

STAFF REPORT
Fort Lauderdale Sludge Plant
015-UP-83

A request to amend the note on the plat has been filed with the Planning and Development Management Division. This plat was approved by the Broward County Board of County Commissioners (“Board”) on June 5, 1984 with notes restricting the use of the plat to a sludge plant and Parcel B to urban wilderness/wetland enhancement area. The property is located on 29.5 acres on the east side of State Road 7, between Griffin Road and Interstate 595, in the City of Dania Beach. The plat was recorded on November 14, 1984 (Plat Book 121, Page 34).

The applicant is requesting to revise the note on the face of the plat to replace the sludge plant with 350,000 square feet of industrial use on Parcel A. Parcel B remains unchanged. The proposed note language reads as follows:

This plat is restricted to 350,000 square feet of industrial use on Parcel A and urban wilderness/wetland enhancement area on Parcel B.

This request was evaluated by the Reviewing Agencies.

Land Use

The attached memorandum from the Broward County Planning Council indicates that the proposed note amendment is in compliance with the effective Land Use Plan that designates the area covered by this plat for the uses permitted in the “Industrial” land use category.

Concurrency Review

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, this request represents an increase of 99 PM peak hour trips. The plat is located within the Central Transportation Concurrency Management Area and meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Broward County Land Development Code.

Impact Fees

Road impact fees have been satisfied for the sludge plant which generated a total of 240 PM peak hour trips. The additional 49 PM peak hour trips generated by this request shall be subject to transportation concurrency 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.

Reviewing Agency Comments

The attached Resolution No. 2018-126 adopted on September 11, 2018 from the City of Dania Beach and the adjacent Town of Davie, City of Fort Lauderdale and Broward Municipal Services District indicate they have no objections to this request.

Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend **APPROVAL** subject to the conditions contained in the attached memorandum and shall meet the standards of the Broward County Land Development Code at the time of permit.

The attached pre-application letter from the Florida Department of Transportation ("FDOT") indicate approval with conditions for this request.

The Environmental Planning and Community Resilience Division has reviewed this request and at this time, this site abuts and is included in the Protected Natural Lands Inventory. A portion of Parcel A abuts, and Parcel B is included in the Wheelabrator Mitigation Area, a County owned forested fresh and salt water wetland. In addition, comments from Parks and Recreation Division recommend that any development proposed on the site shall uphold Surveyor's Note No. 7 on Page 1 of the Plat which dedicates Parcel B for wetland enhancement purposes, obligates the owner to maintain Parcel B, and grants access to Broward County for monitoring purposes. The applicant must request a formal wetland determination from the Water and Environmental Licensing Section. If the site is determined to contain wetlands, and Environmental Resource License will be required prior to any dredging, filling, or other alteration of wetlands. The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

The Aviation Department has advised that this property is within 20,000-feet of Fort Lauderdale-Hollywood International Airport. Any proposed construction, use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 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.

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 will not have an adverse effect on any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The consulting archaeologist also notes that this plat is located within the City of Dania Beach, which is outside the archaeological and historical jurisdiction of Broward County Historic Preservation Ordinance 2014-32. If any archaeological materials are discovered during the course of development, the property owner must notify the Corinne Lajoie, Planning and Zoning Manager at 954-924-3704, and the project may proceed in accordance with Ordinance 2014-32, Section 5-536.5(g).

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 of State

Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

Staff recommends **APPROVAL** of this request, provided the applicant:

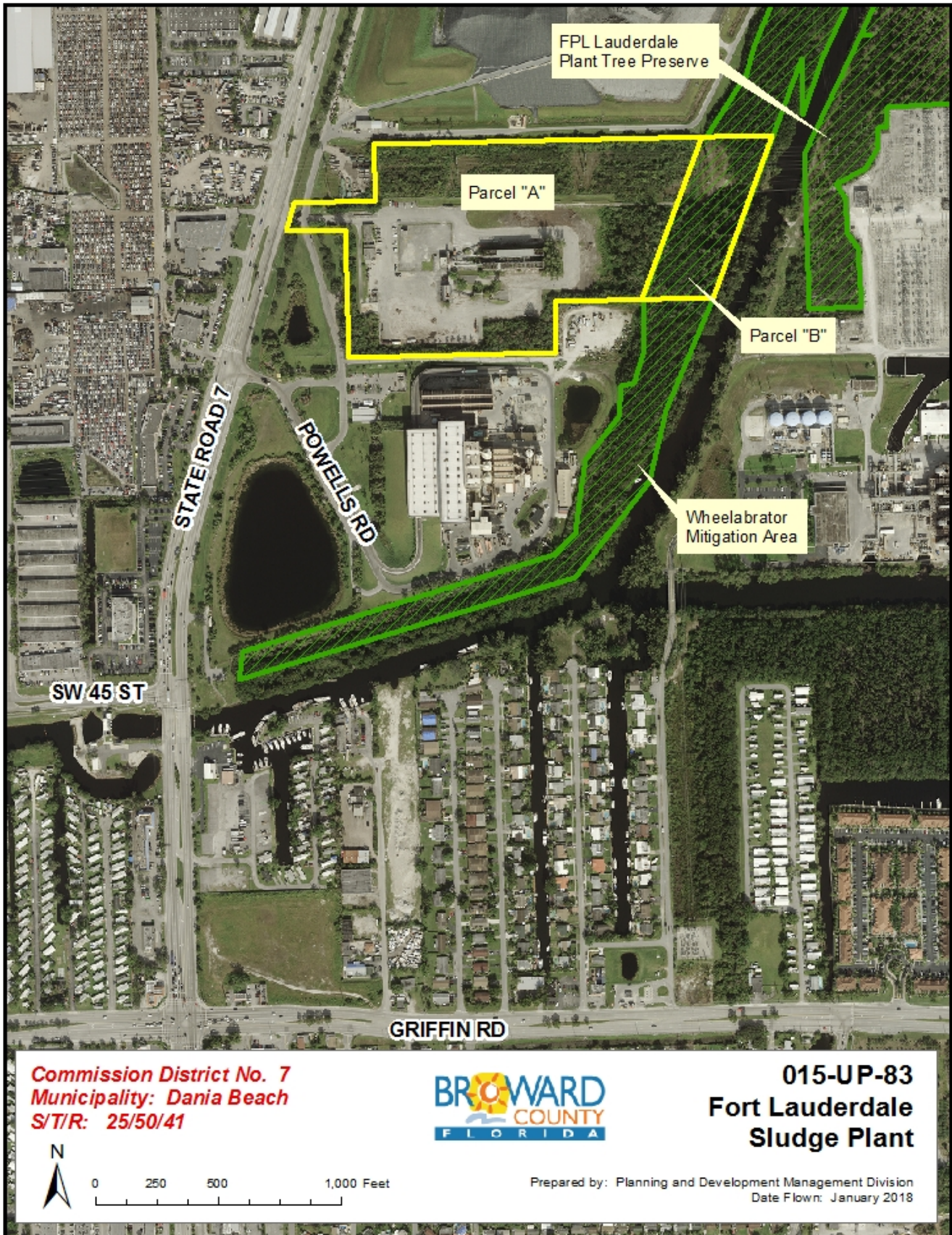
- 1) Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **May 21, 2020**.

The amended note must also include language stating the following:

- A) 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.
- B) If a building permit for a principal building (excluding dry models, sales and construction offices) first inspection approval are not issued on **Parcel A** by **May 21, 2024**, 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
- C) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed on **Parcel A** by **May 21, 2024**, 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.

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments and recommendations.

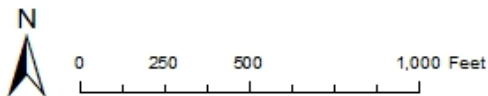
The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of 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.



Commission District No. 7
Municipality: Dania Beach
S/T/R: 25/50/41




015-UP-83
Fort Lauderdale
Sludge Plant



Prepared by: Planning and Development Management Division
Date Flown: January 2018



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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Fort Lauderdale Sludge Plant (Parcel A)
(015-UP-83) City of Dania Beach

DATE: December 31, 2018

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat. The proposal is to change the restrictive note on the plat as follows:

FROM: This plat is limited to a sludge plant.

TO: Parcel A is limited to 350,000 square feet of industrial uses. Industrial uses may have up to 30%-50% ancillary office or up to 30% ancillary commercial/office use per bay or single tenant upon satisfaction of transportation concurrency fees.

The Future Land Use Element of the City of Dania Beach Comprehensive Plan is the effective land use plan for the City of Dania Beach. That plan designates the area covered by this plat for the uses permitted in the "Industrial" land use category. This plat is generally located east of State Road 7, between Griffin Road and Interstate 595.

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

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: Robert Baldwin, City Manager
City of Dania Beach

Marc LaFerrier, AICP, Director, Community Development Department
City of Dania Beach



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 • 954-519-1412

e-COMMENTS for
Delegation Request: Amend the Plat Note



TO: Review Agency
PLAT NAME: Fort Lauderdale Sludge Plant PLAT NO.: 015-UP-83
COMMENT DUE DATE: **JANUARY 11, 2019**

Please find an application for the above plat which was submitted to you for verification of the *Standards of the Broward County Land Development Code*, as amended.

To comply with the review requirements mandated by the Code, your written comments must be submitted electronically to this office by the date indicated above. **If your comments are not received by the above date, we will understand that to mean you have no objection to the plat as submitted.**

Please note that all agency comments should now be e-mailed to the Planning and Development Management Division at: pdminfo@broward.org. Your cooperation is greatly appreciated!

- NO OBJECTION TO THE PLAT AS SUBMITTED.
- THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.
- THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

In the space provided below, please type/print your name, agency and phone number:

COMMENTS: Heather E. Cunniff, AICP, Senior Planner
Print Name
Planning and Development Management Division
Agency
954-357-5657
Phone Number



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 • 954-519-1412

January 25, 2018

David Abramson, Deputy Planning and Zoning Manager
Town of Davie, Planning and Zoning
6951 Orange Drive
Davie, FL 33314

RE: Municipal notification of a delegation request to amend the "Note" (approved level of development) on a recorded plat adjacent to the municipal limits of Broward County Municipal Services District:

Plat Name: Fort Lauderdale Sludge Plant
Plat No.: 015-UP-83

Written comments must be received on or before FEBRUARY 1, 2019.

Dear Mr. Abramson:

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

If your municipality desires to comment on this application, the comments must be in writing and electronically submitted to the Planning and Development Management Division on or before the above referenced date. Please send your comments via e-mail to our offices at pdminfo@broward.org.

Any written comments received will be forwarded to the applicant along with the comments from other agencies reviewing the application.

If you have any questions, please contact Jean-Paul Perez, Senior Planner, at 954-357-6637 (or jpperez@broward.org).

Sincerely,

JEAN-PAUL Digitally signed by
JEAN-PAUL W. PEREZ
W. PEREZ Date: 2019.01.25
11:53:55 -05'00'

Jean-Paul W. Perez, Senior Planner
Planning and Development Management Division

RESOLUTION NO. 2018-126

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT DELEGATION REQUEST (DR-67-18) APPLICATION SUBMITTED BY ANDREW SCHEIN, ESQUIRE WITH LOCHRIE & CHAKAS, P.A., ON BEHALF OF THE PROPERTY OWNER 4030 S STATE ROAD 7, LLC FOR PROPERTY LOCATED AT 4030 SOUTH STATE ROAD 7 IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Andrew Schein, Esq. with Lochrie & Chakas, P.A., on behalf of 4030 S STATE ROAD 7, LLC ("Applicant"), is requesting approval of a plat note delegation request for the property located at 4030 South State Road 7 within the City of Dania Beach, Florida (the "City"), as such property is legally described in Exhibit "A"; and

WHEREAS, the City Code of Ordinances, Chapter 28 "Land Development Code" (the "LDC"), Part 6 "Development Review Procedures and Requirements", Article 640 "Plats", Section 640-70 "Amendment of plat" states that subsequent to City Commission approval of a plat, the plat may be amended by the City Commission; and

WHEREAS, the Applicant is requesting approval of a plat note amendment delegation request to amend the Fort Lauderdale Sludge Plant Plat ("Plat"), recorded in Plat Book 121, Page 34 of the Public Records of Broward County, Florida, as described in Exhibit "B" (the "Plat Note Amendment") (DR-67-18) to remove the note regarding sludge plant use and to allow the construction of up to 350,000 square feet of industrial use on Parcel "A" of the Plat; and

WHEREAS, Broward County requires the City concur with the proposed revision prior to review by the Broward County Commission; and

WHEREAS, staff recommended approval of the requested application in the staff report dated September 11, 2018; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Article 610 of the LDC; and

WHEREAS, the City Commission finds that the approval of the Plat Note Amendment Delegation Request (DR-67-18) will protect the health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives and policies of the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. The foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and they are made a specific part of this Resolution.

Section 2. Pursuant to Chapter 28, “Land Development Code,” Part 6 “Development Review Procedures and Requirements,” Article 640 “Plats,” Section 640-70 “Amendment of plat,” the Plat Note Amendment Delegation Request (DR-67-18), as provided in the attached Exhibit “B”, a copy of which is made a part of and incorporated into this Resolution by this reference is hereby approved.

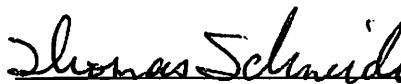
Section 3. That the issuance of a development permit by a municipality does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for the issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

Section 4. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.


Section 5. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on September 11, 2018.

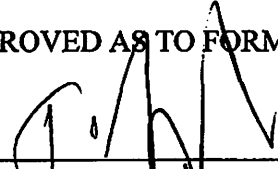
ATTEST:


THOMAS SCHNEIDER, CMC
CITY CLERK




TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:


THOMAS J. ANSBURO
CITY ATTORNEY



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: April 18, 2019

TO: Josie Sesodia, Director
Planning and Development Management Division

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

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Delegation Request: Modify Conditions of Plat Approval
(Amendment to the Note)
Fort Lauderdale Sludge Plant (015-UP-83)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for modifications to the conditions of plat approval for the subject plat. In part, the application is a request to amend the note on the face of the 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 and amended plat requirements are necessary to ensure safe and adequate access between the adjoining Trafficway(s) and plat to comply with the adequacy standards of the Broward County Land Development Code. Staff recommends APPROVAL of the proposed Note amendment subject to the following:

STAFF RECOMMENDATIONS

ACCESS EASEMENT (BY SEPARATE INSTRUMENT)

1. Prior to the recordation of the Note Amendment Agreement, an INGRESS/EGRESS access easement agreement shall be recorded in the Official Record of Broward County. The easement agreement shall be 109-foot wide, measured from the ultimate right-of-way line, by 230-foot deep and located at the 50-foot opening on State Road 7. The dimensions may be modified to more closely approximate the proposed driveway dimensions. The Highway Construction and Engineering Division shall review and approve the easement agreement language prior to recordation.

GENERAL REQUIREMENTS

2. Provide sufficient reservoir capacity to accommodate a minimum of 5 vehicles must be provided for guardhouses or gates on any driveway or roadway that intersects the trafficway. The area that provides this reservoir capacity must be EXCLUSIVE of the ULTIMATE right-of-way for the Trafficway and any internal intersections. A reservoir area must include a space that is 12 feet wide and 22 feet long for each vehicle.
3. The developer shall prepare and deliver all required documents, securities, deeds, easements, and agreement(s) within 18 months of approval of this Delegation Request. Failure to complete this process within the 18-month time frame shall render the approval of this Delegation Request null and void.



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

December 7, 2018***

THIS PRE-APPLICATION LETTER IS VALID UNTIL – December 7, 2019
THIS LETTER IS NOT A PERMIT APPROVAL

*** Letter revised on December 7, 2018 to modify the development size

Blake Kidwell
Flynn Engineering Services, P.A.
241 Commercial Boulevard
Lauderdale by the Sea, FL 33308

Dear Blake Kidwell:

RE: **December 7, 2018- Pre-application Meeting for Category B Driveway** Date of Pre-App meeting: **October 25, 2018**
Broward- Dania Beach, Urban; SR 7; Sec. # 86100; MP: 6.799
Access Class - 03; Posted Speed - 45; SIS - Influence Area; Ref. Project: FM 440082.1 & FM 429576.3

Request: Use existing right-in/right-out/left-in access on east side of SR 7, located approximately 620 feet north of Powells Road.

SITE SPECIFIC INFORMATION
Project Name & Address: **Liberty 595 – 4030 S State Road 7, Dania Beach, FL 33314**
Applicant/Property Owner: **Liberty Property Limited Partnership**
Parcel Size: **28.4352 Acres** Development Size: **350,000 SF/ High-Cube Transload and Short-Term Storage Warehouse**

WE APPROVE YOUR REQUEST

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:

- A minimum driveway length of 50 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 100 feet is required.

Comments:

- 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 the Access Management Manager - Tel. # 954-777-4363 or e-mail: ashok.sampath@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

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\2018-10-25 (restrict to 8 meetings)\2. 86100 MP 6.800 SR 7_Liberty 595\86100 MP 6.800 SR 7_Liberty 595.docx

**ENVIRONMENTAL REVIEW AND COMMENTS REPORT
TO THE PLANNING AND DEVELOPMENT MANAGEMENT DIRECTOR**

Application: Delegation Request to amend the note from a sludge plant to 350,000 square feet of industrial use on Parcel A.
File Number: 015-UP-83
Project Name: Fort Lauderdale Sludge Plant
Comments Due: January 11, 2019
Development Type: Parcel A: Industrial (350,000 Square Feet)

The Planning and Development Management Division of the Broward County Environmental Protection and Growth Management Department (EPGMD) has coordinated with other Divisions in this Department along with the County Health Department to provide the following comments on the above referenced plat:

Surface Water Management

This plat is located in the City of Dania Beach 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.

Potable Water Review

This plat will be served by the City of Hollywood's Water Treatment Plant which has a capacity of 37.500 MGD, a maximum daily flow of 26.300 MGD, and the estimated project's flow is 0.035 MGD. Therefore, according to the Health Department, there is sufficient available water treatment plant capacity to serve the proposed uses at this point in time.

Wastewater Review

This property is located in a Broward County wastewater services jurisdictional (service) area, District 3BC. A BCWWS Utility Connection Permit will be required before wastewater construction can begin. For additional information visit the web page at www.broward.org/WaterServices/Pages/LandDevelopment.aspx. The configurations of wastewater facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit.

Wastewater Treatment Plant:	Hollywood
Flow Data:	As of 09/18
EPGMD Licensed Capacity	55.5000 MGD
12 Month Average Flow:	37.6000 MGD
Existing Flow Reserved by Building Permit:	1.6670 MGD
Total Committed Flow:	39.2670 MGD
Estimated Project Flow:	0.0350 MGD

In accordance with Section 5-182(g) of the Broward County Land Development Code, to date the existing wastewater treatment and disposal facility has sufficient plant capacity to provide for the wastewater treatment and disposal needs of the development proposed by this application.

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

Page 2
015-UP-83 Fort Lauderdale Sludge Plant

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.

Natural Resources Preservation

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.

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.

Applicant has been informed that the proposed development contains or abuts water bodies or will be creating same. Excavation or filling of any surface waters, or the construction or repair of in-water structures such as seawalls and docks, are regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License.

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages 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 to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material 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.

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 Dania Beach 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.

A portion of this site abuts and is included in the Protected Natural Lands Inventory. A portion of Parcel A abuts, and Parcel B is included in the Wheelabrator Mitigation Area, a County owned forested fresh and salt water wetland. 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 Protected Natural Lands Inventory may be accessed at:
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>

Page 3
015-UP-83 Fort Lauderdale Sludge Plant

Additional Comments Addressing Certain Environmental Protection Actions Needed to Implement the Project

1. 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.
2. 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.
3. All future industrial uses must be approved by the Environmental Engineering and Permitting Division.
4. 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.

Be advised that approval of a plat note amendment 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. Connections to such systems are 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 a waiver or approval of any license or permit that is, or may be, required for any aspect of the project.



Environmental Protection and Growth Management Department
ENVIRONMENTAL ENGINEERING and PERMITTING DIVISION
Environmental Engineering and Licensing Section
1 North University Drive, Suite 201A, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

Conceptual Dredge and Fill Review Report

January 4, 2019

Plat Name: Fort Lauderdale Sludge Plant
Plat No: 015-UP-83

LOCATION

Section: 25 **Township:** 50 South **Range:** 41 East

Address: SW 42nd Ave, Unincorporated Broward County
Folio # 504125200021

FINDINGS

Wetland Characteristics present: Yes ____ No ____ Maybe ___X___

COMMENTS

An inspection has not been conducted on this site. Based on GIS LIDAR data, this site may contain jurisdictional wetlands and surface waters. The applicant is advised to submit an application for a wetland determination to determine licensing requirements.

The applicant shall be advised that an Environmental Resource License may be required prior to any dredging, filling, or other alteration of any wetlands or surface waters that are present on-site. Other activities such as lake or canal excavation are regulated under Article XI of the Natural Resource Protection Code and may also require an Environmental Resource License from this Department.

The information included in this plat is not detailed enough to allow us to determine what types of impacts would result should development occur on this site. As such, the applicant is encouraged to contact the Aquatic and Wetland Resources Program at the earliest convenient time to identify what County license(s) may be required prior to undertaking any surface disturbing activities. Should wetland impacts be proposed, avoidance and minimization of impacts must be demonstrated prior to consideration of compensatory mitigation.

This report is for informational purposes only and does not constitute waiver or approval of any license or permit that is, or may be, required for any aspect of this project.



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

Application to Amend or Revise Level of Approved Development

INSTRUCTIONS

This form is used to apply for amendments or revisions to the current level of development previously approved. For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate required documentation attached. Please type this application or print legibly in **black ink**.

PROJECT INFORMATION

Plat Name Fort Lauderdale Sludge Plant

Plat Number 015-48-83 Plat Book - Page 121 - 34 (If recorded)

Owner/Applicant Liberty Property Limited Partnership Phone 561-981-4850

Address 750 Park of Commerce Blvd, Ste. 110 City Boca Raton State FL Zip Code 33487

Owner's E-mail Address apetry@libertyproperty.com Fax # _____

Agent Andrew J. Schein, Esq. / Lochrie & Chakas, P.A. Phone 954-617-8919

Contact Person Andrew Schein

Address 1401 East Broward Boulevard City Fort Lauderdale State FL Zip Code 33301

Agent's E-mail Address ASchein@Lochrielaw.com Fax # _____

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary.)

Current note for entire plat See attached narrative

Proposed note for entire plat See attached narrative

PLEASE ANSWER THE FOLLOWING QUESTIONS

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?
 Yes No Don't Know
 If YES, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? Yes No
 If YES, provide LUPA number: _____

Does the note represent a change in TRIPS? Increase Decrease No Change
 Does the note represent a major change in Land Use? Yes No

Will project be served by an approved potable water plant? If YES, state name and address. Yes No
Broward County (City of Hollywood)

Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
Broward County (City of Hollywood)

Are on-site wells for potable water currently in use or proposed? Yes No
 If YES, see page 2 of this form for additional required documentation.

Are septic tanks current in use or proposed? Yes No
 If YES, see page 2 of this form for additional required documentation.

Estimate or state the total number of on-site parking spaces to be provided SPACES 292

Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS N/A

Number of students for a daycare center or school STUDENTS N/A

Reasons for this request (Attach additional sheet if necessary.) See attached narrative

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

Proposed industrial plat notes which abut residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories plus Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Development Management staff if you have any questions.

Please see reverse side for Required Documentation and Owner/Agent Certification

REQUIRED DOCUMENTATION: Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

- Recorded or approved plat.
- Letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- Current letter is required from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property *if on-site wells for potable water and/or septic tanks that are currently in use or proposed.*
- Signed and sealed sketch and legal description for any new parcel or tract created by the application.
- A check for the application fees made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

School Concurrency Submission Requirements

- RESIDENTIAL APPLICATIONS ONLY:** Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board.

REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No? If "Yes," you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

LAND USE	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?
Industrial (Sludge plant)	26,386 SF	1990	No	Yes	Yes

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

OWNER/AGENT CERTIFICATION

State of Florida
County of Broward

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent [Signature]
Sworn and subscribed to before me this 11 day of Dec
by Andrew Schein
 Has presented [Signature]
Signature of Notary Public [Signature]
Type or Print Name Elizabeth Mendez

ELIZABETH MENDEZ
Notary Public, State of Florida
Commission # FF 222821
My Comm. Expires April 21, 2019
Bonded through National Notary Assn.

He/she is personally known to me or as identification.

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time 4:00 PM Application Date 12/14/2018 Acceptance Date 1
Comments Due _____ C.C. Mtg. Date _____ Fee \$ 2,090
 Plats Survey Site Plan City Letter Agreements
Other Attachments (Describe) FDOT Letter, Resolution No. 2018-126
Title of Request note amendment
Distribute to: Full Review Planning Council School Board Land Use & Permitting
 Health Department (on septic tanks and/or wells) Zoning Code Services (unincorporated area only)
 Planning & Redevelopment (unincorporated area only) Other _____
Adjacent City unincorporated Received by [Signature]

January 23, 2018

Louise Stilson, City Clerk
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting for property located at 4030 S. State Road 7, Dania Beach, FL

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with all land use and zoning matters related to property located at 4030 S. State Road 7, Dania Beach, Florida.

Sincerely,

Liberty Property Limited Partnership

By: [Signature]

Printed Name: Anderson Petry

Title: VP, market officer

Date: 2/15/18

STATE OF Florida)
) ss
COUNTY OF Palm Beach)

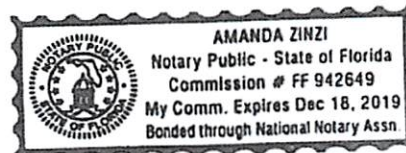
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged by Anderson Petry who is the VP, market officer of Liberty Property Limited Partnership and who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of Feb, 2018.

Amanda Zinzi
Notary Public

Amanda Zinzi
Typed, printed or stamped name of Notary Public

My Commission Expires: 12/18/19



FORT LAUDERDALE SLUDGE PLANT

PLAT NOTE AMENDMENT NARRATIVE

Plat Book 121, Page 34

September 17, 2018

Background. 4030 S State Road 7, LLC (“Applicant”) is the owner of the property included on the FORT LAUDERDALE SLUDGE PLANT Plat recorded in Plat Book 121, Page 34 of the Public Records of Broward County, Florida (“Plat”). The Plat is located on the east side of State Road 7, south of I-595 and north of Griffin Road in the City of Dania Beach. The Applicant is proposing to amend the plat note restriction for Parcel “A” of the Plat. Parcel “B” of the Plat is a Broward County Urban Wilderness Area for the perpetual use of wetland enhancement purposes and is not part of this request. The following exhibits are included with this narrative:

Exhibit A: Current Plat Note

Exhibit B: Proposed Plat Note

Exhibit C: Plat

Exhibit D: Survey

Exhibit E: City of Dania Beach Resolution No. 2018-126, approving the plat note amendment delegation request