

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

PROJECT DESCRIPTION

Name:	BRIDGE FLL	Number:	027-MP-17
Applicant:	School Board of Broward County	Comm. Dist.:	7
Agent:	Leigh Robinson Kerr and Associate, Inc.	Sec/Twp/Rng:	21-50-42
Location:	West Side of Southwest 12 Avenue Between Southwest 32 Court and Southwest 33 Court	Platted Area:	10.18 Acres
City:	Fort Lauderdale	Gross Area:	N/A
Replat:			

LAND USE

Existing Use:	32,000 Sq. Ft. Office	Effective Plan:	Fort Lauderdale
Proposed Use:	180,000 Sq. Ft. Industrial	Plan Designation:	Industrial
Adjacent Uses:		Adjacent Plan Designations:	
North:	Single Family Residence	North:	Low-Medium (8) Residential
South:	Industrial	South:	Industrial
East:	Industrial	East:	Industrial
West:	Single Family Residence	West:	Low-Medium (8) Residential
Existing Zoning:	CF	Proposed Zoning:	TBD

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: 06/05/18
Action Deadline: 08/14/18
Deferral Dates:

Prepared: HWC
Reviewed:
Approved:

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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:	38.2300 MGD	Peak Flow:	51.000 MGD
Est. Project Flow:	0.0180 MGD	Est. Project Flow:	0.018 MGD

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

PARKS

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

TRANSPORTATION

Concurrency Zone: Southeast	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	N/A	*	N/A
Non-res. uses:	130	*	N/A
Total:	130	*	N/A

* See Staff Comment No. 4 and 5
See Finding No. 1
See Staff Recommendation No. 5

BRIDGE FLL
027-MP-17

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 180,000 square feet of industrial use. This property is being replatted to remove easements and permit industrial use.
- 2) It is noted that 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 January 25, 2018.
- 4) At the time of plat application, 32,000 square office building existed 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 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 for drive-thru facilities and for outdoor restaurant seating. In addition, in cases where a building floor may have both commercial and office uses, the entire floor will be assessed as commercial use.
- 6) 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.
- 7) Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. A surface water management licensing requirements of the Water and Environmental Licensing

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Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction.

- 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. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. 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 at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 10) The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division 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) Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation regulations of the City of Fort Lauderdale if trees are to be removed or relocated. 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) A Tree Removal License will be required for any proposed tree removal or relocation associates with the development of this property.
- 13) 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

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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>

- 14) 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.
- 15) 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.
- 16) A demolition notice of the existing use will be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
- 17) All future industrial uses must be approved by the Environmental Engineering and Permitting Division.
- 18) A Storage Tank License may be required if there will be fuel storage associated with either an emergency generator system or a service station. Contact the Environmental and Consumer Protection Division at 954-519-1260 for specific license requirements.
- 19) The subject plat is in the vicinity of a known contaminated site 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.
- 20) 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.
- 21) This property is within 20,000 feet of the Fort Lauderdale-Hollywood International Airport. Any proposed construction on this property or use of cranes or other high-lift

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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.

- 22) 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 archeologist notes that the project proposes the demolition of one structure that is located within the property that is at least fifty years old. The structure has not been previously recorded with the Florida Master Site File and additional information is required in order to determine if the structure historically significant. The archaeologist further 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, Urban Design and Planning Division at 954-828-7101 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.
- 23) The attached comments received from the Broward County Planning Council indicate that the proposed industrial use is in compliance with the effective Land Use Plan. This plat was the subject of a Broward County Land Use Plan (BCLUP) amendment PC 17-15, which was approved by the Broward County Commission on March 20, 2018, amending the BCLUP designation to "Commerce" subject to the following voluntary restriction:
 - Prohibit access to and from north of the property.
- 24) 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.
- 25) Pursuant to the BCLUP Voluntary Restriction (INSTRUMENT #114962453), access to and from the subject parcel is prohibited from the north. The plat indicates a 50-foot opening with the centerline located approximately 43 feet south of the north plat limits. Vehicular traffic can access the site from the east on SW 12th Avenue. Southbound ingress and northbound egress would be prohibited as an existing curbed, concrete separator with bollards restricts access. The roadway system surrounding the subject parcel is the jurisdiction of the City of Fort Lauderdale.

- 26) This site is currently serviced by BC Transit Route 6 on State Road 84 and Southwest 9 Avenue.
- 27) 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.
- 28) 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

FINDINGS

CONCURRENCY REVIEW

- 1) This plat is located within the Eastern 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) Review the location of the label for the east line of the northeast 1/4 of the southeast 1/4 of Section 21-50-42 and revise as necessary.
 - B) Label the Basis of Bearings reference line on the drawing.
 - C) Verify the identification on the found PRM located at the corner of Schaefer Industrial Park, P.B. 77, PG. 33, B.C.R. adjacent to the southeast corner of this plat and revise as necessary. Additionally, confirm the location of the monument as it pertains to a corner of P.B. 77, PG. 33, B.C.R. and revise as necessary.

- D) 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 at the following website:
<http://www.broward.org/Publicworks/BCEngineering/Pages/PlatSectionForms.aspx>
 - E) The surveyor must submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).
 - F) Show a bearing – distance dimension from the FOUND 1/2" IRON PIPE (NO ID) at the northeast corner of S.W. 32nd Court and S.W. 12th Avenue to the SET P.C.P. on the centerline of S.W. 12th Avenue west of the PIPE.
 - G) Review the north – south location of the southerly leader arrow for the 50' right-of-way for S.W. 32nd Court, south of the above referenced pipe. Revise as necessary.
 - H) Explain the depiction of the apparent P.R.M. north and east of the southeast corner of the plat. Review and revise as necessary.
 - I) Show a (TOTAL) label for the 674.57' distance dimension on the east plat boundary line.
- 2) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE
- A) Depict the entire right-of-way width of S.W. 12th Avenue, S.W. 13th Avenue, S.W. 32nd Court and S.W. 33rd Street 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 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://bcegov2.broward.org/bcengineering/index.asp>
- 4) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

Continued

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.

NOTES:

- (a) The applicant may request a copy of the FS 177 check print by calling Jason Espinosa at 954-577-4593 OR David (DG) McGuire 954 577 4602.
- (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

- 5) 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.
- 6) 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.
- 7) 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.

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

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- A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **June 5, 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 **June 5, 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.

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

This plat is restricted to 180,000 square feet of industrial use. 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. No freestanding office, freestanding banks or bank drive-thru facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

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 2B.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.


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

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

FROM: Barbara Blake Boy, Executive Director 

RE: Bridge FLL Plat (027-MP-17)
City of Fort Lauderdale

DATE: May 1, 2018

This memorandum updates our previous comments regarding the referenced plat dated October 23, 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" land use category. This plat is generally located on the west side of Southwest 12 Avenue, between Southwest 32 Court and Perimeter Road, in the City of Fort Lauderdale.

The proposed Industrial use is in compliance with the permitted uses of the effective land use plan.

Planning Council staff notes that this plat was the subject of Broward County Land Use Plan (BCLUP) amendment PC 17-15, which was approved by the Broward County Commission on March 20, 2018, amending the BCLUP designation to "Commerce," subject to the following voluntary restriction:

- Prohibit access to and from north of the property.

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

North: Low-Medium (8) Residential
South: Industrial
East: Industrial
West: Low-Medium (8) 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.

Bridge FLL Plat
May 1, 2018
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cc: Lee Feldman, City Manager
City of Fort Lauderdale

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

