



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:	1620 North Federal Highway	Number:	041-MP-19
Application Type:	New Plat	Legistar Number:	21-411
Applicant:	2201345, LLC	Commission District:	7
Agent:	Keith	Section/Twn./Range:	36/49/42
Location:	Southeast corner of Federal Highway and Northeast 16 Court	Platted Area:	1.2 Acres
Municipality:	Fort Lauderdale	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
FS 125.022 Waiver	A Waiver of Extension was granted until May 4, 2022		
Recommendation:	APPROVAL		
Meeting Date:	April 20, 2021	Action Deadline:	May 20, 2021

A location map showing of the plat is attached, see **Exhibit 2**.

The Application is attached as **Exhibit 7**. The Planning and Development Management Division (PDMD) distributed the application to agencies for review, as required by Section 5-181 of the Land Development Code.

Existing and Future Land Use	
Existing Use:	18,800 Sq. Ft. of Commercial
Proposed Use:	25,000 Sq. Ft. of Commercial
Plan Designation:	Commercial
Adjacent Uses	Adjacent Plan Designations
North: Commercial	North: Commercial
South: Commercial	South: Commercial
East: Single Family Residential	East: Low-Medium 8
West: Motel	West: Commercial
Existing Zoning	Proposed Zoning
B-1 Boulevard Business	B-1 Boulevard Business

1. Land Use

Planning Council staff has reviewed this application and determined that the City of Fort Lauderdale Future Land Use Map is the effective Land Use Plan. The proposed commercial use is in compliance with the permitted uses of the effective Land Use plan. Planning Council Memorandum letter is attached as **Exhibit 3**.

2. Trafficways

Pursuant to Section 5-182.5, trafficways approval is required prior to plat approval. An approval was received on September 24, 2020 and is valid for 10 months.

3. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division they 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. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans, see **Exhibit 4**.

This project is located on Federal Highway (SR 5), 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."

4. Concurrency – Transportation

This plat is located in the Central 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	252
Total	252

5. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Plant name:	Fort Lauderdale (07/19)	G.T. Lohmeyer (12/20)
Utility Provider:	City of Fort Lauderdale	City of Fort Lauderdale
Design Capacity:	90.00 MGD	48.00 MGD
Annual Average Flow:	10.60 MGD	41.82 MGD
Estimated Project Flow:	0.003 MGD	0.003 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 fees will be calculated by the Planning and Development Management Division, Development and Environmental Review Section; assessed based on construction plans submitted for environmental review approval and must be paid on date of building permit issuance. Fees are subject to increase annually on October 1st.

At the time of plat application, 18,800 square feet of commercial building existed on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182(a)(4) of the Land Development Code, this structure may be eligible for credit towards transportation concurrency, school impact and park impact 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 three (3) years prior to the review of construction plans submitted for County environmental review approval.**

7. Environmental Review

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

Environmental Planning and Community Resilience Division notes that this site is not included in the Protected Natural Lands 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 approved 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 there are no recorded historic or archaeological sites within, or adjacent to the plat area. It is the archaeologist determination that the proposed project will not have an adverse effect on any known historical or archaeological or areas of archaeological or paleontological sensitivity.

Further, the archaeologist notes that this property is located in the City of Fort Lauderdale and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact Trisha Logan, Planner III Historic Preservation Board 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 information submitted with this request does not indicate the height for any buildings. The applicant is advised that any proposed construction on this property with a height exceeding 200 feet, 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. Based on the location of the proposed project, the 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>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

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 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 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. Conditions attached in Highway Construction and Engineering Memorandum, **Exhibit 4**.
2. Place note of the face of the plat, preceding municipal official's signature, reading:

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.

3. Place a note on this face of the plat reading:

- a. This plat is restricted to 25,000 square feet of commercial.

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.

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

[HWC]