



**REQUEST:** Plat Review: Prospect Lake Clean Water Center

<b>CASE NUMBER</b>	UDP-P23004	
<b>APPLICANT</b>	City of Fort Lauderdale	
<b>AGENT</b>	Elizabeth Tsouroukdissian, Pulice Land Surveyors	
<b>PLAT NAME</b>	Prospect Lake Clean Water Center Plat	
<b>GENERAL LOCATION</b>	5900 Hawkins Road	
<b>LEGAL DESCRIPTION</b>	25-49-42 That Portion of GOVT Lot 5 East of Federal Highway	
<b>PROPERTY SIZE</b>	85,116 square feet / 1.954 acres	
<b>ZONING</b>	Commerce Center District (CC)	
<b>EXISTING USE</b>	Vacant	
<b>PROPOSED USE</b>	Water Treatment Plant	
<b>FUTURE LAND USE DESIGNATION</b>	Employment Center	
<b>APPLICABLE ULDR SECTIONS</b>	47-24.5, Subdivision Regulations 47-25.2, Adequacy Requirements	
<b>NOTIFICATION REQUIREMENTS</b>	Sign notice prior to Planning and Zoning Board (ULDR Section 47-27.4.A.1)	
<b>SECTION 166.033, FLORIDA STATUTES</b>	<b>180-DAY EXPIRATION DATE</b>	<b>120-DAY EXTENSION DATE</b>
	September 30, 2023	Waiver Provided
<b>ACTION REQUIRED</b>	Recommend approval or denial of the Plat to the City Commission	
<b>PROJECT PLANNER</b>	Yvonne Redding, Urban Planner II	<i>YMR CP</i>

**PROJECT DESCRIPTION:**

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 undeveloped. The proposed plat includes the following plat note restriction: "This plat is restricted to 43,000 Square Feet of Industrial Use."

An associated site plan (Case No. UDP-S23049) for the water treatment plant was reviewed by the Development Review Committee (DRC) on November 20, 2023. Associated right-of-way vacations (Case Nos. UDP-V23006 and UDP-V23007) are also scheduled on this agenda. A location map is provided as **Exhibit 1**. The application, plat, and narrative responses to subdivision criteria are attached as **Exhibit 2**.

**PRIOR REVIEWS:**

The plat was reviewed by the Development Review Committee (DRC) on September 12, 2023. All comments have been addressed and are available on file with the Development Services Department. The DRC Comment Report with the applicant's responses is attached as **Exhibit 3**.

**REVIEW CRITERIA:**

Pursuant to the Unified Land Development Regulations (ULDR) Section 47-24.5, Subdivision Regulations and ULDR Section 47-25.2, Adequacy Requirements, the applicant has addressed all applicable criteria.

The proposed plat will allow for the development of the Prospect Lake Clean Water Treatment Plant. All proposed uses will be subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan. The applicant is not proposing new roadways or a new street network as part of this plat application, but rather platting to develop the vacant parcel to construct the water treatment plant administration building, the filtration facility and associated site improvements.

**COMPREHENSIVE PLAN CONSISTENCY:**

The proposed plat aligns with the City's Comprehensive Plan Goals, Objectives, and Policies, including the Future Land Use Element, Goal 3 Objective FLU 3.1 which requires the plat to comply with Broward County Land Use Plan and to meet the level of service standards in the City's Comprehensive Plan. The underlying land use designation of Employment Center allows for the proposed development as indicated on the plat note.

**PUBLIC NOTICE:**

This application is subject to the public participation requirements established in ULDR Section 47-27.4. According to the applicant, a public participation meeting was held on October 9, 2023, in order to offer the neighborhood associations surrounding the property the opportunity to learn about the proposed project. The meeting notification was sent to the neighbors within 300-feet of the proposed Right-of-Way Vacation. The public participation summary and affidavit are provided as **Exhibit 4**.

In addition, this request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed a total of two signs on the property and has submitted a sign affidavit indicating proper sign notification was provided. The sign affidavit and photographs of the posted signs are included as **Exhibit 5**.

**PLANNING & ZONING BOARD REVIEW OPTIONS:**

The Planning and Zoning Board shall consider the application and the record and recommendations forwarded by the DRC and shall hear public comment on the application, and make a determination based on the following criteria:

- ULDR Section 47-24.5, Subdivision Regulations
- ULDR Section 47-25.2, Adequacy Requirements

If the Planning and Zoning Board determines that the proposed plat meet the standards and requirements of the ULDR and criteria for plat review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed plat and shall forward its recommendation to the City Commission.

If the Planning and Zoning Board determines that the proposed plat does not meet the standards and requirements of the ULDR and criteria for the proposed plat, the Planning and Zoning Board shall recommend denial of the plat request.

**EXHIBITS:**

1. Location Map
2. Application, Plat, and Narrative Responses to Criteria
3. DRC Comment Report and Responses
4. Public Participation Affidavit and Meeting Summary
5. Sign Affidavit and Photographs of Posted Signs