



Public Works and Environmental Services Department

HOUSING AND URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NOTE AMENDMENT

Project Description			
Plat Name:	Reflections	Application Number:	096-UP-80
Application Type:	Note Amendment	Legistar Number:	26-717
Owner/Applicant:	CPN West LLC F Land LLC	Commission District:	4
Authorized Agent:	Greenberg Traurig	Section/Twn./Range:	10/49/42
Location:	Between Andrews Avenue and Interstate 95, between the C-14 Canal and Cypress Creek Road/Northeast 62 Street.	Folio Number (s):	4942-10-36-0030 4942-10-36-0040 4942-10-36-0050 (Parcel A-2 and A-3)
Municipality:	City of Fort Lauderdale	Platted Area:	22.13 Acres
Previous Plat:	N/A	Replat:	☐ Yes ☒ No
Recommendation:	APPROVAL		
Meeting Date:	August 20, 2026		

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

The Application is attached (**Exhibit 4**). 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
Plat Note Restriction			
Current Plat Note:	The portion of the plat described in the attached Exhibit A-1, hereinafter described as Parcel A-1, is restricted to 375,000 square feet of office use (142,074 square feet existing, 232,926 square feet proposed); the balance of the plat is restricted to a 322-room hotel.		
Proposed Note:	Parcel A-2 (see attached legal description) is restricted to 415 mid-rise residential units; Parcel A-3 (see attached legal description) is restricted to a Restoration Site as permitted by the Environmental Resource Permit issued by Broward County; the		

	balance of Parcel A-1 is restricted to 375,000 square feet of office use; the balance of the plat is restricted to a 322-room hotel.
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In accordance with Broward County Land Development Code, mid-rise units are defined as four (4) or more attached dwelling units in a building with four (4) to eight (8) stories (exclusive of parking levels).

On June 9, 2026, the County Commission approved a delegation request to remove all the notations relating to the wetland restoration and preservation areas on the face of the plat and subsequent amended agreements.

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 “Uptown Urban Village Transit-Oriented Development” land use category.

Regarding the existing office and hotel use and the proposed residential use, Planning Council staff notes the subject Uptown Urban Village Transit Oriented Development permits a maximum of 4,374,186 square feet of Office use, 1,600 hotel rooms, and 4,239 dwelling units. To date, including this proposed development, 3,380,711 square feet of Office, 718 hotel rooms and 2,285 residential units have been proposed by plat or granted development permits. Therefore, the existing office and hotel use and the proposed 415 dwelling units are in compliance with the permitted uses of the effective land use plan. Planning Council memorandum is attached (**Exhibit 3**).

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PC 24-6/PCT 24-3, which were approved by the Broward County Commission on February 11, 2025, recognizing the following voluntary commitment:

- Restrict 15% (635) of the 4,239 dwelling units as moderate-income affordable housing or below for a minimum of 30 years. The affordable housing set-aside can be satisfied with an in-lieu-of payment per unit for the total number of units in the project (amount shall be equivalent to BCLUP Policy 2.16.4), shared equally between Broward County and the City of Fort Lauderdale.

2. Municipality Review

The City of Fort Lauderdale has submitted a Letter of No Objection dated June 18, 2026, supporting the note amendment.

3. Adjacent Municipality

The City of Pompano Beach was notified of the application and has responded by email on May 11, 2026, with no objection. The City of Oakland Park was also notified of the application and has responded by email on May 20, 2026, with no objection.

4. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and have no objection to this plat note amendment.

5. Concurrency – Transportation

This plat is located in the Central Transportation Concurrency Management Areas (TCMA), where level of service (LOS) is expressed in term 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 166 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	166
Non-residential	733	733
Total	733	899
Difference	899 – 733 = 166	

The plat was recorded with a note requiring development to occur before five (5) years from the date of the 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:	Broward County	Broward County
Plant name:	BC North Regional (BCN)(03/26)	BC North Regional (BCN)(03/26)
Design Capacity:	37.5 MGD	95 MGD
Annual Average Flow:	32.5 MGD	69.23 MGD
Available Plant Capacity:	5 MGD	To be calculated at EPD Licensing
Estimated Project Flow:	0.22 MGD	0.22 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this Plat Note Amendment 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.

7. 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	2.24
Local	0

8. Concurrency - Public School

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, the proposed 415 mid-rise units will generate 25 (11 elementary, 5 middle, 9 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 December 15, 2026.**

9. 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.

10. 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 note amendment. 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 NDDLLicense@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

The subject plat 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

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 noted to review comments from Aquatic and Wetland section of Environmental Permitting Division for any wetland mitigation requirements.

11. 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.

12. 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 Land Use Plan, and the Florida Master Site File (FMSF) determined that the proposed project will NOT have an adverse effect on previously recorded resource(s).

There are no recorded archaeological, historical, or paleontological resources recorded within the subject property. Previously, a partially completed dug-out canoe was recovered from an unspecified location within the general vicinity of the subject property during the early 1970s. The discovery was recorded with the Florida Division of Historical Resources, Florida Master Site File (FMSF) as archaeological site 8BD60 / Ft. Lauderdale Canoe, however the canoe was removed from the location and subsequently conserved by the Broward County Archaeological Society. Site 8BD60 / Ft. Lauderdale Canoe represents the discovery of an isolated artifact and no additional archaeological or cultural features were recorded in association with its discovery. The proposed application will not have an adverse effect on any previously recorded archaeological, historical, or paleontological resources or areas of concern. In the event that additional, associated archaeological materials area encountered during the proposed development, then the property owner is encouraged to report those discoveries to the appropriate jurisdictional authority (see below).

The site is in a municipality that has been designated a Certified Local Government (CLG). The applicant is advised to contact Anthony Fajardo, Director, Department of Sustainable Development, City of Fort Lauderdale 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.

13. Aviation

Broward County Aviation Department has no objection to the plat note amendment. However, this property is within close proximity to Fort Lauderdale Executive Airport (FXE) and Pompano Beach Airpark (PMP), owned and operated by the City of Fort Lauderdale and the City of Pompano Beach, respectively. Please contact the City of Fort Lauderdale and the City of Pompano Beach directly to initiate a local municipality review to determine if the project may be deemed a hazard to air navigation. The project is subject to compliance with 14 Code of Federal Regulations (CFR) Part 77 and Florida Statutes Chapter 333. The applicant should visit oeaaa.faa.gov to determine if the proposed project is required to file an FAA 7460-1 by using the Pre-Screening Tool.

14. Utilities

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

15. 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 requirements 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.

5. 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).

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. Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **August 20, 2027**.
2. Delete the plat note that references expiration of the Finding Adequacy.
3. 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]