintage Drive. | Platted Area:        | 1.55 Acre   |
| Municipality:       | City of Lighthouse Point  |                      |   |
| Previous Plat:      | N/A   | Replat:              | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Meeting Date:       | October 8, 2024   |                      |   |

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

The Application is attached (**Exhibit 10**). The Urban Planning Division (UPD) 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:                    | February 21, 1989  | Plat Book and Page Number: | 145-11   |
| Date Recorded:                          | August 21, 1990  | Current Instrument Number: | 97196172 |
| Plat Note Restriction                   |  |                            |          |
| Current Plat Note:                      | This plat is restricted to 4,500 square feet of office and 10,000 square feet of commercial. |                            |          |
| Proposed Note:                          | This plat is restricted to 18,000 square feet of commercial.                                 |                            |          |

**1. Land Use**

Planning Council has reviewed this application and determined that the City of Lighthouse Point Comprehensive Plan is the effective Land Use Plan. That plan designates the area covered by this plat for the uses permitted in the "Commercial" land use category. The existing and proposed commercial use is in compliance with the permitted uses of the effective land use plan (**Exhibit 3**).

**2. Municipal Review**

The City of Lighthouse Point has submitted City Ordinance No. 2024-1017 adopted on February 13, 2024, supporting the plat note amendment (**Exhibit 4**).

**3. Adjacent City**

The City of Pompano Beach has no objection to the plat note amendment (**Exhibit 5**).

**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 plat note amendment. A companion item for a Non-Vehicular Access Line (NVAL) application must be approved by the Board of County Commissioners.

This project is located on North Federal Highway/US-1 (SR 5). Florida Department of Transportation (FDOT) has issued a driveway connection permit (#2022-A-491-00050). 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," (**Exhibit 6**).

**5. Concurrency – Transportation**

This plat is located within the Northeast Concurrency Management Area, which is subject to transportation concurrency fees, as defined in Section 5-182.1. (a)(1)(a) of Land Development Code. The plat note amendment generates an increase of 92 trips per P.M. peak hour.

|                 | Existing Use<br>Trips per Peak Hour (PM) | Proposed Use<br>Trips per Peak Hour (PM) |
|-----------------|--|--|
| Residential     | 0  | 0  |
| Non-Residential | 146                                      | 238                                      |
| Difference      |  | (238-146) = 92                           |

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

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

|                         | Potable Water                        | Wastewater                                       |
|-------------------------|--------------------------------------|--|
| Utility Provider:       | Broward County                       | Broward County                                   |
| Plant name:             | Broward County District 2<br>(03/23) | Broward County North Regional (BCUD4)<br>(03/23) |
| Design Capacity:        | 30.00 MGD                            | 95.00 MGD  |
| Annual Average Flow:    | 15.52 MGD                            | 73.63 MGD  |
| Estimated Project Flow: | 0.0018 MGD                           | 0.0018 MGD                                       |

Sufficient capacity exists at this time to serve the proposed development; however, approval of this plat note amendment 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**

Transit Impact fees for the current development have been paid in full on February 7, 1997. Transportation concurrency and administrative fees for additional trips generated on future projects will be assessed during the review of construction plans submitted for County development and environmental review approval by the Development and Environmental Review Section of the Urban Planning Division, in accordance with the fee schedule specified in the Land Development Code and must be paid on the date of building permit issuance.

**8. Environmental Review**

The plat note amendment application has been reviewed by Environmental Permitting Division. The attached document provides recommendations to the developer regarding environmental permitting for the future development (**Exhibit 7**).

**9. Historic and Archaeological Resource Review**

The plat note amendment 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 (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 (**Exhibit 8**).

**10. Aviation**

The Broward County Aviation Department (BCAD) has no objections to this plat note amendment. This plat may be within 20,000 feet of the City of Fort Lauderdale's Fort Lauderdale Executive Airport and/or the City of Pompano Beach's Pompano Beach Airpark. 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 municipalities or Federal Aviation Administration (FAA) may need to conduct a 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/or the City of Pompano Beach directly, and to initiate the FAA Review, access the FAA Page at: <http://oeaaa.faa.gov> (**Exhibit 9**).

**11. Utilities**

AT&T has no objections to this plat note amendment. Florida Power and Light (FPL) has been advised of this 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](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 Northeast 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 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. Prior to the recordation of the Note Amendment Agreement, the NVAL application must be reviewed, approved, and recorded.
2. Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **October 8, 2025**.
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.

JL