



Resilient Environment Department

URBAN PLANNING 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:	Lorson Plat	Number:	044-MP-06
Application Type:	Note Amendment	Legistar Number:	24-1504
Applicant:	RC5475, LLC	Commission District:	5
Agent:	Pillar Consultants, Inc / Jason Wilson	Section/Twn./Range:	33/50/41
Location:	West side of Southwest 76 Avenue, between Stirling Road and Griffin Road.	Platted Area:	2.40 Acres
Municipality:	Town of Davie	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	December 10, 2024		

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

The Application is attached (**Exhibit 9**). The Urban Planning Division (UPD) 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:	August 28, 2007	Plat Book and Page Number:	177-139
Date Recorded:	December 28, 2007	Current Instrument Number:	107914385
Plat Note Restriction			
Current Plat Note:	This plat is restricted to 34,000 square feet of office use . Banks and commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.		
Proposed Note:	This plat is restricted to 35,000 square feet of warehouse space .		

1. Land Use

Planning Council has reviewed this application and determined that the Town of Davie Comprehensive Plan is the effective land use plan. The plan designates the area covered by this plat for the uses permitted in the “Commerce/Office” land use category. The proposed warehouse use is in compliance with the permitted uses of the effective land use plan (**Exhibit 3**).

2. Municipal Review

The Town of Davie has submitted a Letter of No Objection dated April 4, 2024, supporting the plat note amendment (**Exhibit 4**).

3. Access

Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this application and recommend approval subject to the conditions contained in the attached memorandum including approval of a revised nonvehicular access line (NVAL) (**Exhibit 5**).

4. Concurrency – Transportation

This plat is located within the South-Central Transportation Concurrency Management Area. The proposed plat note amendment will have a decrease of 41 trips per PM peak hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Non-Residential	49	8
Residential	0	0
Total	8 - 49 = -41	

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.

5. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	Town of Davie	Town of Davie
Plant name:	Davie WTP – System V (05/24)	Davie 2 (DA2) (06/24)
Design Capacity:	8.00 MGD	4.85 MGD
Annual Average Flow:	5.20 MGD	1.97 MGD
Estimated Project Flow:	0.0035 MGD	0.0035 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, or that sufficient capacity will exist at time of building permit approval.

6. Environmental Review

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

7. 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.

8. Historical and Archeological Resource Review

Plat has been reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, 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 or paleontological sensitivity.

This site is within a municipality that has been designated a Certified Local Government (CLG). The applicant is advised to contact David Quigley, the Manager of the Town of Davie Planning & Zoning Division at 8800 SW 36TH Street Building C, Davie, FL 33328, by phone at (954)797-1000 or by email: david_quigley@davie-fl.gov for additional information (**Exhibit 7**).

9. Aviation

The Broward County Aviation Department (BCAD) has no objections to this plat note amendment. However, this property is within close proximity of Broward County's North Perry Airport (HWO) and may need to be reviewed by Broward County and FAA to determine if the project is a hazard to aviation. The project is subject to a compliance with Broward County Code of Ordinance's Chapter 5 (Building Regulations and Land Use) including Sec. 5-182.10 (Airports). The applicant should visit www.FLL.net/Airspacerreview to determine if the proposed project exceeds the height limitations in the Airport Airspace Imaginary Surfaces Composite Map. This project may also be subject to Federal Aviation Regulation Part 77. To initiate the Broward County review, please contact AirspaceReview@broward.org. To initiate the Federal Aviation Review, access the FAA Web Page at: <https://oeaaa.faa.gov>. The BCAD comments is attached (**Exhibit 8**).

10. Utilities

AT&T has reviewed this application and have no objection to this note amendment. Florida Power and Light has been advised of this note amendment and provided no comments.

11. 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 Urban Planning 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 South-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 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. Prior to the recordation of the Note Amendment Agreement, the NVAL application must be reviewed, approved, and recorded.
2. Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **December 10, 2025**.
3. Delete the plat note that references expiration of the Findings of Adequacy.
4. 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.

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.

AO