



Resilient Environment Department

URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A PLAT NOTE AMENDMENT

Project Description			
Plat Name:	ALDI-PLANTATION	Number:	023-MP-18
Application Type:	Note Amendment	Legistar Number:	22-983
Applicant:	H.H. US Real Estate Plantation, LLC c/o International Capital, LLC	Commission District:	5
Agent:	Pulice Land Surveyors, Inc.	Section/Twn./Range:	09/50/41
Location:	South side of Broward Boulevard, between Southwest 82 Avenue and Southwest 84 Avenue	Platted Area:	2.8 Acres
Municipality:	Plantation	Gross Area:	N/A
Previous Plat:	N/A	Replat:	☐ Yes ☒ No
Meeting Date:	August 25, 2022		

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

The Application is attached, see **Exhibit 7**. 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:	August 20, 2019	Plat Book and Page Number:	183-351
Date Recorded:	February 28, 2020	Current Instrument Number:	116380178
Plat Note Restriction			
Original Plat:	This plat is restricted to 23,000 square feet of commercial use and 5,000 square feet of bank use.		
Proposed Note:	This plat is restricted to 28,000 square feet of commercial use.		

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. The 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, see **Exhibit 3**.

2. 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.

3. Municipal Review

The City of Plantation has submitted the City Council's Development Order dated March 30, 2022, supporting the application, see **Exhibit 4**.

4. Concurrency – Transportation

This plat is located within the Central Transportation Concurrency Management Area, which is subject to Transportation Concurrency fees, as defined in Section 5-182.1(a)(1)a) of the Land Development Code. The proposed note amendment will be a decrease of 96 trips per PM peak hours.

	Existing Use Trips per Peak Hour (PM)	Proposed Use Trips per Peak Hour (PM)
Non-Residential	367	271
Difference	A decrease of 96 Trips per PM Peak Hour	

This 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.

5. 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 (05/22)	Plantation (12/21)
Design Capacity:	24.00 MGD	17.50 MGD
Annual Average Flow:	3.99 MGD	12.34 MGD
Estimated Project Flow:	0.003 MGD	0.002 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.

6. Impact Fee Payment

Transportation Concurrency and administrative fees will be assessed during the review of construction plans submitted for County 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.

7. 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, see **Exhibit 5**.

8. Historic Resources

This plat has been reviewed by the Broward County's consulting archaeologist. The review of available information includes archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File (FMSF). The property is located within the City of Plantation which is within the jurisdiction of the Broward County's historic preservation ordinance 2014-32. Attached are the historic and archaeological comments, see **Exhibit 6**.

9. Aviation

The Broward County Aviation Department has no objections to this plat. Any proposed construction on this property with a height exceeding 200 feet, or the 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 to this development. Based on the location of the proposed project, the FAA may need to conduct a review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>.

10. Utilities

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

11. 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. 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 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. Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **August 25, 2023**.
2. Delete the plat note that references expiration of the Findings of Adequacy.

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.

MGA