



Public Works and Environmental Services Department
HOUSING AND URBAN PLANNING DIVISION
 1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Cove at Fort Lauderdale	Application Number:	009-MP-25
Application Type:	New Plat	Legistar Number:	26-237
Owner/Applicant:	1055 N Federal , LLC	Commission District:	4
Authorized Agent:	Pulice Land Surveyors, Inc	Section/Twn./Range:	36/49/42
Location:	West side of Federal Highway/U.S. 1, between Sunrise Boulevard and Northeast 13 Street	Folio Number (s):	4942-36-09-0030
Municipality:	City of Fort Lauderdale	Platted Area:	2.81 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	APPROVAL		
FS 125.022 Waiver	An extension waiver was granted until May 9, 2027.		
Meeting Date:	April 14, 2026		

A location map of the plat is attached as **Exhibit 2**.

The application is attached (**Exhibit 5**). The Housing and Urban Planning Division (HUPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

Existing and Future Land Use	
Existing Use:	61,550 square feet of hotel use
Proposed Use:	376 mid-rise units and 2,478 square feet of commercial use
Plan Designation:	Commercial
Adjacent Uses	Adjacent Plan Designations
North: Commercial	North: Commercial
South: Commercial	South: Commercial
East: Residential	East: Commercial
West: Residential	West: Commercial

In accordance with the Land Development Code, mid-rise units are defined as four (4) or more attached dwellings units in a building with four (4) to eight (8) stories (exclusive of parking levels).

1. Land Use and Affordable Housing

Planning Council staff has reviewed this application and determined that the City of Fort Lauderdale 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 proposed commercial uses are in compliance with the permitted uses of the effective land use plan.

Regarding the proposed residential use, Planning Council staff has received written documentation from the City of Fort Lauderdale that this plat is being processed under Florida Statutes 125.01055, also known as the Live Local Act (LLA); therefore, the City of Fort Lauderdale is required to determine consistency with the same, as the LLA supersedes the effective land use. Planning Council memorandum is attached (**Exhibit 3**).

2. Trafficways

Trafficways was approved and expires on June 28, 2026.

3. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and provided comments and recommendations with respect to the safe and adequate access standards of the Broward County Land Development Code, as shown in the attached memorandums (**Exhibit 4**).

Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (BCF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The use of a non-standard agreement will require independent approval by the County Commission.

This project is located on North Federal Highway. Florida Department of Transportation (FDOT) has issued a pre-application letter. 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.” **This determination will expire on November 19, 2026.**

4. Concurrency – Transportation

This plat is located in the Central Transportation Concurrency Management Areas (TCMA), where level of service (LOS) is expressed in terms of bus headways, and where Transportation Concurrency Assessment Fees apply per Sec. 5-182.1(a) of Land Development Code. The proposed development generates an increase of 143 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	33
Non-residential	37	147
Total	37	180
Difference	180 – 37 = 143	

5. 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:	Charles W. Fiveash Regional WTP	George T. Lohmeyer Regional WWTP
Design Capacity:	90 MGD	61.58 MGD
Annual Average Flow:	48.82 MGD	38.43 MGD
Estimated Project Flow:	0.1318 MGD	0.1318 MGD

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, or that sufficient capacity will exist at time of building permit approval.

6. Concurrency – Regional Parks

Broward County reviews all projects for Regional Park impacts (and only projects in the Broward Municipal Service Districts/unincorporated area for local park impacts.)

	Land Dedication (Acres)
Regional	1.69
Local	0

7. Concurrency - Public School

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, the proposed 376 mid-rise units will generate 12 (6 elementary, 2 middle, 4 high school) students. This plat will be subject to school impact fees which will be assessed in accordance with the fee schedule specified in the Land Development Code. **This determination will expire on May 13, 2027.**

8. Impact Fee

All impact fees (school impact fees, park impact fees, transportation impact fees and administrative fee) will be calculated by Housing and Urban Planning Division, Development and Environmental Review Section, in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for Broward County Development and Environmental review. Fees must be paid prior to the issuance of the building permit.

At the time of the plat application, 61,550 square feet of hotel use exists on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182.13 of the Land Development Code, this structure may be eligible for credit toward impact fees, provided appropriate documentation is submitted during the review of construction plans submitted for County environmental review approval.

9. Environmental Review

This plat was reviewed by Environmental Permitting Division and have the following recommendations regarding environmental permitting for the future development.

A. Domestic & Non-Domestic Wastewater and Surface Water Management

The Broward County Domestic Wastewater Licensing Program has no objection to the described plat. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact the Environmental Permitting Division at 954-519-1483 or WWLicense@broward.org for specific code requirements.

The Broward County Non-Domestic Wastewater Program has no objection to the described plat because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, should there be proposed non-

domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Permitting Division at 954-519-1483 or NDDLICENSE@broward.org for specific code requirements.

In accordance with Chapter 27, Article V, Sections 27-198 through 27-200 of the Broward County Code, titled Water Resources Management, prior to any alteration to site grading, or construction of a surface water management system, a Broward County Surface Water Management License is required. Contact the Environmental Permitting Division at 954-519-1483 or SWMLICENSE@broward.org for specific code requirements.

B. Aquatic and Wetland Resources

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. However, there may be mangroves which are a protected species. Prior to any vegetation removal along the shoreline, a site inspection should be requested. The site plan shows a proposed boardwalk over water. An Environmental Resource License will be required for this work.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at Florida Exotic Pest Plant Council (invasive.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the environmental Permitting Division at 954-519-1483 or AWRLICENSE@broward.org for specific code requirements.

C. Tree Preservation

This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.

D. Clean-Up and Waste Regulation

The subject plat is within one-quarter mile of known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at: <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. The interactive map of contaminated sites in Broward County can be found on the internet at <https://broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to 954-519-1483 or EAR@broward.org.

E. Air Program

If any existing facility (e.g. existing structures on site including residential building(s) and/or utility building(s) or facility component (including roof system, insulation, walls, attached piping, mechanical systems, etc.) is planned to be demolished or renovated, the project shall comply with applicable asbestos regulations. More

information on the asbestos requirements can be found at:
<https://www.broward.org/ePermits/Pages/AsbestosCertificate.aspx>.

Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at ePermits.broward.org at least 10 working-days before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. For assistance, contact Broward County's asbestos program at: AsbestosHelp@broward.org or call 954-519-0340.

F. Natural Resources Division

Natural Resources Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

10. Additional Environmental Protection Actions

Approval to connect to any wastewater collection, treatment, or disposal system is approved by the Environmental Permitting Division as a prerequisite prior to issuance of building permits. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

11. Historical and Archaeological Resource Review

This plat was reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Property Appraiser, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological sensitivity.

The site is in a municipality that has been designated a Certified Local Government (CLG). The applicant is advised to contact Anthony Fajardo, Director, Development Services Department, at 700 Northwest 19th Avenue, Fort Lauderdale, FL 33311 or by phone at (954) 828-6862 for additional information.

In the event any unmarked human burial remains are discovered, then pursuant to Florida Statutes, Chapter 872.05, all activities that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. The district medical examiner can be reached via email at Med Exam Trauma@broward.org or via phone at (954) 357-5200. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.

12. Aviation

The Broward County Aviation Department has no objections to this plat. However, 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 Code of Ordinance's Chapter 5 (Building Regulations and Land Use) apply to this development. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>.

13. Utilities

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

14. 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 Housing and Urban Planning Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf.

FINDINGS

Staff 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 was reviewed by the School Board and satisfies the public-school concurrency requirements of Section 5-182.9(a)(1) of the Land Development Code.
3. 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.
4. This plat satisfies the regional park concurrency requirement of Section 5-182.7 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 ensure compliance with the standards and requirements of the Land Development Code.

1. Conditions attached in the Highway Construction and Engineering Memorandum.
2. A Declaration of Restrictive Covenants Live Local Act – Affordable Housing must be recorded prior to the plat being recorded.
3. Place note on 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.

4. Place a note on the face of the plat reading:
 - a. This plat is restricted to 376 mid-rise units and 2,478 square feet of commercial use.
 - b. This note is required by [Chapter 5](#), Article IX, Broward County Code of Ordinances, and may be amended by approval of the Board of County Commissioners. The proposed development is authorized pursuant to Chapter 2023-17, Laws of Florida, as may be amended (the "Live Local Act"). As required by the Live Local Act, as may be amended, forty percent (40%) of the residential units to be constructed on the proposed development (as set forth on the final site plan approved by the County or City/Town) shall be rental units that are affordable (the "Affordable Housing Units"), as

defined in Section 420.0004, Florida Statutes (the "Affordable Housing Restrictions"), for a period of at least thirty (30) years (the "Restriction Period"). If the affordable housing restrictions are violated at any point during the Restriction Period, the owner of the Affordable Housing Units (the "Owner") shall be given a reasonable time to cure such violation. If the violation is not cured within a reasonable time, the Owner and the County [and the City/Town, if applicable,] agree that the proposed development shall be treated as a nonconforming use. The notation and any amendments thereto (i) indicate the approved development level for property located within the plat; and (ii) provide a certification that the proposed development is authorized pursuant to Chapter 2023-17, Laws of Florida, as may be amended, and will comply with the affordability requirements of the Live Local Act. Other than as provided above, the notation and any amendments thereto 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.

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

[AO]