



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 MODIFICATIONS TO CONDITIONS OF PLAT APPROVAL

Project Description			
Plat Name:	Reflections	Application Number:	096-UP-80
Application Type:	Modifications of Plat Approval	Legistar Number:	26-586
Owner/Applicant:	CPN West LLC	Commission District:	4
Authorized Agent:	Greenberg Traurig	Section/Twn./Range:	10/49/42
Location:	South of West McNab Road between North Andrews Avenue and Interstate 95 (I-95)	Folio Number (s):	4942-10-36-0030 4942-10-36-0050 (Parcel A-1)
Municipality:	City of Fort Lauderdale	Platted Area:	22.13 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	APPROVAL		
Meeting Date:	June 9, 2026		

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

The Application and narrative are attached (**Exhibit 3**). 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.

Plat History and Development Rights			
Plat Board Approval:	September 20, 1983	Plat Book and Page Number:	119-46
Date Recorded:	April 26, 1984	Current Instrument Number:	101563074
Existing Notations:	<p>The following notations related to the wetland restoration and preservation area exist on the face of the plat and amendments thereof.</p> <ol style="list-style-type: none"> 1. Wetland Restoration Area (Private & Not Dedicated) 2. Preservation Area (Private & Not Dedicated) 3. Note: There shall be no development activity in the wetland restoration area or wetland preservation areas. 4. General notes: County officials shall have access over the roadways as they may exist from time to time to the restoration and preservation areas for the purpose of monitoring the condition of the areas for an indefinite period of time. 		

Request :	The applicant is requesting to remove all the notations relating to the wetland restoration and preservation areas on the face of the plat and subsequent amended agreements. This request also includes approval of using a non-standardized agreement, approved by the County Attorney's office, to remove the notations from the plat.
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1. Request to Remove Notation

On September 20, 1983, the County Commission approved the Reflections plat with notations of a Wetland Restoration Area (3.60 acres), and a Wetland Preservation Area (0.51 acres), the areas being private and not dedicated to the public. An amendment to the boundaries was approved by the County Commission (Instrument number 85100853) of the wetland restoration and preservation areas and created restoration/preservation area one ("Area One") consisting of approximately 6.21 acres and restoration/preservation area two ("Area Two"), consisting of approximately 1.55 acres. Subsequently, a second amendment (Instrument number 91404837) to the boundaries of Area One was approved and provided no net loss of acreage.

The Wetland Restoration and Preservation Areas were identified as a Local Area of Particular Concern (LAPC) on the Broward County Natural Resource Map as #83 / Site #66. On February 03, 2026, the Board of County Commissioners voted to remove the LAPC designation. Ordinance No. 2026-2 is attached (**Exhibit 4**).

The applicant is requesting to remove all the notations relating to the wetland restoration and preservation areas and use a non-standardized plat notation agreement, approved by the County Attorney's Office, to formalize the removal on the face of the plat and subsequent amended agreements. The draft non-standardized agreement is attached (**Exhibit 3**).

2. Municipal Review

The City of Fort Lauderdale has submitted a Letter of No Objection dated March 31, 2026, supporting the application request.

3. Adjacent Municipality

The City of Pompano Beach was notified of the application and has responded by email on April 28, 2026, with no comment. The City of Oakland Park was also notified of the application and has responded by email on April 29, 2026, with no objection.

4. Environmental Review

This plat was reviewed by Environmental Permitting Division and have the following recommendations regarding environmental permitting for the future development (**Exhibit 5**).

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 note amendment 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

This site was identified as a Local Area of Particular Concern (LAPC) on the Broward County Natural Resource Map as #83 / Site #66. The Board of County Commissioners voted (26-047) to remove the LAPC designation from this site on 2/3/2026.

An application for an Environmental Resource License (DF22-1357) is currently under review for this project. The proposed project would impact 5.5 acres of wetlands and preserve 1.69 acres of wetlands on site. To mitigate for the wetland impacts, the applicant proposes purchase of freshwater forested mitigation bank credits from the Florida Wetlands bank (Pembroke Pines Mitigation Bank).

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 FISC List of Invasive Plant Species (Updated 06/2025) -Florida Invasive Species Partnership.

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

This site is not a known contaminated site; not within one-quarter mile of a contaminated site; not a licensed waste regulation facility; not an abandoned dump or landfill.

E. Air Program

Since the subject plat relates to vacant land, there are no building demolition or asbestos renovation applicable requirements.

RECOMMENDATIONS

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to comments placed by Environmental Permitting Division.

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.

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