



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#24-0449

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Susan Grant, Acting City Manager

DATE: July 2, 2024

TITLE: Quasi-Judicial Resolution Approving Prospect Lake Clean Water Center
Plat - Case No. UDP-P23004 – 5900 Hawkins Road – **(Commission
District 1)**

Recommendation

Staff recommends the City Commission consider a resolution approving a plat known as the “Prospect Lake Clean Water Center”.

Background

The applicant, City of Fort Lauderdale, proposes to plat 28.459 acres of land located at 5900 Hawkins Road to construct a new water treatment center, which will service the City of Fort Lauderdale. The site is currently vacant. The proposed plat includes the following plat note restriction:

“This plat is restricted to 43,000 Square Feet of Industrial Use.”

The associated site plan (Case No. UDP-S23049) for the water treatment plant was reviewed by the Development Review Committee (DRC) on November 20, 2023. Portions of a right-of-way located within the boundary of the proposed plat are proposed for vacation by two ordinances set for second reading on this City Commission agenda, (CAM 24-0642 and CAM 24-0643) and through the replatting process. The portion to be vacated by this plat meets all the criteria for a vacation of right-of-way pursuant to Section 47-24.6 of the Unified Land Development Regulations (ULDR). A location map is provided as Exhibit 1. The application, plat, narrative responses to subdivision criteria, and letters of no objection to the vacation of right-of-way are attached as Exhibit 2.

The plat was reviewed by the Development Review Committee (DRC) on September 12, 2023. The DRC comment report and the applicant’s responses are attached as Exhibit 3. The Planning and Zoning Board (PZB) reviewed the application on April 17, 2024, and approved the request by a vote of 8 to 0. The PZB staff report and PZB meeting minutes are attached as Exhibit 4 and Exhibit 5, respectively.

The City Commission shall consider the application, the record, and recommendations

forwarded by the DRC and the PZB, and shall hear public comment on the application to determine whether the proposed plat satisfies the provisions of the (ULDR) Section 47-24.5, Subdivision Regulations and other applicable criteria as defined herein.

Conditions:

Should the City Commission approve the proposed plat, staff recommends imposing the following conditions:

1. All existing easements shown on the Palm Aire Village 4th Section plat as recorded in plat book 96, page 35 of the Public Records of Broward County, Florida, excluding those within the Hawkins Road/NW 35th Avenue right-of-way, shall be rededicated on the proposed plat. Applicant shall modify the proposed plat to show the rededication of said easements in a form that is acceptable to the City Engineer.
2. The City Commission is aware the Applicant is in the process of vacating the 50' Ingress, Egress, Utility and Well easement shown on the Palm Aire Village 4th Section plat as recorded in plat book 96, page 35 of the Public Records of Broward County, Florida, which will come before City Commission. If the Applicant successfully vacates the easement and the County requests City approval of a revision to the Plat drawings, the City Engineer may administratively approve an update to the Plat drawings that reflect the City Commission's resolution of the vacation of said easement, including any conditions of adding replacement easements to the plat for the vacation.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a FY 2024 *Commission Priority*, advancing the Infrastructure and Resilience initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Infrastructure and Resilience Focus Area, Goal 3: Providing for a new state of the art water treatment plant.

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Community.

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan*, specifically advancing:

- The Infrastructure Focus Area
- Sanitary Sewer, Water & Stormwater Element

- Goal 2: Develop and maintain an adequate wastewater collection and treatment system, which meets existing and projected needs of the City and adjacent users in the Central Wastewater Region.

Related CAMs

24-0642

24-0643

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Application, Plat, Narrative Responses to Criteria, and Utility No Objection Letters to the Right-of-Way Vacation Request

Exhibit 3 – DRC Comment Report and Responses

Exhibit 4 – April 17, 2024, PZB Staff Report

Exhibit 5 – April 17, 2024, PZB Meeting Minutes

Exhibit 6 – Resolution Approving

Exhibit 7 – Resolution Denying

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