

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

PROJECT DESCRIPTION

Name:	AALW STORAGE PLAT	Number:	042-MP-16
Applicant:	AALW Properties Inc.	Comm. Dist.:	7
Agent:	Flynn Engineering Services, P.A.	Sec/Twp/Rng:	35/49/42
Location:	West Side of Progresso Drive, North of Northeast 13 Street	Platted Area:	0.9 Acres
City:	Fort Lauderdale	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	9,079 Sq. Ft. Commercial	Effective Plan:	Fort Lauderdale
Proposed Use:	112,000 Sq. Ft. Self-Storage	Plan Designation:	Commercial. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Commercial	North:	Commercial
South:	Commercial	South:	Commercial
East:	Commercial	East:	Commercial
West:	Multi-Family Residential	West:	Medium-High (25) Residential
Existing Zoning:	B-3	Proposed Zoning:	B-3

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:	05/08/18	Prepared:	HWC
Action Deadline:	06/12/18	Reviewed:	
Deferral Dates:		Approved:	

SERVICES

Wastewater Plant:	G. T. Lohmeyer (11/17)	Potable Water Plant:	Fort Lauderdale (02/17)
Design Capacity:	48.0000 MGD	Design Capacity:	90.000 MGD
12-Mo. Avg. Flow:	38.9000 MGD	Peak Flow:	51.000 MGD
Est. Project Flow:	0.0007 MGD	Est. Project Flow:	0.007 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
Central			
Res. Uses:	N/A	N/A	N/A
Non-res. uses:	29	*	N/A
Total:	29	*	N/A

\* See Staff Comment No. 3  
See Finding No. 1  
See Staff Recommendation No. 7

AALW STORAGE PLAT  
042-MP-16

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 112,000 square feet of self-storage. This property is being platted because it does not qualify for an exception to the mandatory platting rule. The plat boundaries are not specifically delineated on a recorded plat.
- 2) Trafficways approval is valid for 10 months. Approval was received on August 24, 2017.
- 3) 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 canopies and overhangs.
- 4) At the time of plat application, 9,079 square feet of commercial use exists on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182(a)(4) of the Land Development Code, this structure may be eligible for credit towards transportation concurrency fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. No credit will be granted for demolition occurring more than eighteen (18) months prior to the review of construction plans submitted for County environmental review approval.
- 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) 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. Wastewater receiving lift stations and force mains are critical components of the conveyance system. For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.

- 8) 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.
- 9) 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.
- 10) 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>
- 11) 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.
- 12) 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.
- 13) 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.

## Continued

- 14) A demolition notice of the existing commercial use will be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
- 15) The subject plat is in the vicinity of known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.
- 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) The Broward County Aviation Department has no objections to this plat. However, the information submitted with this plat application does not indicate the height of any proposed buildings. The applicant is advised by staff of the Aviation Department that any proposed construction on this property with a height exceeding 200 feet, or the 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 to this development. Based on the location of the proposed project, the FAA may need to conduct a 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

Continued

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 BC Transit Route 20 on NE 15 Avenue.
- 20) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council.
- 21) 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.
- 22) 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

### 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:

- 1) 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.
    - 1) Revise the description **and the applicable labels on the plat drawing to enlarge the** degree symbols in the bearing and central angle calls.
    - 2) Add labels on the drawing to identify radial lines and the tangent bearing as called out in the description.

- 3) Revise the description to include the municipality in which the plat lies.
  - 4) Revise the label on the line running west from the Point of the Commencement as shown on the plat drawing to identify it as the **EASTERLY EXTENSION OF the North Right-of-Way Line of Avenue "H" as shown on the plat of PROGRESSO, as recorded in Plat Book 2, Page 18 of the Public Records of Dade County, Florida.**
  - 5) Show the endpoints of and complete the linework for the 238.64' distance dimension shown on the above referenced EASTERLY EXTENSION.
- B) The bearing reference line must be a well-established and monumented line. Depict said line with its monumentation and tie to the plat boundary. Insufficient monumentation is shown for the line called out. Review and revise as necessary. Additionally, review the direction of the right-of-way line used as the bearings reference line. Based on the bearing shown on the line, it appears that the line is the westerly or northwesterly right-of-way line of the 50 foot right-of-way, as opposed to the north line. Review and revise as necessary.
- C) Two land ties to two independent land corners or one land corner and one other recorded corner must be shown. Show found monumentation at both corners. Show measured ties to a monumented land corner, as opposed to calculated dimensions.
- D) Show any found monumentation at the Point of Commencement. Verify the location of the FOUND ½" IRON ROD, UNNUMBERED shown at the Point of Commencement. The Special Warranty Deed recorded in O.R.B. 49770, PG. 953, B.C.R. and the Right-of-Way Deed recorded in O.R.B. 3290, PG. 673, B.C.R. appear to indicate that an additional 15 feet of right-of-way was dedicated on the north side of N.E. 13<sup>th</sup> Street (the easterly extension of AVENUE "H"). Revise the distance from said monument to the southeasterly end of the 30.00' radius arc in the northeasterly quadrant of the intersection of N.W. 13<sup>th</sup> Street and Progresso Drive and the distance from the northwesterly end of said arc along the easterly right-of-way line of Progresso Drive to the plat boundary, as necessary. Revise the plat drawing to show the additional 15 feet of right-of-way, if applicable. Revise the label for the location of the Iron Rod, as necessary. Identify any monumentation at both ends of the arc and the apparent Point of Curvature on the easterly right-of-way line of Progresso Drive where symbols are shown.
- E) Show a complete physical description of the P.R.M.s (size, shape, length, disc type, stamping, etc. [Can be addressed in Legend]) Be specific. Identify and describe any monuments set or found that differ from this typical. Also, show the monuments at the Point of Curvature on the easterly plat boundary line and at the northwesterly plat corner as P.R.M.s. If the FOUND IRON ROD at the northwesterly corner of the plat was replaced with a P.R.M., make a note to that effect on the plat drawing.

Continued

NOTE: Florida Statutes Chapter 177.031 indicates that P.R.M.s must contain the letters "P.R.M." as part of the identification of the monuments and calls out a minimum length of the monuments.

- F) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor must submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available from the following web site:  
<http://www.broward.org/Publicworks/BCEngineering/Pages/PlatSectionForms.aspx>
  - G) The surveyor must submit digital plat information after all corrections are completed and Highway Construction Engineering Division staff requests digital information.
- 2) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE
- A) Depict the entire right-of-way width of Progresso Drive adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat. Refer to the Adjacent Right-of-Way Report.
- 3) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS
- A) The title certificate or an attorney's opinion of title shall be updated to reflect a comprehensive search of the Public Records within 30 days prior to plat recordation. If the updated title shows any change to property ownership, then a new dedication on the plat mylar shall be executed by the new owner(s) with the proper acknowledgements. If the updated title shows any changes to or additional mortgage holders, then a new Mortgagee consent shall be executed with the proper acknowledgements.
- 4) 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) Be consistent in the use of B.C.R. or Broward County when referring to recorded documents. Both are shown on the plat drawing. Consider the exclusive use of B.C.R., as it is included in the Legend.
  - C) Revise the plat subtitles to indicate that this plat is lying WITHIN Section 35-49-42.



D) Relocate the "PLAT LIMITS" label at the southerly plat boundary line to clear the linework for that boundary.

E) Lettering on the plat shall be no smaller than 0.10" (10-point font).

5) SIGNATURE BLOCKS

A) The Surveyor's Certification must be signed and the plat sealed by 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 Florida Statutes Chapter 177. Explain the reference to Permanent Control Points in the Certification. There are none shown on the drawing. Review and revise as necessary.

B) The plat must include space for signature by the Highway Construction and Engineering Director and Surveyor indicating that the plat has been reviewed for conformity with Chapter 177, Part 1, Florida Statutes.

1) **Revise the signature block for Robert P. Legg, Jr. to indicate that he is registered in the State of Florida.**

C) If applicable, the plat must include space for approval of Drainage District, City, special improvement district, or taxing district (including space for seals). The language preceding the designated municipal official's signature on the plat drawing must include the following wording:

"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 impact fees have been paid or are not due."

**The paragraph above is shown on page 2 of the plat. It needs to be on page 1 preceding the designated municipal official's signature. Review and revise plat.**

D) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by a copy of the City of Fort Lauderdale's conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.) Provide a copy of an Agenda Report or Resolution prior to plat recordation

6) 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

- 7) 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.
- 8) 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.
- 9) 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.
- 10) 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 **May 8, 2023**, 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 **May 8, 2023**, 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.

- 11) Place a note on the face of the plat reading:

This plat is restricted to 112,000 square feet of self-storage use.

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.


- 12) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.





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

FROM: Barbara Blake Boy, Executive Director

RE: AALW Storage Plat (042-MP-16)   
City of Fort Lauderdale

DATE: October 23, 2017

This memorandum updates our previous comments regarding the referenced plat dated June 6, 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 "Commercial" land use category. This plat is generally located on the west side of Progresso Drive, north of Northeast 13 Street.

The proposed self-storage use is in compliance with the permitted uses of the effective land use plan.

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

North: Commercial  
South: Commercial  
East: Commercial  
West: Medium-High (25) Residential

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:KJW

cc: Lee Feldman, City Manager  
City of Fort Lauderdale

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