



Resilient Environment Department
URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	TFC Parkland Storage	Number:	040-MP-23
Application Type:	New Plat	Legistar Number:	24-725
Applicant:	Parkland Storage LLC	Commission District:	3
Agent:	D.E.T. Strategic Consultants	Section/Twn./Range:	26/47/41
Location:	South side of Loxahatchee Road, west of Blue Spring Drive	Platted Area:	3.42 Acres
Municipalities:	Parkland	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
FS 125.022 Waiver	A waiver is recommended		
Recommendation:	APPROVAL		
Meeting Date:	June 18, 2024		

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

The Application is attached (**Exhibit 8**). 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:	148,722 sq. ft. of self-storage
Plan Designation:	Commerce
Adjacent Uses	Adjacent Plan Designations
North: Palm Beach County	North: Palm Beach County
South: Vacant Residential	South: Residential Estate 1 du/ac
East: Single-family Residences	East: Palm Beach Rural Residential-10 (BMSD) and Residential 3 du/ac
West: Miscellaneous Agriculture	West: Palm Beach Rural Residential-10 (BMSD)
Existing Zoning	Proposed Zoning
S-1	S-1

1. Land Use

Planning Council staff reviewed this application and determined that the City of Parkland Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat uses permitted in the “Commerce” land use category. The proposed self-storage use is in compliance with the permitted uses and densities of the effective land use plan. Planning Council memorandum is attached (**Exhibit 3**).

2. Adjacent City

Broward Municipal Services District was notified of this development and had no objections (**Exhibit 4**).

3. Trafficways

Trafficways Approval is valid for 10 months. Approval was received on April 25, 2024.

4. 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 5**).

5. Concurrency – Transportation

This plat is located in the Northwest Standard Concurrency District, which is subject to road impact fees, as defined in Section 5- 182.1.(a)(1)b) of Land Development Code. The proposed development generates an increase of 27 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	27
Total		27

6. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	City of Parkland	City of Parkland/Parkland Utilities
Plant name:	Parkland Utilities (11/23)	
Design Capacity:	0.58 MGD	
Annual Average Flow:	0.45 MGD	
Estimated Project Flow:	0.014 MGD	0.014 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.

7. Impact Fee Payment

All impact fees (road and admin) will be calculated by Urban Planning Division, Development and Environmental Review Section; assessed based on construction plans submitted for environmental review approval and must be paid on date of building permit issuance.

8. Environmental Review

This plat has been reviewed by Environmental Permitting Division. See the attached environmental review report which provides recommendations to the developer regarding environmental permitting for future development **(Exhibit 6)**.

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.

9. 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.

10. Historic and Archaeological Resources

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. See the attached historic and archaeological comments **(Exhibit 7)**.

11. Aviation

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 and/or the Broward County Airport Zoning Ordinance 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>.

12. Utilities

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

13. 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 Northwest Standard Concurrency District, and this application may not satisfy the concurrency requirements for regional road network as specified in Section 5-182(a)(1)(b) 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:

Road/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 148,722 square feet of self-storage 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.
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]