

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

PROJECT DESCRIPTION

Name:	2275 W. STATE ROAD 84 PLAT (Parcel B)	Number:	042-MP-08
Applicant:	Bimini Cove, LLC	Comm. Dist.:	7
Agent:	Keith and Associates	Sec/Twp/Rng:	20-50-42
Location:	Northwest Corner of SR 84 and Southwest 22 Terrace	Platted Area:	2.80 Acres
City:	Fort Lauderdale	Gross Area:	N/A
Replat:	This is a New Finding of Adequacy for a Recorded Plat (Plat Book 178, Pages 196)		

LAND USE

Existing Use:	Vacant	Effective Plan:	Fort Lauderdale
Proposed Use:	140 Mid-Rise Units and 5,000 Sq. Ft. Commercial (Parcel B)	Plan Designation:	Commercial. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Multi-Family Residential	North:	Commercial
South:	Hotel, Restaurant	South:	Commercial (Dania Beach)
East:	Multi-Family Residential, Vacant	East:	Commercial
West:	Mobile Homes,	West:	Commercial
Existing Zoning:	B-2	Proposed Zoning:	N/A

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:	04/09/19	Prepared:	HWC
Action Deadline:	05/21/19	Reviewed:	
Deferral Dates:		Approved:	

SERVICES

Wastewater Plant:	Hollywood (09/18)	Potable Water Plant:	Fort Lauderdale (02/18)
Design Capacity:	55.5000 MGD	Design Capacity:	90.000 MGD
12-Mo. Avg. Flow:	37.6000 MGD	Peak Flow:	53.490 MGD
Est. Project Flow:	0.0350 MGD	Est. Project Flow:	0.084 MGD

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

PARKS

SCHOOLS

Dwelling Units	Impact Fee
140	*

* See Staff Comment No. 6
See Finding No. 2
See General Rec. No. 1

Local:
Regional:

	Land Dedication	Impact Fee	Admin. Fee
Local:	County conducts no local review within municipalities	N/A	N/A
Regional:	0.63 Acres	*	*

* See Staff Comment No. 7
See Finding No. 4
See General Rec. No. 1

TRANSPORTATION

Concurrency Zone: Northeast	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	55	*	N/A
Non-res. uses:	54	*	N/A
Total:	109	*	N/A

* See Staff Comment No. 5
See Finding No. 1
See General Recommendation No. 1

2275 W. STATE ROAD 84 PLAT (PARCEL B)
042-MP-08

STAFF COMMENTS

- 1) This plat was approved by the Broward County Commission on August 11, 2009, for 144-room hotel with an ancillary restaurant (existing) on Parcel A and 175-room hotel on Parcel B, with a requirement that either a building permit be issued or the infrastructure for development be installed by August 11, 2014. Parcel A was developed; however, neither a building permit was issued, nor infrastructure installed on Parcel B and in accordance with Section 5-181(o) of the Land Development Code, the County's findings of adequacy have expired on Parcel B.
- 2) Staff findings and recommendations pertaining to this application for a new findings of adequacy are based on the use being 140 mid-rise units and 5,000 square feet of commercial use on Parcel B.

In accordance with Ordinance 2013-30, effective October 4, 2013, mid-rise units are defined as four (4) or more attached dwelling units in a building with four (4) to eight (8) stories (exclusive of parking levels).

- 3) The review of this application for a new finding of adequacy included the information contained in the application, the property survey, the recorded plat and the Development Review Report approved by the County Commission on August 11, 2008. Review by the Highway Construction and Engineering Division and the Transit Division also included changes to the adjacent roadways and changes on the adjoining properties.
- 4) The comments, findings and recommendations contained in this report supersede all previous development review reports and delegation requests approved by the County Commission.
- 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.
- 6) This plat generates more than one student at one or more levels (i.e., elementary, middle and high), and in accordance with Section 5-182(m)(1)a) of the Land Development Code, is subject to the requirements of public school concurrency. School Board staff has reviewed this application and determined that it satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. Therefore, this plat will be subject to school impact fees which will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. See the attached School Capacity Availability Determination received from the School Board.

Continued

- 7) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact and administrative fees for the proposed 140 mid-rise units will be paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 8) 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.
- 9) This plat is located in the City of Fort Lauderdale and is under the jurisdiction of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division. 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 license from the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division will be required prior to any construction. 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.
- 10) The applicant is 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. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.
- 11) See the attached Conceptual Dredge and Fill Review Report. The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division has not yet conducted a site inspection on this project; however, aerial photographs and light detection and ranging (LIDAR) data indicate that this property may contain County jurisdictional wetlands. The applicant must request a formal wetland determination from the Water and Environmental Licensing Section. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging, filling, or other alteration of wetlands. Contact the Water and Environmental Licensing Section at 954-519-1483.
- 12) This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals is regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth

of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements.

- 13) 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.
- 14) 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>
- 15) 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.
- 16) 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.
- 17) 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.
- 18) 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).

- 19) This project is within the Broward County water service jurisdictional (service) area, District 3A. A BCWWS Utility Connection Permit will be required before water construction can begin. Visit the web page at www.broward.org/WaterServices/Pages/LandDevelopment.aspx for additional information. The configurations of water facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit.
- 20) Approval of this new findings of adequacy 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 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>

Record a notice of potential aircraft overflight and noise impact on this property due to its proximity to the Fort Lauderdale/Hollywood International Airport, which is being disclosed to all prospective purchasers considering the use of this property for residential/place of worship purposes. This serves as a notice to prospective purchasers of parcels within the property that, pursuant to Broward County Ordinance 2006-37 and consistent with the Federal Aviation Administration's "Change to FAA's Noise Mitigation Policy," effective October 1, 1998, The County will only provide noise mitigation for existing "incompatible development" and not for new incompatible development. The determination of "compatible" and "incompatible development" will be based on the County's most current Federal Aviation Administration (FAA) approved Noise Exposure Map and the Airport's most current noise compatibility program which has been reviewed and approved by the FAA for the Airport.

Further information regarding the current and potential impact of airport operations on the subject property may be obtained from the Broward County Aviation Department, Airport Development Planning Division (or at 954-359-6170).

- 22) A 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 indicated that the proposed development will not have an adverse

effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. The archaeologist noted that this property is located in the City of Fort Lauderdale and is outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. Therefore, the property owner/agent is advised to contact the City of Fort Lauderdale's 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) 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.
- 24) This site is currently serviced on SR 84 (Marina Mile Boulevard) by BC Transit Route 6.
- 25) Staff from the Highway Construction and Engineering Division and the Transit Division staff have reviewed this request and recommend **APPROVAL** subject to the conditions contained in the attached memorandum.
- 26) The attached memorandum from the Broward County Planning Council indicates that the existing hotel and ancillary restaurant uses on Parcel A are in compliance with the permitted uses of the effective land use plan. With regards to the proposed commercial and residential uses on Parcel B, the City of Fort Lauderdale's certified land use plan permits multi-family residential used on parcels of land 10 acres or less in areas designated as "Commercial" subject to the allocation of "flexibility units". Planning Council staff notes that on January 16, 2019 (Case No. R18045) received written documentations that the City of Fort Lauderdale allocated 140 "flexibility units" to this plat. As a result, the proposed commercial use and 140 dwelling units on Parcel B are in compliance with the permitted uses of the effective land use plan.

Planning Council staff further notes that this allocation of "flexibility" is not subject to Policy 2.10.1 of the Broward County Land Use Plan as the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmental Sensitive Land, as defined by the Broward County Comprehensive Plan, is not located adjacent to another municipality. compliance with the effective land use plan, however the residential use is not in compliance with the permitted uses and densities of the effective Land Use Plan. Also, this plat is not subject to Policy 02.16.2 regarding affordable housing as the site was not the subject of a Broward County Land Use Plan amendment.

Continued

- 27) The attached letter dated July 13, 2018, from the City of Fort Lauderdale confirms that the City has no objections to the new findings of adequacy and amendment to the plat note.
- 28) The adjacent City of Dania Beach was notified and did not object to this application.
- 29) 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.
- 30) 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

- 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 has been reviewed by the School Board, and satisfies the public school concurrency requirements of Section 5-182(m)(1)a) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board.
- 3) This application for a new findings of adequacy satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.
- 4) This plat satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

GENERAL RECOMMENDATIONS

- 1) Applicant must pay transportation concurrency fees, school impact fees and regional park impact along with park administrative 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.
- 2) Within twelve (12) months of approval of this application for a new finding of adequacy, comply with all conditions of approval and record an agreement acceptable to the County Attorney's Office to amend the note on the plat as follows:

Continued

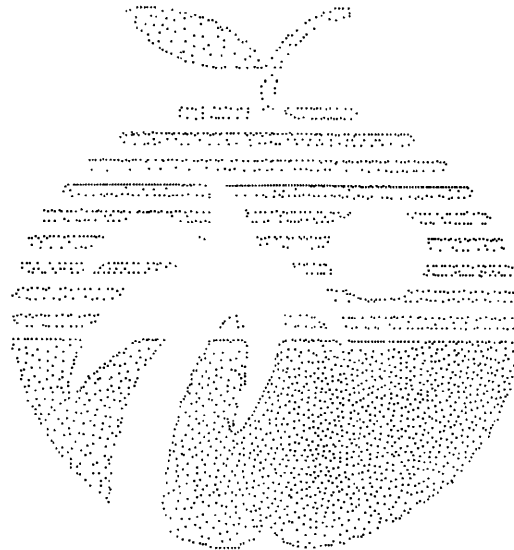
- A) This plat is restricted to 140 mid-rise units and 5,000 square feet of commercial use on Parcel B.
 - B) Any structure within this plat must comply with Section 2B.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.
 - C) This note is 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.
 - D) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued on **Parcel B** by **April 9, 2024**, which date is five (5) years from the date of approval of this application by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property 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
 - E) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed on **Parcel B** by **April 9, 2024**, which date is five (5) years from the date of approval of this application by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property 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.
- 3) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



**The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION**

**PLAT
SBBC-560-2008
County No: 042-MP-08
Bimini Cove**

December 13, 2018



**Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com**

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date: December 13, 2018	Single-Family:	Parcel A - 144 room hotel and restaurant	Elementary: 4
Name: Bimini Cove	Townhouse:		
SBBC Project Number: SBBC-560-2008	Garden Apartments:		Middle: 2
County Project Number: 042-MP-08	Mid-Rise: 140		
Municipality Project Number: TBD	High-Rise:		High: 3
Owner/Developer: Bimini Cove LLC	Mobile Home:		
Jurisdiction: Fort Lauderdale	Total: 140		Total: 9

Comments

District staff initially reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter dated June 21, 2018, for this plat application. Staff reviewed the project for 140 (two or more bedroom) mid-rise units. As proposed, the project was determined to generate 9 (4 elementary, 2 middle and 3 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2017/18 school year included Croissant Park Elementary, New River Middle, and Stranahan High Schools. This application was determined to satisfy public school concurrency on the basis that adequate school capacity was anticipated to be available to support the project as proposed. However, because of the middle school's status, the Capacity Allocation Team (CAT) convened on June 20, 2018 and determined that any needed middle school student stations could be allocated to Parkway Middle School.

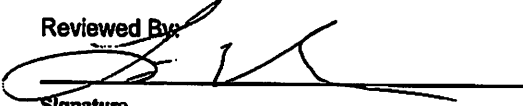
The preliminary determination (for a maximum of 140 (two or more bedroom) mid-rise units) was due to expire on December 17, 2018. However, the applicant requested an extension of this preliminary School Capacity Availability Determination (SCAD) prior to its expiration date. As such, the preliminary determination is valid for a one-time extension of an additional 180 days from the original expiration date (December 17, 2018) and shall expire on June 14, 2019. This preliminary school concurrency determination shall be deemed to be void unless prior to June 14, 2019, notification of final approval to the District has been provided. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code

SBBC-560-2008 Meets Public School Concurrency Requirements Yes No

Date 12-13-18

Reviewed By _____

Signature
Lisa Wight
Name
Planner
Title



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

October 4, 2018

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **October 4, 2019**
THIS LETTER IS NOT A PERMIT APPROVAL

Michael Vonder Meulen
Keith & Associates
301 E. Atlantic Boulevard
Pompano Beach, FL 33060

Dear Michael Vonder Meulen:

RE: **October 4, 2018-** Pre-application Meeting for **Category C Driveway**
Broward- Fort Lauderdale, Urban; SR 84; Sec. # 86081; MP: 0.200
Access Class - 03; Posted Speed - 45; SIS - Y; Ref. Project:

Request: Use the existing side street SW 22nd Terrace, located near the Marina Blvd.

SITE SPECIFIC INFORMATION
Project Name & Address: **Bimini Cove – 2281 W State Road 84 Fort Lauderdale, FL 33312**
Applicant/Property Owner: **Bimini Cove, LLC**
Parcel Size: **2.80 Acres** Development Size: **140 DU/ Mid-Rise Residential, 5,000 SF/ Commercial**

No Objection

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions** and **comments** below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

Comments:

The proposed development is not within FDOT's R/W.

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, or e-mail: geysa.sosa@dot.state.fl.us.

Sincerely,

Ashok Sampath, M.S.
District Access Management Manager

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2018-10-04 & Variance\2. 86081 MP 0.200 SR 84_Bimini Cove\86081 MP 0.200 SR 84_Bimini Cove.docx



Public Works Department

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

M E M O R A N D U M

DATE: March 4, 2019

TO: Josie Sesodia, Director
Planning and Development Management Division

FROM: David (D.G.) McGuire, Construction Project Manager
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Application for New Findings of Adequacy - Final Report
2275 West State Road 84 Plat (042-MP-08)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for a new Findings of Adequacy (FOA) for the subject plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

As a result of our review, staff has determined that new or amended plat requirements are not required and that the original conditions of plat approval are adequate with respect to the safe and adequate access standards of the Broward County Land Development Code.

A. PLATTED ITEMS (NVAL, DEDICATIONS, EASEMENTS) DETERMINED TO BE ADEQUATE WITH NO CHANGES REQUIRED

1. The NVAL illustrated on the plat as recorded in Plat Book 178, Page 198 adequately complies with the original conditions of plat approval.
2. The right-of-way illustrated on the plat as recorded in Plat Book 178, Page 198 adequately complies with the original conditions of plat approval.
3. The easements illustrated on the plat as recorded in Plat Book 178, Page 198 adequately complies with the original conditions of plat approval.

B. PLAT IMPROVEMENTS DETERMINED TO BE ADEQUATE WITH NO CHANGES REQUIRED

1. At the time of plat recordation, the property owner entered into a standard Installation of Required Improvements Agreement (CAF#450) which is recorded in Official Records Book 46591, Page 1286. The existing Improvement Agreement adequately complies with the requirement to secure construction of the improvements required for safe and adequate access between the Trafficway and the plat.
2. The applicant should be advised that prior to issuance of any building permits for Parcel A, the agreement must be secured by cash or letter of credit. Please contact Alric Malcolm for instructions on processing replacement security.

C. ALL GENERAL RECOMMENDATIONS HAVE BEEN DETERMINED TO BE ADEQUATE AND NO CHANGES ARE REQUIRED.

D. MODIFY CONDITIONS OF PLAT APPROVAL (PLAT NOTE AMENDMENT)

1. The Highway Construction Engineering Division has no objection to the modification of the plat note as requested.


The current plat note is restricted to: an existing 144 room hotel with ancillary restaurant on Parcel "A" and a 175 room hotel on Parcel "B".

The proposed plat note is restricted to: an existing 144 room hotel with ancillary restaurant on Parcel "A" and 140 mid-rise units and 5,000 square feet of commercial on Parcel "B". Freestanding banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

No modifications to the existing accesses have been requested or are required.



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

FROM: Barbara Blake Boy, Executive Director 

RE: 2275 W State Road 84 Plat (Findings of Adequacy)
(042-MP-08) City of Fort Lauderdale

DATE: February 11, 2019

This memorandum updates our previous comments regarding the referenced plat dated November 27, 2018.

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 northwest corner of State Road 84 and Southwest 22 Terrace.

The existing hotel and ancillary restaurant uses on Parcel A are in compliance with the permitted uses of the effective land use plan.

Regarding the proposed commercial and residential uses on Parcel B, it is noted that the City of Fort Lauderdale's certified land use plan permits multi-family residential uses on parcels of land 10 acres or less in areas designated "Commercial," subject to the allocation of "flexibility units." It is further noted that the City's Unified Land Development Code (ULDR) states that the allocation of "flexibility units" on land use designated "Commercial" requires a commercial component.

Planning Council staff has received written documentation that the City allocated 140 "flexibility units" to this plat on January 16, 2019 (Case No. R18045). Therefore, the proposed commercial use and 140 dwelling units on Parcel B are in compliance with the permitted uses of the effective land use plan.

Planning Council staff notes that this allocation of "flexibility" is not subject to Policy 2.10.1 of the Broward County Land Use Plan as the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan, and is not located adjacent to another municipality.

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

North: Commercial
South: Commercial (City of Dania Beach)
East: Commercial
West: Commercial

2275 W State Road 84
February 11, 2019
Page Two

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:GSM

cc: Chris Lagerbloom, City Manager
City of Fort Lauderdale

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





July 13, 2018

Ms. Thuy Turner, AICP
Environmental Protection and Growth Management Department
Planning and Development Management Division
One North University Drive, Suite 102-A
Plantation, Florida 33324

RE: Letter of No Objection to Plat Note Amendment – 2275 W STATE ROAD 84 PLAT – Case A18037

Dear Ms. Turner:

The City of Fort Lauderdale is in receipt of a request for a Findings of Adequacy and a plat note amendment to the "2275 W STATE ROAD 84 PLAT" in Fort Lauderdale, recorded in plat book 178, Pages 198.

As per Broward County Code Section 5-181, changes to plat approval conditions shall not be accepted unless the municipality has issued a letter or has adopted a resolution stating the municipality's position regarding the application.

The specific plat note amendment request is as follows:

From:

THIS PLAT IS RESTRICTED TO AN EXISTING 144 ROOM HOTEL WITH ANCILLARY RESTAURANT ON PARCEL "A" AND A 175 ROOM HOTEL ON PARCEL "B".

To:

THIS PLAT IS RESTRICTED TO AN EXISTING 144 ROOM HOTEL WITH ANCILLARY RESTAURANT ON PARCEL "A" AND 140 MID-RISE UNITS AND 5,000 SQUARE FEET OF COMMERCIAL ON PARCEL "B". FREESTANDING BANKS AND BANKS WITH DRIVE-THRU FACILITIES ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

Pursuant to Section 47-24.5 of the City of Fort Lauderdale Unified Land Development Regulations, the City has reviewed the proposed Findings of Adequacy and plat note amendment and has no objections to the note change.

If you have any questions or require additional information, please feel free to contact Yvonne Redding at 954-828-6495 or yredding@fortlauderdale.gov.

Sincerely,

Anthony Greg Fajardo, Director, Department of Sustainable Development
Department of Sustainable Development

cc: Christopher Lagerbloom, Assistant City Manager
Ella Parker, Urban Design & Planning Manager, Department of Sustainable Development
Thuy Turner, Broward County Planning and Development Management Division
Keith and Associates, Inc.



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

October 17, 2018

City Planner
City of Dania Beach
100 W Dania Beach Boulevard
Dania Beach, FL 33004

RE: Municipal notification for a new findings of adequacy adjacent to the city limits:

Plat name: 2275 W. State Road 84 Plat Plat No. 042-MP-08

Written comments must be received on or before, November 27, 2018.

As per Broward County Commission Policy effective March 24, 1998, we are forwarding a copy of an application to all municipalities that are adjacent to the plat for your review.

Comments must be in writing and received at the Planning and Development Management Division on or before the above referenced date via e-mail to: PDMDInfo@broward.org

Any written comments received will be forwarded to the applicant.

If you should have any questions, please contact Thuy Turner at 954-357-6623.

Sincerely,

THUY TURNER

Digitally signed by THUY TURNER
DN: dc=cty, dc=broward, dc=bc,
ou=Organization, ou=BCC, ou=EPGM
ou=DER, ou=Users, cn=THUY TURNER
Date: 2018.10.17 15:21:06 -04'00'

Thuy (twee) Turner, AICP, Planning Section Supervisor
Planning and Development Management Division