



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102A, Plantation, FL 33324 T: 954-357-8695 F: 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Prospect Lake Clean Water Center	Number:	027-MP-23
Application Type:	New Plat	Legistar Number:	24-1420
Applicant:	City of Fort Lauderdale	Commission District:	8
Agent:	Pulice Land Surveyors, Inc.	Section/Twn./Range:	07/49/42
Location:	East side of Hawkins Road, between Cypress Creek Road and Prospect Road	Platted Area:	28.5 Acres
Municipalities:	City of 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 was granted until October 20, 2025		
Recommendation:	APPROVAL		
Meeting Date:	November 12, 2024		

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

The Application is attached (**Exhibit 7**). The Urban Planning Division (UPD) 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:	Vacant
Proposed Use:	43,000 square feet of Industrial
Plan Designation:	Employment Center
Adjacent Uses	Adjacent Plan Designations
North: Lake	North: Employment Center
South: Warehouse	South: Employment Center
East: Vacant	East: Employment Center
West: Lake	West: Park-Open Space
Existing Zoning	Proposed Zoning
CC (Commerce Center District)	CC (Commerce Center District)

1. Land Use

Planning Council staff 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 “Employment Center” land use category. The proposed industrial use is in compliance with the permitted uses and densities of the effective land use plan. Planning Council memorandum is attached (**Exhibit 3**).

2. Trafficways

Trafficways approval was granted on January 25, 2024, and is valid for 10 months.

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 memorandum. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans (**Exhibit 4**).

Please note 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.

4. Concurrency – Transportation

This plat is located in the Central Transportation Concurrency District, the proposed generates 34 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	0
Non-residential	0	34
Total		34

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	Broward County
Plant name:	Fort Lauderdale (08/23)	BC North Regional (BCN)(BCUD4) (06/24)
Design Capacity:	90.00 MGD	95.00 MGD
Annual Average Flow:	50.68 MGD	73.49 MGD
Estimated Project Flow:	0.043 MGD	0.0043 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. Parks and Recreation

Permits from Florida Fish and Wildlife Conservation Commission prior to removal/disturbance of a burrow may be required. Please contact Ricardo Zambrano from FWC 561-625-612. The applicant provided a Wildlife Assessment Report (H1237C73) confirming that no potentially occupied burrows were identified on the site.

7. Environmental Review

This plat was reviewed by the Environmental Permitting Division. See the attached environmental review report which provides recommendations to the developer regarding environmental permitting for future development (**Exhibit 5**).

Natural Resource 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 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. Historical and Archaeological Resources Review

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 archaeological resources or areas of archaeological or paleontological sensitivity.

The site is in a municipality that has been designated a Certified Local Government (CLG). The applicant is advised to contact Trisha Logan, AICP, Principal Urban Planner, Historical Preservation Urban Design & Planning, City of Fort Lauderdale at 700 Northwest 19th Avenue, Fort Lauderdale, FL 33311 or by phone at (954) 828-7101 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. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. See the attached historical and archaeological comments (**Exhibit 6**).

10. Aviation

This property is within 20,000 feet of the City of Fort Lauderdale's Fort Lauderdale Executive Airport and the City of Pompano Beach's Pompano Beach Airpark. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 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: <http://oeaaa.faa.gov>. To initiate the local municipality review, please contact the City of Fort Lauderdale and City of Pompano Beach directly.

11. Utilities

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

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 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 the 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 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 a note on the face of the plat, preceding the 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 the face of the plat reading:
 - a. This plat is restricted to 43,000 square feet of Industrial use.
 - b. 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.
 - 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.
4. If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[CLD]