

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

PROJECT DESCRIPTION

Agenda Number

Name:	3850 FEDERAL	Number:	027-MP-13
Applicant:	Coral Ridge Golf Course, Inc.	Comm. Dist.:	4
Agent:	Jeff Lis (Stiles Corporation)	Sec/Twp/Rng:	24-49-42
Location:	Northeast Corner of Federal Highway and N.E. 38 Street	Platted Area:	21.8231 Acres
City:	Fort Lauderdale	Gross Area:	21.8 Acres
Replat:	N/A		

LAND USE

Existing Use:	Vacant (Abandoned Golf Course)	Effective Plan:	Fort Lauderdale
Proposed Use:	36 Single Family Detached Units	Plan Designation:	Irregular (1.7) Residential. See the attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Vacant	North:	Park-Open Space
South:	Vacant	South:	Park-Open Space
East:	Golf course	East:	Park-Open Space
West:	Vacant, Multi-family Residential	West:	Park-Open Space
Existing Zoning:	Parks, Rec. & Open Space	Proposed Zoning:	RS 4.4

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: 05/06/14
Action Deadline: 06/10/14
Deferral Dates:

Prepared: PK
Reviewed:
Approved:

Continued

SERVICES

Wastewater Plant:	G. T. Lohmeyer (01/14)	Potable Water Plant:	Fort Lauderdale (03/06)
Design Capacity:	48.0000 MGD	Design Capacity:	90.000 MGD
12-Mo. Avg. Flow:	39.1800 MGD	Peak Flow:	59.700 MGD
Est. Project Flow:	0.0108 MGD	Est. Project Flow:	0.014 MGD

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

SCHOOLS

Dwelling Units	Impact Fee
36	*

* See Staff Comment No. 4

See Finding No. 2

* See Staff Recommendation No. 9

PARKS

	Land Dedication	Impact Fee	Admin. Fee
Local:	County conducts no local review within municipalities	N/A	N/A
Regional:	0.324 Acres	*	*

* See Staff Comment No. 5

See Finding No. 4

* See Staff Recommendation No. 9

TRANSPORTATION

Concurrency Zone: Central	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	36	*	N/A
Non-res. uses:	N/A	N/A	N/A
Total:	36	*	N/A

* See Staff Comment No. 3

See Finding No. 1

* See Staff Recommendation No. 9

3850 FEDERAL
027-MP-13

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 36 Single Family Detached Units.
- 2) Trafficways approval is valid for 10 months. Approval was received on September 26, 2013.
- 3) This plat is located within a Transportation Concurrency Management Area. Transportation concurrency fees 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.
- 4) 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 SCAD letter received from the School Board.
- 5) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact and administrative fees 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.
- 6) This plat is not located in a wellfield zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 7) Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. The surface water management licensing requirements of the Environmental Engineering and Licensing Section of the Broward County Environmental Licensing and Building Permitting Division must be met prior to any construction.
- 8) The Environmental Engineering and Licensing Section has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding, or altering either a gravity sanitary sewer, a sanitary force main, or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. For additional information,

Continued

please contact the Environmental Engineering and Licensing Section at 954-519-1483.

- 9) Review of available information by staff of the Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Aquatic and Wetland Resources Section at 954-519-1483 at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 10) The Aquatic and Wetland Resources 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 Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division.
- 11) 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. This Inventory may be accessed at <http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c> and provides information regarding the ownership and management for each of the Protected Natural Lands.
- 12) Review of aerial photographs indicates that the subject site contains tree canopy. If trees are to be removed or relocated, development of the site must comply with the Tree Preservation Regulations of the City of Fort Lauderdale. 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.
- 13) The subject plat includes land historically used as a golf course. Golf courses have a high potential for arsenic contamination. Under the authority of Section 27-66(h) of the Broward County Natural Resource Protection Code, the Pollution Prevention, Remediation and Air Quality Division has the authority to withhold environmental review approval for any building permits or approvals to develop, construct, or alter any site that contains potential sources of pollution. Note that when any building or development plans are submitted to Broward County for environmental review, the environmental review approval will be withheld until the Pollution Prevention, Remediation and Air Quality Division has reviewed the environmental assessment

Continued

for the golf course and determined that the building or development will not interfere with cleanup of any potential contaminants at the site or exacerbate any potential on-site contamination.

On February 21, 2014, the Pollution Prevention, Remediation and Air Quality Division received a Site Assessment Report and Soil Management Remedial Action Plan for this plat. This documentation is currently under review and the applicant is advised that **a Soil Management Remedial Action Plan must be approved by the Pollution Prevention, Remediation and Air Quality Division prior to County environmental review approval of any construction plans.**

- 14) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Licensing and Building 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.
- 15) This property is located within 20,000 feet of Fort Lauderdale Executive 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>. For additional information, contact the Broward County Aviation Department at 954-359-2291.
- 16) The Broward County Historical Commission staff has reviewed this plat application and determined that significant archaeological resources are not likely to be affected by development on this site. However, in the event that any unanticipated archaeological features or artifacts are discovered, the Historical Commission must be notified within 24 hours. If any unmarked human burial remains are discovered, then work in the vicinity of the burial find must halt immediately, until a determination can be made pursuant to FS Chapter 872, by either the state archaeologist or the county medical examiner, regarding the disposition of the remains. In addition, pursuant to Section 5-305, Ordinance No. 92-38 entitled *Protection and Preservation of Archaeological Sites Discovered During the Development Process*, in the event that future artifacts are uncovered during development activities, said activities shall be discontinued in the immediate vicinity of the discovery site and the procedures set forth in the aforementioned ordinance shall be initiated. For additional information, contact County Archaeologist Matthew DeFelice at 954-357-5506 or at mdefelice@broward.org.
- 17) This site is currently serviced on Federal Highway (State Road 5) by BCT Routes #10 and #20.

Continued

- 18) The recommendations of the Highway Construction and Engineering Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 19) The proposed plat is not adjacent to a state road. However, the proposed development's sole access is to Federal Highway (SR 5) via a proposed 100-foot wide ingress/egress, drainage, and utility easement. 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*. Therefore, in accordance with Section 5-189(b)(5) of the Land Development Code, the applicant has submitted the attached Variance Committee approval letter from the Florida Department of Transportation.
- 20) This plat is included within an area that was the subject of Broward County Land Use Plan amendment PC 13-5, approved by the Broward County Commission on January 28, 2014, which amended the land use from "Commercial Recreation" to 21.8 acres of "Irregular (1.7) Residential" and 4.0 acres of "Recreation and Open Space." This approval was subject to executing and recording a voluntary restriction to dedicate 4.0 acres of park and open space within the amendment area adjacent to and not within the boundaries of this plat (O.R. Book 50573, Pages 855-862). See the attached comments which have been received from the Broward County Planning Council.
- 21) 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.

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 SCAD letter received from the School Board.
- 3) This plat 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.

STAFF RECOMMENDATIONS

ACCESS EASEMENT REQUIREMENTS

- 1) **The ingress/egress easement as depicted on the proposed plat from Federal Highway (SR 5) and connecting to this plat must be recorded prior to plat recordation to provide legal access to this plat.**

FLORIDA STATUTE CHAPTER 177 REQUIREMENTS

Complete the following corrections to the plat mylar to comply with the requirements of Florida Statutes Chapter 177 as outlined below:

2) SURVEY DATA

- A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description.
- B) Two benchmark elevations must be shown and referenced to N.G.V.D.
- C) Review the identification of the quarter-section line that intersects the north and south plat boundaries. It appears to be the **west** line of the NE ¼ of Section 24-49-42. Show bearings on the line where it intersects plat boundaries, as well as a distance from the center of Section 24-49-42 to the intersection of the quarter-section line and the south plat boundary.
- D) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor must submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available from the County Surveyor's Office.
- E) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.

3) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

- A) Address any easements, rights-of-way, or specific purpose parcels to be created by this plat in the Dedication language.
- B) Provide documentation that confirms access to the plat from existing right-of-way.

4) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The title must be updated for the review of any agreements and for the recordation process. Standard format for *Title Certificates*, *Opinions of Title*,

Continued

the *Adjacent Right-of-Way Report*, and a *Guide to Search Limits of Easements and Right-of-Way* may be obtained by contacting the Highway Construction and Engineering Division or by visiting the Division's web page: <http://bcegov2.broward.org/bcengineering/index.asp>.

The title certificate or an attorney's opinion of title must be updated to reflect a comprehensive search of the Public Records within 30 days prior to plat recordation. If the updated title shows any change to property ownership, then a new dedication on the plat mylar must be executed by the new owner(s) with the proper acknowledgements. If the updated title shows any changes to or additional mortgage holders, then a new Mortgagee consent must be executed with the proper acknowledgements.

****NOTE: The Adjacent Right-of-Way Report is incomplete with regard to the Ingress/Egress/Utility and Drainage Easement connecting the platted property to North Federal Highway (US #1). Review and revise prior to recordation.**

- B) All record owners must execute the plat with original signatures. For property owned by an individual (or by individuals), the plat must be executed in the presence of two witnesses for each signature. Property owned by corporations must be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer must also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat must be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust must provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.
 - C) All mortgagees must execute the plat with original signatures, seals, and witnesses.
 - D) Acknowledgments and seals are required for each signature.
- 5) DRAFTING AND MISCELLANEOUS DATA
- A) Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
 - B) Correct the spelling of **INGRESS** in the label for the easement on Sheet 2.
 - C) Correct the spelling of **ENVIRONMENTAL** in the title of the Broward County Environmental Protection and Growth Management Department signature block on Sheet 1.

Continued

6) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

The following items are required for plat recordation but are completed by County staff:

- A) Planning Council Executive Director Signature.
- B) Completion of Security Table and PLMASTER Data Base Inputs; Reports Printed.
- C) County Surveyor Sign-off.
- D) P.R.M.s Verified.
- E) Development Order, Planning and Redevelopment Director Signature.
- F) Highway Construction and Engineering Director Signature.

Additional changes made to the original plat mylar beyond the above list of corrections may cause delays in review and recordation, and may result in additional review fees.

GENERAL RECOMMENDATIONS

- 7) Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.
- 8) All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:
 - A) United States Department of Transportation: *Manual on Uniform Traffic Control Devices* (MUTCD).
 - B) State of Florida Department of Transportation:
 - 1) *Roadway and Traffic Design Standards*.
 - 2) *Standard Specifications*.
 - 3) *FDOT Transit Facilities Guidelines*.
 - C) Broward County: *Minimum Construction Standards for Roadways Under Broward County Jurisdiction* (Exhibit 25A of Section 25.1, Broward County Administrative Code).

Continued

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

- 9) Applicant must pay transportation concurrency fees, school impact fees and regional park impact and administrative fees during the review of construction plans submitted for county environmental review approval by the Development Management and Environmental Review Section of the Planning and Redevelopment Division, in accordance with the fee schedule specified in the Land Development Code. Impact fee amounts are subject to adjustment each October 1.
- 10) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant must submit a current tax letter from the Revenue Collection Division providing proof of payment.
- 11) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.

- 12) Place a note on the face of the plat reading:
 - A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **May 6, 2019**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
 - B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **May 6, 2019**, 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.

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

This plat is restricted to 36 single family detached units.

Continued

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

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

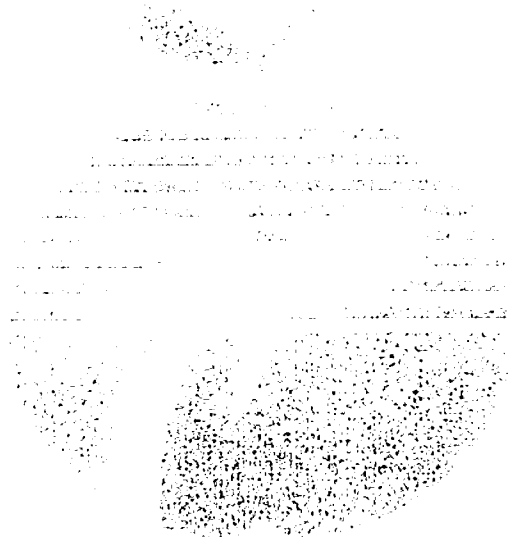
Continued



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

**PLAT
SBBC-1348-2013
County No: 027-MP-13
3850 Federal Plat**

February 3, 2014



**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: February 3, 2014	Single-Family: 36		Elementary: 9
Name: 3850 Federal Plat	Townhouse:		
SBBC Project Number: SBBC-1348-2013	Garden Apartments:		Middle: 4
County Project Number: 027-MP-13	Mid-Rise:		
Municipality Project Number: 12P13	High-Rise:		High: 5
Owner/Developer: Coral Ridge Golf Course, Inc.	Mobile Home:		
Jurisdiction: Fort Lauderdale	Total: 36		Total: 18

Comments

District staff initially reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter dated August 21, 2013, for this plat application. According to the plat application, there were no units built on the site. This application was reviewed as 36 single family units and as proposed, was determined to generate 18 (9 elementary, 4 middle and 5 high school) students.

The school Concurrency Service Areas (CSA) serving the location of the project site in the 2013/14 school year are Bennett Elementary, Sunrise Middle and Fort Lauderdale High Schools' concurrency service areas (CSAs). 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, the Capacity Allocation Team met on August 21, 2013 and determined that the needed high school capacity could be allocated to Stranahan High School.


The preliminary determination for a maximum of 36 (four or more bedroom) single family units is due to expire on February 17, 2014. 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 (February 17, 2014) and shall expire on August 15, 2014. This preliminary school concurrency determination shall be deemed to be void unless prior to August 15, 2014, 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-1348-2013 Meets Public School Concurrency Requirement ☒ Yes ☐ No

2/3/14
Date

Reviewed By: 
Signature
Lisa Wight
Name
Planner
Title



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

ANANTH PRASAD, P.E.
SECRETARY

1st EXTENSION

November 12, 2013

Mr. Alan L. Tinter, P.E.
Tinter Traffic, LLC.
2857 N.E. 25 Street
Fort Lauderdale, FL 33305

Dear Mr. Tinter

RE: **July 5, 2012** Variance Committee Review for Category E Driveway
Date of Pre-application Review: November 10, 2011
Broward County, Urban, In the City of Fort Lauderdale
State Road 5, State Section 86020, Milepost 4.63, Access Class 5, Posted Speed 45 mph, Reference Project
N/A, Location: US 1, east side, approximately 400 feet north of NE 38th Street
Site Acreage: 207, Proposed Land Use and Maximum Square Footage: 40 Residential (SF), 6,000 Drive-
Thru Bank, 95,000 Medical Office
Applicant: Coral Ridge Golf Course, Property Owner: Coral Ridge Golf Course, Proposed Project Name &
Address: Coral Ridge Country Club, 3850 N Federal Highway

Your Request: Right-in, right-out, left-in driveway 405 feet north of NE 38th Street, at the existing southbound directional median opening.

This request is: **Approved**

Conditions: / Comments:

- A minimum driveway length of 100 feet, as measured from the ultimate right-of-way line to the first conflict point, shall be provided.
- The future southbound left turn lane storage length shall be extended to provide a queue length of 100 feet and 185 feet deceleration length.
- Only one inbound lane and one outbound lane are allowed within FDOT right-of-way.
- 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 if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP))
- If additional right-of-way is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.
- All existing driveways not approved in this letter must be fully removed and the area restored.

Comments:

Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. Earlier Department decisions on this request shall be voided unless expressly approved herein. If the above concept is approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these 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. **Please note that 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.

Mr. Alan L. Tinter
November 12, 2013, 1ST Ext
Page 2

Committee approvals and conditions which are at variance with Department rules or standards are not binding in the permitting process for more than **12 months**.

Please submit a copy of this letter with your permit application.

Please contact Christine Nabong Bacomo at the District Permits Office with any questions at telephone number 954-777-4377, fax number 954-677-7893 or e-mail: christine.bacomo@dot.state.fl.us. Thank you.

For right-of-way dedication requirements go to:

<http://www.dot.state.fl.us/statemaintenanceoffice/District4PermitInformation.shtm>:

Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

THE DISTRICT VARIANCE COMMITTEE

With the above ruling *for*

Agree Disagree

For

Howard Webb, P.E.
District Design Engineer

☒

November 12, 2013

For

Mark Plass, P.E.
District Traffic Operations Engineer

☒

November 12, 2013

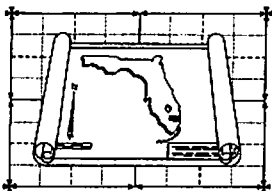
John Danielson, P.E.
District Maintenance Engineer

☒

November 12, 2013

cc: Christine Nabong Bacomo, P.E.
Geysa Sosa/Stam Williams

File: s:\permit_d\permits\variance\0000-11-12-2013\Coral Ridge Golf Course 1st ext - SR5.doc



BROWARD COUNTY PLANNING COUNCIL

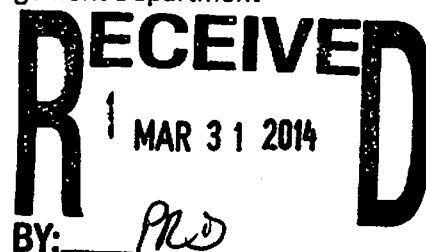
115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

TO: Henry A. Sniezek, Director
Planning and Redevelopment Division
Broward County Environmental Protection and Growth Management Department

FROM: Barbara Blake Boy, Executive Director *BBB*

RE: 3850 Federal (027-MP-13)
City of Fort Lauderdale

DATE: March 31, 2014



This memorandum updates our previous comments regarding the referenced plat dated September 11, 2013.

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 "Irregular (1.7) Residential" land use category. This plat is generally located east of Federal Highway/U.S. 1, north of Northeast 37 Drive.

Planning Council staff notes that this plat is included within an area that was the subject of Broward County Land Use Plan amendment PC 13-5, which amended the land use from "Commercial Recreation" to 21.8 acres of "Irregular (1.7) Residential" and 4.0 acres of "Recreation and Open Space." Said amendment was approved by the Broward County Commission on January 28, 2014, subject to the executed and recorded voluntary restriction to dedicate 4.0 acres of park and open space within the amendment area adjacent to and not within the boundaries of the subject plat.

Therefore, the proposed density of 36 single-family dwelling units on 21.8 net acres of land in the platted area is 1.65 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plan.

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

North: Park-Open Space
South: Park-Open Space
East: Park-Open Space
West: Park-Open Space

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:MEG

cc: Lee Feldman, City Manager
City of Fort Lauderdale

Greg Brewton, Director, Department of Sustainable Development
City of Fort Lauderdale