



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 PLAT NOTE AMENDMENT**

Project Description			
Plat Name:	The Maroone Chevrolet Plat	Number:	065-MP-97
Application Type:	Note Amendment	Legistar Number:	21-912
Applicant:	Grieco Motors, LLC	Commission District:	7
Agent:	Lochrie & Chakas, P.A.	Section/Twn./Range:	36/49/42
Location:	East side of Federal Highway/U.S.1 at the terminus of Northeast 13 Street	Platted Area:	8.8 Acres
Municipality:	Fort Lauderdale	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	June 15, 2021		

A location map of the plat is attached as **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 Sec. 5-181 of the Land Development Code.

Platting History and Development Rights			
Plat Board Approval:	February 3, 1998	Plat Book and Page Number:	164-47
Date Recorded:	April 29, 1998	Current Instrument Number:	98249051
Plat Note Restriction			
Original and Current Plat:	This plat is restricted to 70,800 square feet of automobile dealership and 47,740 square feet of automobile storage.		
Proposed Note:	This plat is restricted to 70,800 square feet of automobile dealership and 47,740 square feet of automobile storage and <b>211 assisted living facility sleeping rooms (106 dwelling unit equivalents) and 25 memory care units.</b>		
Extensions:	Not Applicable		

**1. Land Use**

Planning Council reviewed this note amendment request and determined the Future Land Use Element of the City of Fort Lauderdale Comprehensive Plan is the effective land use plan for the City of Fort Lauderdale. The City of Fort Lauderdale allocated 106 “flexibility units” to this plat on November 18, 2020, therefore, the proposed development of 211 assisted living facility sleeping rooms is in compliance with the permitted uses of the effective land use plan. That plan designates the area covered by this plat for the uses permitted in the “Commercial” land use category, see **Exhibit 3**.

**2. Affordable Housing**

This plat is not subject to Policy 2.16.2 regarding affordable housing, as it is subject of a Broward County Land Use Plan amendment.

**3. 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.

This project is located on Federal Highway/U.S.1, 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. Municipal Review**

The City of Fort Lauderdale has submitted a letter of no objections dated March 8, 2021 supporting the application, see **Exhibit 4**.

**5. Concurrency – Transportation**

This plat is located in Central 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. The proposed generates an increase of 52 trips per peak hour.

	Existing Use Trips per Peak Hour	Proposed Use Trips per Peak Hour
Residential	0	0
Non-Residential	217	52
Total	269	
Difference	Increase of 52 Trips per 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 Fort Lauderdale	City of Fort Lauderdale
Plant name:	Fort Lauderdale (Peele Dixie) (08/20)	G.T. Lohmeyer (GTL) (1/20)
Design Capacity:	20.00 MGD	48.00 MGD
Annual Average Flow:	9.37 MGD	41.82 MGD
Estimated Project Flow:	0.123 MGD	0.037 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.

**7. Concurrency – Regional Parks**

Broward County Parks and Recreation Division reviews all projects for Regional Park impacts and have reviewed this application and have no objection to this note amendment. This plat with the amended note satisfies the regional park concurrency requirement of Broward County Land Development Code.

**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 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. Transportation Concurrency and administrative fee, regional park impact and administrative fee amounts are subject to adjustment each October 1st.

**9. Environmental Review**

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

**10. 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 impact on historical or archaeological resources.

This property is located in the City of Fort Lauderdale and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The applicant is advised to contact the City of Fort Lauderdale Urban Design and Planning Manager, Ella Parker at 954-828-6520, to seek project review for compliance with 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](mailto:med_exam_trauma@broward.org).

**11. Aviation**

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 Broward County Airport Zoning Ordinance. Based on the location, 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: <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 Planning and Development Management 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 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. Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **June 15, 2022**.
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.

KDL