

Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

Name:	LAUDERDALE PROPELLER	Number:	001-MP-17
Applicant:	Florida Marine Propulsion Corp.	Comm. Dist.:	7
Agent:	Pulice Land Surveyors, Inc.	Sec/Twp/Rng:	20-50-42
Location:	South Side of State Road 84 and West of Marina Dr	Platted Area:	0.93 Acres
City:	Fort Lauderdale	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	7,900 Sq. Ft. of Industrial and 1,200 Sq. Ft. of Office	Effective Plan:	Fort Lauderdale
Proposed Use:	16,400 Sq. Ft. of Industrial (7,900 Sq. Ft. Existing, 8,500 Sq. Ft. Proposed) 1,200 Sq. Ft. of Office (Existing)	Plan Designation:	Commercial and Industrial. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Marina (City of Dania Beach)	North:	Transportation (City of Dania Beach)
South:	Industrial and Agricultural	South:	Industrial
East:	Commercial (City of Hollywood)	East:	General Business (City of Hollywood)
West:	Marina	West:	Commercial and Industrial
Existing Zoning:	B-2	Proposed Zoning:	B-2

RECOMMENDATION (See Attached Conditions)

**APPROVAL:** Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances.

Meeting Date:	09/14/17	Prepared:	KMM
Action Deadline:	10/17/17	Reviewed:	
Deferral Dates:		Approved:	

SERVICES

Wastewater Plant:	Hollywood (05/17)	Potable Water Plant:	Fiveash (10/16)
Design Capacity:	55.5000 MGD	Design Capacity:	90.000 MGD
12-Mo. Avg. Flow:	34.5800 MGD	Peak Flow:	41.500 MGD
Est. Project Flow:	0.0019 MGD	Est. Project Flow:	0.004 MGD

Comments: Sufficient capacity exists at this time.    Comments: Sufficient capacity exists at this time.

PARKS

SCHOOLS

Dwelling Units	Impact Fee
N/A	N/A

	Land Dedication	Impact Fee	Admin. Fee
Local:	County conducts no local review within municipalities	N/A	N/A
Regional:	N/A	N/A	N/A

TRANSPORTATION

Concurrency Zone:	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	N/A	*	*
Non-res. uses:	6	*	*
Total:	6	*	*

\* See Staff Comment No. 4

See Finding No. 1

\* See Staff Recommendation No. 16

LAUDERDALE PROPELLER  
001-MP-17

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the uses being 16,400 square feet of industrial use (7,900 square feet existing; 8,500 square feet proposed) and 1,200 square feet of existing office use. This property is being platted because it does not qualify for an exception to the mandatory platting rule. Although the property is less than five (5) acres in size, the plat boundaries are not specifically delineated on a recorded plat.
- 2) The industrial square footage on this plat may consist of either industrial uses, industrial/office uses, and/or industrial/showroom uses, upon satisfaction of appropriate transportation concurrency fees. Industrial uses may have a maximum thirty percent (30%) ancillary office use, calculated by the use in a single tenant building or on a bay-by-bay basis in buildings with more than one (1) tenant. Industrial/office uses may have a maximum fifty percent (50%) ancillary office use, calculated by the use in a single tenant building or on a bay-by-bay basis in buildings with more than one (1) tenant. Industrial/showroom uses may have a maximum thirty percent (30%) ancillary commercial or office use, calculated by the use in a single tenant building or on a bay-by-bay basis in buildings with more than one (1) tenant.
- 3) Trafficways approval is valid for 10 months. Approval was received on March 23, 2017.
- 4) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval. These fees shall be based on the gross square footage of any building(s) as defined in the ordinance, including interior mezzanines and exterior canopies and overhangs for loading facilities.
- 5) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 6) Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. The surface water management licensing requirements of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction.
- 7) This project is within the Broward County Water and Wastewater Services (BCWWS) jurisdictional (service) area. A BCWWS Utility Connection Permit will be required before water/wastewater construction can begin. Visit [www.broward.org/WaterServices/Pages/LandDevelopment.aspx](http://www.broward.org/WaterServices/Pages/LandDevelopment.aspx) for additional information. The configurations of water/wastewater facilities will likely change per

## Continued

subsequent detailed plan review associated with the BCWWS Utility Connection Permit.

- 8) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.
- 9) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 10) The Water and Environmental Licensing Section encourages that 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 be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.
- 11) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:  
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>
- 12) Review of aerial photographs indicates that the subject site contains tree canopy. If trees are to be removed or relocated, development of the site must comply with the Tree Preservation regulations of the City of Fort Lauderdale. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.

Continued

- 13) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 14) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
- 15) Note that Environmental Engineering and Permitting Division records indicate that at least one underground fuel pipeline is located in the vicinity of this plat. Prior to conducting any subsurface work, the developer must contact Sunshine State On-Call at 1-800-432-4770 to properly mark the location of the pipeline(s) to ensure that work is not in the location of this fuel pipeline(s).
- 16) 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 Engineering and 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.
- 17) This property is within 20,000 feet of Fort Lauderdale-Hollywood International Airport. 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/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.
- 18) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The archaeologist notes that this property is located in the City of Fort Lauderdale and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Fort Lauderdale's Urban Design and Planning Division at 954-828-6520 or to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity 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. The Broward County medical examiner can be notified at either 954-357-5200 or [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org).

- 19) This site is currently serviced by Broward County Transit Route 6 on SW 30 Avenue.
- 20) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 21) Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards." In accordance with Section 5-189(b)(5) of the Land Development Code, the applicant has submitted the attached pre-application approval letter from the Florida Department of Transportation.
- 22) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council.
- 23) The attached comments from the adjacent City of Dania Beach and City of Hollywood indicate no objection to this request.
- 24) 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.
- 25) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at: [www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf](http://www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf)

## FINDINGS

### CONCURRENCY REVIEW

- 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(a)(5)a) of the Land Development Code.
- 2) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.

## STAFF RECOMMENDATIONS

### NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following recommendations:

- 1) Along the ultimate right-of-way for Marina Mile Boulevard (State Road No. 84) and the frontage road (Marina Road) except at the 30-foot opening on Marina Road with centerline located approximately 55 feet east of the west plat limits.

Note: There is a single parcel to the west of the subject parcel.

#### SIDEWALK REQUIREMENTS (Secure and Construct)

- 2) Along Marina Mile Boulevard (State Road No. 84) adjacent to this plat.

This requirement may be fulfilled with an approved Waiver of Sidewalk Requirement Agreement (Form No. CAF455) recorded prior to plat recordation.

#### TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 3) The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

#### PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 4) Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with the Traffic Engineering Division standards. The minimum security amount for pavement markings and signs is \$1,000.

#### IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 5) 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 (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to recordation of the plat. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to the issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction and Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.
- 6) The Installation of Required Improvements Agreement (CAF#450) shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to plat recordation and/or the commencement of construction. Security amounts shall be based upon the one of the following:
  - A) Approved construction plans. When security is based on approved construction plans, the security will be calculated at one-hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.

- B) Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one-hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
- C) All forms are available on the Highway Construction and Engineering Division's web page at:  
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

#### IMPROVEMENT PLAN SUBMITTAL REQUIREMENTS

- 7) Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to the Highway Construction and Engineering Division for review for conformance to Plat recommendations, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County.

#### FLORIDA STATUTES CHAPTER 177 REQUIREMENTS

Complete the following corrections to the plat mylar to comply with the requirements of Florida Statutes Chapter 177 as outlined below:

##### 8) SURVEY DATA

- A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description.

Show the 59.96' deed/description distance on the south plat boundary line as called out in the description, in addition to the measured distance, in a smaller, less bold font than that to be used to survey the plat.

- B) There are discrepancies between the survey submitted with the plat and the mylar of the plat drawing sheet. The discrepancies include, but are not necessarily limited to the following:

1. The location of the Found Concrete Monument in the vicinity of the northwest corner of the plat is unclear, based on comparison of the survey and the plat.

**NOTE: Locations of improvements on the parcel being platted as shown on the survey are in agreement with a survey of the site previously submitted to the Broward County Highway Construction and Engineering Division.**

2. The sum of the distance dimensions between the apparent P.R.M.s on the north line of PORT 95 COMMERCE PARK (P.B. 144, PG. 2, B.C.R.) shown



on the survey differs from the corresponding distance dimensions on the plat.

**NOTE: The total of the east – west distances from the monuments on the boundary of P.B. 144, PG., 2, B.C.R. to the northwest corner of this plat as shown on the survey appear to indicate that the above referenced Found Concrete Monument may be at the northwest corner of the plat, as opposed to being 1.5' +/- westerly of said corner.**

3. The monuments shown on the north and south ends of the southeasterly plat boundary having a dimension of S32°25'38"W, 182.30' as shown on the plat differ from those shown on the survey.

Review the above comments and revise the plat and/or survey as necessary.

- C) If applicable, identify the north line of P.B. 144, PG. 2, B.C.R. on the plat drawing.
  - D) Indicate the location of the FOUND NAIL DISK IN CONCRETE (P.R.M.), N82°29'59"E, 354.84 feet from the northeast corner of the plat.
  - E) The surveyor must submit digital plat information after all corrections are completed and the Highway Construction and Engineering Division staff requests digital information.
- 9) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE
- A) Mortgagee dedication must clearly join in the dedications on the plat.
  - B) Obtain and provide a copy of the latest FDOT Right-of-Way map for Marina Mile Boulevard (State Road No. 84) adjacent to the plat. Add label indicating the State road designation, roadway section number, sheet number, and the latest date of revision. Provide a copy of R/W Map Book 1, Page 8, B.C.R. shown as source of right-of-way for STATE ROAD 84.
- 10) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS
- A) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title which shall:
    - 1) be based upon a legal description that matches the plat.
    - 2) be based upon a search of the public records within forty-five (45) days of submittal.
    - 3) contain the names of all owners of record.
    - 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.

- 5) contain a listing of all easements and rights-of-way of record lying within the plat boundaries.
- 6) contain a listing of all easements and rights-of-way which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

The title must be updated for the review of any agreements and for the recordation process. Standard format for "Title Certificates," "Opinions of Title," the "Adjacent Right-of-Way Report," and a "Guide to Search Limits of Easements and Right-of-Way" may be obtained by contacting the Highway Construction and Engineering Division or by visiting the Division's web site: <http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

- B) The Dedication on the original mylar must be executed by all recorded owners with original signatures. For property owned by an individual (or by individuals), the plat must be executed in the presence of two witnesses for each signature. Property owned by corporations must be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer must also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat must be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust must provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.
- C) All mortgagees must execute the plat with original signatures, seals, and witnesses.
- D) Acknowledgments and seals are required for each signature.

#### 11) DRAFTING AND MISCELLANEOUS DATA

- A) Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B) Add "see detail sketch" text to the labels for the Point of Beginning on the plat drawing
- C) The plat borders must be 1/2-inch on three sides with a 3-inch margin on the left side.
- D) The plat original must be drawn with black permanent drawing ink or nonadhered scaled print on a stable base film.

E) The sheet size must be 24 inches by 36 inches.

12) SIGNATURE BLOCKS

A) The Surveyor's Certification must be signed and the plat sealed by a professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of Chapter 177, Florida Statutes. Explain the inclusion of the language pertaining to Permanent Control Points in the certificate. There are none shown on the drawing. Review and revise as necessary.

B) The plat must include proper dates for signatures.

13) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

The following items are required for plat recordation but are completed by County staff:

A) Planning Council Executive Director Signature.

B) Completion of POSSE Inputs; Impact Fee and Security reports printed.

C) County Surveyor sign-off.

D) P.R.M.s verified.

E) Development Order, Planning and Development Management Director Signature.

F) Highway Construction and Engineering Director Signature.

G) City of Fort Lauderdale – Transmit scanned copy of mylar for review:

Anthony Fajardo      [afajardo@fortlauderdale.gov](mailto:afajardo@fortlauderdale.gov)      954-828-5984

NOTES:

a) The applicant may request a copy of the Florida Statutes 177 check print by calling Luis Gaslonde at 954-577-4598.

b) Additional changes made to the original plat mylar (beyond this list of corrections) may cause delays in review and recordation, and may result in additional review fees.

GENERAL RECOMMENDATIONS

14) Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.

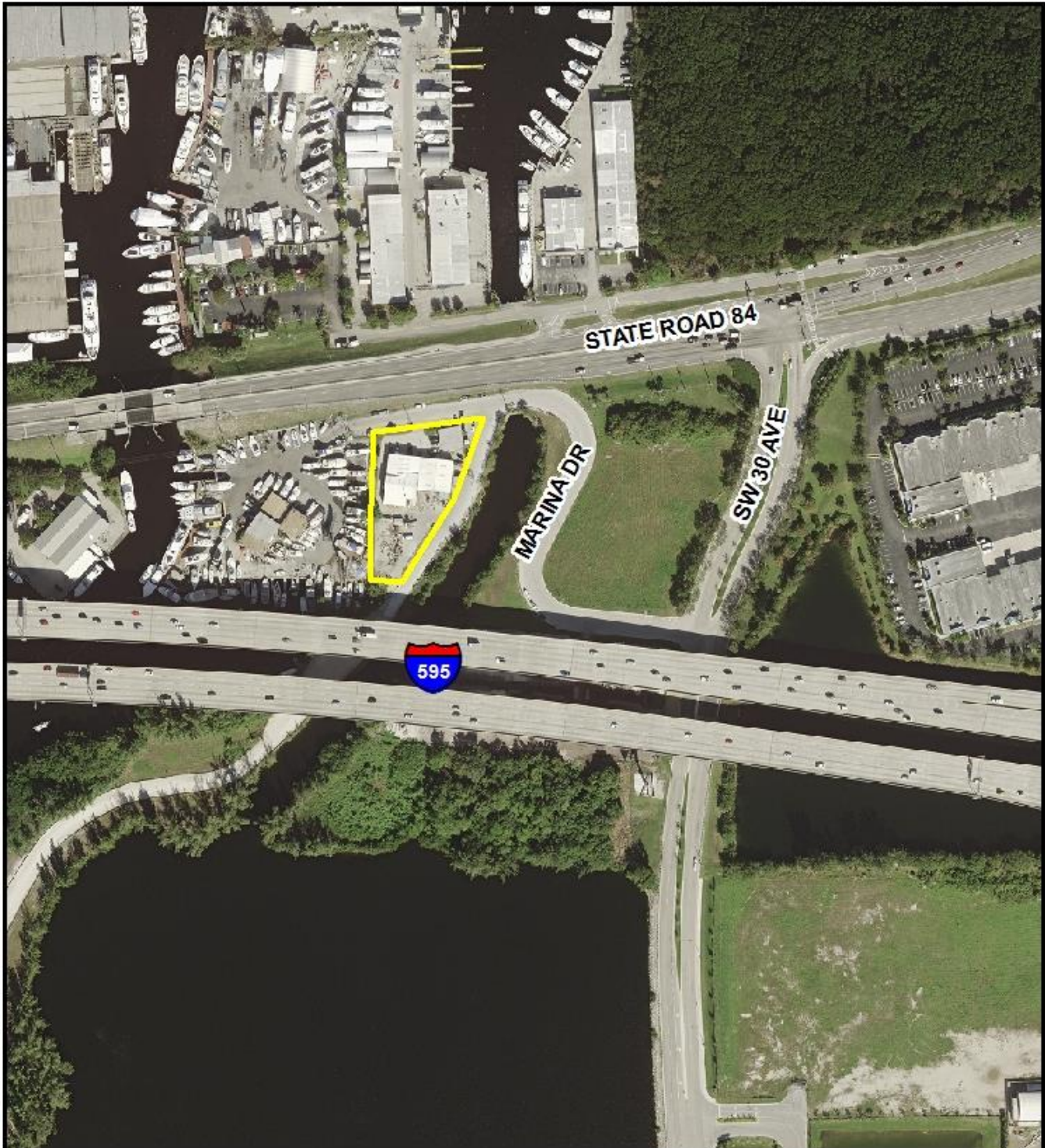
- 15) All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:
  - A) United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).
  - B) State of Florida Department of Transportation:
    - 1) "Roadway and Traffic Design Standards."
    - 2) "Standard Specifications."
    - 3) "FDOT Transit Facilities Guidelines."
  - C) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

- 16) Applicant must pay transportation concurrency fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code.
- 17) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant must submit a current tax letter from the Revenue Collection Division providing proof of payment.
- 18) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.
- 19) Place a note on the face of the plat reading:
  - A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **September 14, 2022**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a

- subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **September 14, 2022**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.
- 20) Place a note on the face of the plat reading:
- This plat is restricted to 16,400 square feet of industrial use (7,900 square feet existing; 8,500 square feet proposed) and 1,200 square feet of existing office use. The proposed industrial use is further restricted to that portion of the plat designated "Industrial" (i.e., the southernmost 0.53 acres.) Industrial uses may have up to 30%-50% ancillary office or up to 30% ancillary commercial/office use per bay or single tenant building upon satisfaction of transportation concurrency fees.
- 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.
- Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.
- 21) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



**Commission District No. 7**  
**Municipality: Fort Lauderdale**  
**S/T/R: 20/50/42**

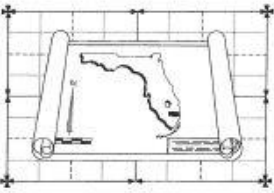


**001-MP-17**  
**Lauderdale Propeller**



0 125 250 500 Feet


Prepared by: Planning and Development Management Division  
Date Flown: January 2017



## BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

TO: Josie P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Lauderdale Propeller (001-MP-17)  
City of Fort Lauderdale

DATE: February 22, 2017

The Future Land Use Element of the City of Fort Lauderdale Comprehensive Plan is the effective land use plan for the City of Fort Lauderdale. That plan designates the area covered by this plat for the uses permitted in the "Industrial" (i.e. the southernmost 0.53 acres) and "Commercial" (i.e. the northernmost 0.4 acres) land use categories. This plat is generally located on the south side of State Road 84, between Southwest 30 Avenue and the New River.

The existing office use is in compliance with the permitted uses of the effective land use plan.

In order for the existing and proposed industrial use to be considered in compliance with the effective land use plan, the note on the face of the plat must restrict said use to that portion of the plat designated "Industrial."

The effective land use plan shows the following land uses surrounding the plat:

North: Transportation (City of Dania Beach)  
South: Industrial  
East: General Business (City of Hollywood)  
West: Commercial and Industrial

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:RECM

cc: Lee Feldman, City Manager  
City of Fort Lauderdale

Anthony Fajardo, Director, Department of Sustainable Development  
City of Fort Lauderdale

**Turner, Thuy**

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**From:** Lajoie, Corinne <cchurch@daniabeachfl.gov>  
**Sent:** Thursday, August 24, 2017 8:55 AM  
**To:** Turner, Thuy  
**Subject:** FW: Plat Review - Lauderdale Propeller  
**Attachments:** Lauderdale Propeller - Adjacent City Dania Beach.pdf; 001MP17.jpg

Thank you for copying the City of Dania Beach.  
We have no objection to the request.

Corinne Lajoie, AICP, LEED GA  
Planning and Zoning Manager  
City of Dania Beach, FL

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**From:** LaFerrier, Marc  
**Sent:** Wednesday, August 23, 2017 5:26 PM  
**To:** Lajoie, Corinne; Wray, Macee; Carrie, Anne-Christine  
**Subject:** FW: Plat Review - Lauderdale Propeller

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**From:** Turner, Thuy [<mailto:TTURNER@broward.org>]  
**Sent:** Wednesday, August 23, 2017 3:43 PM  
**To:** LaFerrier, Marc  
**Subject:** Plat Review - Lauderdale Propeller

Good Afternoon Marc,

I hope you can help because it's an oversight from our office. We did not send you the adjacent city letter for your comments for the Lauderdale Propeller Plat (001-MP-07).

Please let me know if you have any objections or comments for this plat by Tuesday, August 29.

Thank you for your time.

Regards,  
Thuy



THUY (twee) TURNER, AICP, LEED AP BD+C, PLANNING SECTION SUPERVISOR  
Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
1 N. University Dr. | Plantation, Florida 33324  
954.357.6623

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**Da Luz, Karina**

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**Subject:** FW: Plat Review - Lauderdale Propeller

**From:** Leslie A. Del Monte [mailto:LDELMONTE@hollywoodfl.org]  
**Sent:** Tuesday, August 29, 2017 10:05 AM  
**To:** Da Luz, Karina <KDALUZ@broward.org>  
**Cc:** Alexandra Carcamo <ACARCAMO@hollywoodfl.org>; Luis Lopez <LLOPEZ@hollywoodfl.org>; Clarissa Ip <CIP@hollywoodfl.org>  
**Subject:** RE: Plat Review - Lauderdale Propeller

Ms. Da Luz,

The Planning Division has no objections to this plat. I've copied the City Engineer, Luis Lopez for further comment should it be necessary. Please let us know if you need anything else.

Leslie

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**From:** Da Luz, Karina [mailto:KDALUZ@broward.org]  
**Sent:** Monday, August 28, 2017 6:03 PM  
**To:** Leslie A. Del Monte; Alexandra Carcamo  
**Subject:** FW: Plat Review - Lauderdale Propeller  
**Importance:** High

Hello,

Please see e-mail chain below (Leslie, I spoke with Alex about it this afternoon). This is for a plat, they are going before County Commission in September, since it is adjacent to Hollywood we need to know if the City has any objections or comments. It is for an increase in industrial and office use.

Thank you!!



**KARINA DA LUZ, SENIOR PLANNER**  
Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
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**From:** Da Luz, Karina  
**Sent:** Monday, August 28, 2017 5:40 PM  
**To:** 'tbarnett@hollywoodfl.org' <[tbarnett@hollywoodfl.org](mailto:tbarnett@hollywoodfl.org)>  
**Subject:** FW: Plat Review - Lauderdale Propeller  
**Importance:** High

Good afternoon Tom,

I hope you are doing well! Just following up regarding the e-mail below regarding your comments for this project. Please let me know if you have any questions.

Regards,



**KARINA DA LUZ, SENIOR PLANNER**  
Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
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**From:** Turner, Thuy  
**Sent:** Wednesday, August 23, 2017 3:43 PM  
**To:** 'tbarnett@hollywoodfl.org' <[tbarnett@hollywoodfl.org](mailto:tbarnett@hollywoodfl.org)>  
**Subject:** Plat Review - Lauderdale Propeller

Good Afternoon Tom,

I hope you can help because it's an oversight from our office. We did not send you the adjacent city letter for your comments for the Lauderdale Propeller Plat (001-MP-07).

Please let me know if you have any objections or comments for this plat by **Tuesday, August 29.**

Thank you for your time.

Regards,  
Thuy



**THUY (twee) TURNER, AICP, LEED AP BD+C, PLANNING SECTION SUPERVISOR**  
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