



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 1 N. University Drive, Box 102, Plantation, FL 33324 T: 954-357-8695 F: 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	GUMMAKONDA	Number:	034-MP-19
Application Type:	New Plat	Legistar Number:	20-2069
Applicant:	3001 North Ocean, LLC	Commission District:	4
Agent:	McLaughlin Engineering Company	Section/Twn./Range:	30/49/43
Location:	North side of Northeast 30 Street, between State Road AIA and Northeast 33 Avenue	Platted Area:	0.42 Acre
Municipality:	Fort Lauderdale	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	APPROVAL	Action Deadline:	02/12/21
Meeting Date:	January 12, 2021		

A location map showing this Plat is attached, see **Exhibit 2**.

Broward County Planning Council has reviewed this application and determined that the City of Fort Lauderdale Future Land Use Map is the effective Land Use Plan.

Existing and Future Land Use	
Existing Use:	2,014 Sq. Ft. Service Station
Proposed Use:	108 Rooms Hotel
Plan Designation: Commercial	
Adjacent Uses	Adjacent Plan Designations
North: Commercial, SR. 84	North: Commercial
South: Church	South: Commercial
East: Office/Residential	East: Medium-High 25
West: Commercial, Community Facility	West: Commercial
Existing Zoning	Proposed Zoning
B-2	B-2

1. Land Use

The attached comments regarding this plat’s compliance with the effective Land Use Plan have been received from the Broward County Planning Council, see **Exhibit 3**. The proposed hotel use is in compliance with the permitted uses of the effective land use plan.

2. Affordable housing

This plat is not subject to Policy 2.16.2 as it is not the subject of a Broward County Land Use Plan amendment and is not a residential use.

3. Trafficways

Trafficways approval is valid for 10 months. Approval was received on January 23, 2020. A 2-month extension has been granted and approval will expire on January 23, 2021.

4. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and have 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, see **Exhibit 4**. The recommendations for this plat may be modified upon approval from the Director of Highway Construction and Engineering Division.

This project is located on Federal Highway, which is a State Roadway. Florida Department of Transportation (FDOT) has issued a pre-approval letter, see **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."

5. Concurrency – Transportation

This plat is located within a Transportation Concurrency Management Area which is subject to Transportation Concurrency fees, as defined in Section 5 -182.1.(a)(5)a) of Land Development Code.

Proposed Use	Trips per Peak Hour
Residential	N/A
Non-residential	76
Total	76

At the time of plat application, a 2,014 square feet service station existed on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182.13.(a) of the Land Development Code, this structure may be eligible for credit towards Transportation Concurrency fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. **No credit will be granted for demolition occurring more than eighteen (18) months prior to the review of construction plans submitted for County environmental review approval.**

6. Concurrency - Water and Wastewater Capacity

This plat shall receive water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	City of Fort Lauderdale	City of Fort Lauderdale
Plant name:	Fiveash WTP	G.T. Lohmeyer (09/20)
Design Capacity:	MGD 90.000	MGD 48.000
Annual Average Flow:	MGD 50.570	MGD 39.180
Estimated Project Flow:	MGD 00.002	MGD 00.027

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.

7. Environmental Review

This plat has been reviewed by Environmental Engineering and Permitting Division. See the attached environmental review report which provides recommendations to the developer regarding environmental permitting for the future development, see **Exhibit 6**.

Environmental Planning and Community Resilience Division notes that this site is not included in the Protected Natural Land 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 issued by the Environmental Engineering and 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

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 will not have an adverse effect on previously recorded resource(s). However, please note the following:

- A. The subject property is located within designated Archaeological Zone AZ-06 Central Broward Beach. Previously established models have considered this area likely to contain archaeological sites.
- B. The subject property is adjacent to, and overlaps, Linear Resource BD4776 – SR-A1A. This resource is not eligible for the National Register of Historic Place and the proposed project is unlikely to have an adverse effect on this resource.

Further, the archaeologist notes that this property is located in the City of Fort Lauderdale and is outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact Trisa Logan, Planner III, Historic Preservation Liaison for the City of Fort Lauderdale, Urban Design and Planning Division, at 954-828-6520 to seek project review for compliance with the municipal historic preservation regulations.

In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

10. Aviation

The Broward County Aviation Department has no objections to this plat. The applicant is advised that 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>.

11. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat 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 Planning and Development Management 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 Core Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1.(a)(5)a) of the Land Development Code.

2. This plat satisfies the solid waste disposal concurrency requirement of Section 5-182.6(e) 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. Transportation Concurrency and concurrency 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 Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code and must be paid on the date of building permit issuance.
3. Place note on the face of the plat, preceding municipal official's signature, reading:

All application, 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.

4. Place a note on the face of the plat reading:
 - a. This plat is restricted to 108 rooms hotel.

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.

5. If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[HWC]