



Resilient Environment Department

URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A PLAT NOTE AMENDMENT

Project Description			
Plat Name:	Central Park of Commerce	Number:	052-MP-83
Application Type:	Note Amendment	Legistar Number:	22-1526
Applicant:	Abundant Life Christian Center, Inc.	Commission District:	2
Agent:	Dunay, Miskel & Backman, LLP	Section/Twn./Range:	30/48/42
Location:	Southeast corner of Banks Road and Northwest 15 Street	Platted Area:	68.1 Acres
Municipality:	City of Margate	Gross Area:	N/A
Previous Plat:	N/A	Replat:	☒ Yes ☒ No
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 Sec. 5-181 of the Land Development Code.

Platting History and Development Rights			
Plat Board Approval:	December 20, 1983	Plat Book and Page Number:	119-27
Date Recorded:	March 30, 1984	Current Instrument Number:	111773860
Plat Note Restriction			
Original Plat:	Parcel A is restricted to 179,500 square feet of shopping center, Parcel is restricted to 110,000 square feet of office building and remaining area (Blocks 1,2 & 3) is restricted to 300,000 square feet of warehouse use only.		
Current Note:	Parcel A is restricted to 200,000 square feet of commercial use; Parcel B is restricted to 70,300 square feet of office use (16,609 square existing and 53,691 square feet proposed), a 220-sleeping room (110 dwelling unit equivalents) Special Residential Facility Category (3), and 93,000 square feet of self-storage use without approval of Board of County Commissioners who shall review and address these uses for increased impacts. Industrial buildings may have no more than 30% ancillary office per bay or single tenant; Lots 1, 2 and 3, Block 2 are restricted to 50,572 square feet of church use (43,330 square feet of existing and 7,422 square feet of proposed); 23,881 square feet of existing private school; and 6,277 square feet of existing day care use. Lots 1 and 2, Block 3 to be limited to 24,594 square feet of commercial use recreation use and 133,325 square feet of warehouse on the remainder of the plat.		
Proposed Note:	Parcel A is restricted to 200,000 square feet of commercial use; Parcel B is restricted to 70,300 square feet of office use (16,609 square existing and 53,691 square feet proposed), a 220-sleeping room (110 dwelling unit equivalents) Special Residential Facility Category (3), and 93,000 square feet of self-storage use without approval of		

	Board of County Commissioners who shall review and address these uses for increased impacts. Industrial buildings may have no more than 30% ancillary office per bay or single tenant; Lots 1, 2 and 3, Block 2 are restricted to 75,000 square feet of private school (including 20,000 square feet of auditorium) and 7,000 square feet of day care use. Lots 1 and 2, Block 3 to be limited to 24,594 square feet of commercial use recreation use and 133,325 square feet of warehouse on the remainder of the plat.
Waiver:	Not Applicable

1. Land Use

Planning Council has reviewed this application and determined that the City of Margate's 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 private school and daycare uses are in compliance with the permitted uses of the effective land use plan, see **Exhibit 3**.

2. Municipal Review

The City of Margate has adopted a Resolution No. 22-065 on July 6, 2022, approving the application, see **Exhibit 4**.

3. Adjacent City

Notifications were sent to the City of Coconut Creek. No objections were received, see attached **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 note amendment.

5. Concurrency – Transportation

This plat is located within the North-Central 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 proposed note amendment generates an increase of 30 trips per P.M. peak hour.

	Existing Use Trips per Peak Hour (PM)	Proposed Use Trips per Peak Hour (PM)
Residential	48	48
Non-Residential	1,632	1,651
Total	1680 – 1650 = 30 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.

6. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	City of Margate	City of Margate
Plant name:	Margate (08/22)	Margate East and West WWTP (06/22)
Design Capacity:	13.50 MGD	8.78 MGD
Annual Average Flow:	7.29 MGD	6.75 MGD
Estimated Project Flow:	0.008 MGD	0.007 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.

8. 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.

9. Environmental Review

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

10. Historic Resources

This plat has been reviewed 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 by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. See the attached Archaeological Comments, see **Exhibit 7**.

11. Aviation

The Broward County Aviation Department has no objections to this plat. However, this property is within 20,000 feet of the City of Fort Lauderdale's Fort Lauderdale Executive Airport and the City of Pompano Beach's Pompano Beach Airpark. To initiate the local municipality review, please contact the City of Fort Lauderdale and the City of Pompano Beach. The applicant is advised that 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, 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: <http://oeaaa.faa.gov>.

12. Utilities

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

13. 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 North-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 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 **November 15, 2023**.
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.

HWC/CD