

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

PROJECT DESCRIPTION

Name:	COOPER CITY STORAGE PLAZA	Number:	041-MP-16
Applicant:	Atlas Investments, LLC	Comm. Dist.:	5
Agent:	Pulice Land Surveyors, Inc.	Sec/Twp/Rng:	30-50-41
Location:	South East Corner of Griffin Road and SW 111 Terrace	Platted Area:	4.1 Acres
City:	Cooper City	Gross Area:	N/A
Replat:	PLAZA ST. MICHEL (Plat Book 178, Page 137)		

LAND USE

Existing Use:	Vacant	Effective Plan:	Cooper City
Proposed Use:	9,500 Sq. Ft. Commercial and 120,000 Sq. Ft. Self-Storage	Plan Designation:	Commercial. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Residential	North:	Estate Residential (Davie)
South:	Residential	South:	Estate Residential (Davie)
East:	Agricultural	East:	Residential 2 du/ac
West:	Residential	West:	Estate Residential (Davie)
Existing Zoning:	B-2	Proposed Zoning:	B-3

RECOMMENDATION (See Attached Conditions)

APPROVALS: 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:	06/13/17	Prepared:	KMM
Action Deadline:	08/15/17	Reviewed:	
Deferral Dates:		Approved:	

SERVICES

Wastewater Plant:	Cooper City (03/17)	Potable Water Plant:	Cooper City (05/16)
Design Capacity:	3.4400 MGD	Design Capacity:	7.000 MGD
12-Mo. Avg. Flow:	2.5200 MGD	Peak Flow:	4.700 MGD
Est. Project Flow:	0.0021 MGD	Est. Project Flow:	0.010 MGD

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

PARKS

SCHOOLS

Dwelling Units	Impact Fee
N/A	N/A

Local:

Regional:

	Land Dedication	Impact Fee	Admin. Fee
Local:	N/A	N/A	N/A
Regional:	N/A	N/A	N/A

TRANSPORTATION

Concurrency Zone: South Central	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	N/A	N/A	N/A
Non-res. uses:	134	*	N/A
Total:	134	*	N/A

* See Staff Comment No. 4
See Finding No. 1

* See Staff Recommendation No. 26

COOPER CITY STORAGE PLAZA
041-MP-16

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the uses being 120,000 square feet of self-storage and 9,500 square feet of commercial. This property is being platted in order to clear several dedications that are no longer necessary from the previous plat.
- 2) Trafficways approval is valid for 10 months. Approval was received on January 26, 2017.
- 3) This plat is a replat of PLAZA ST. MICHEL (Plat Book 178, Page 137), approved for 30,000 square feet of commercial use and 30,000 square feet of office use.
- 4) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval. These fees shall be based on the gross square footage of any building(s) as defined in the ordinance, including canopies and overhangs for drive-thru facilities and for outdoor restaurant seating. In addition, in cases where a building floor may have both commercial and office uses, the entire floor will be assessed as commercial use.
- 5) 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.
- 6) Surface water management plans for this plat must meet the criteria of the Central Broward Water Control District. A surface water management permit must be obtained from this District prior to any construction.
- 7) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division 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. For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.
- 8) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and 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 Water and Environmental Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 9) This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals is regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements.
 - 10) The Water and Environmental Licensing Section encourages that all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.
 - 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. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>
 - 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 Cooper City. 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) 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.

- 14) 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.
- 15) 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 Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 16) The Broward County Aviation Department has no objections to this plat. However, the information submitted with this plat application does not indicate the height of any proposed buildings. The applicant is advised by staff of the Aviation Department that any proposed construction on this property with a height exceeding 200 feet, or the 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 to this development. Based on the location of the proposed project, the FAA may need to conduct a 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.
- 17) 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 is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The consulting archaeologist notes that this plat is located in the City of Cooper City and within the jurisdictional boundaries of Broward County Historic Preservation Ordinance 2014-32. If any archaeological materials are discovered during the course of development, the property owner/agent must notify the Broward County Historic Preservation Officer, Richard (Rick) Ferrer, of the Planning and Development Management Division at 954-357-9731 or rferrer@broward.org, 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 or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.
- 18) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.

Continued

- 19) Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards." In accordance with Section 5-189(b)(5) of the Land Development Code, the applicant has submitted the attached pre-application approval letter from the Florida Department of Transportation.
- 20) The attached comments regarding this plat's compliance with the effective Land Use Plan 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.
- 22) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

CONCURRENCY REVIEW

- 1) This plat is located within the South 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 satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.

RATIONAL NEXUS REVIEW

- 3) This plat has been evaluated by staff of the Highway Construction and Engineering Division for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code ("rational nexus test"). Staff has made a finding that the proposed development meets the threshold test for rational nexus and this report includes right-of-way dedication requirements.

STAFF RECOMMENDATIONS

NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following recommendations:

Continued

- 1) Along the ultimate right-of-way for State Road 818 (Griffin Road) except at a 40-foot opening with centerline located approximately 273 feet west of the east plat limits. Said non-access line shall extend along both sides of the ingress/egress easement except for the southern 25 feet.

This opening is restricted to right turns only.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 2) Right-of-way for an eastbound right turn lane on State Road 818 (Griffin Road) at the 40-foot opening with 135 feet of storage and 50 feet of transition.

ACCESS EASEMENT REQUIREMENTS

- 3) Provide a 40-foot wide by 75-foot deep ingress/egress easement in the 40-foot opening on State Road 818 (Griffin Road).

The dimensions may be modified to more closely approximate the proposed driveway dimensions. Any proposed modifications are subject to the review and approval of the Highway Construction and Engineering Division prior to plat recordation.

- 4) Provide a 24-foot wide access easement connecting the southern 25 feet of the aforementioned easement to the parcel abutting the east property boundary. Any proposed modifications are subject to the review and approval of the Highway Construction and Engineering Division prior to plat recordation.

ACCESS REQUIREMENTS

- 5) The minimum distance from the non-vehicular access line of State Road 818 (Griffin Road), at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 50 feet.
- 6) For the two-way driveway that will be centered in a 40-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 7) The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

TURN LANE IMPROVEMENTS (Secure and Construct)

- 8) Eastbound right turn lane on State Road 818 (Griffin Road) at the 40-foot opening with 150 feet of storage* and 50 feet of transition.

* The length of turn lane storage is measured from the end of taper (transition) to the point of curvature of the driveway radius, or corner chord in the case of intersecting road right-of-way.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 9) Along State Road 818 (Griffin Road) adjacent to this plat.

SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 10) An 8-foot wide x 40-foot long expanded sidewalk for the bus landing pad (design must extend to the face of curb and gutter) on State Road 818 (Griffin Road) commencing 20 feet east of the west plat limit and continuing east for 40 feet.

Design is subject to review by the Service and Capital Planning Section of the Transit Division, the Paving and Drainage Section of the Highway Construction and Engineering Division, and the Permits Section of the Florida Department of Transportation.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 11) Construction of the required improvements shall include the installation of pavement markings and signs. All pavement markings shall be thermoplastic. Pavement markings and signing materials shall be fully reflectorized with high intensity materials. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below.
- 12) As previously noted within this report, this plat is a replat of Plaza St. Michel. At the time of plat recordation, the previous property owner entered into a Security/Lien Agreement for the Installation of Required Improvements that was recorded in O.R.B 46168, PG. 94; and posted security in the amount of **\$83,366.00** for construction of certain improvements. The property was not developed as anticipated under the previous plat and the improvements have not been completed. The improvements listed in this Development Review Report are intended to replace and supersede the previous plat requirements and will be covered under a new Security/Lien Agreement and security. Approval of this replat and subsequent recordation should include authorization for Highway Construction and Engineering Division staff to process a release of the previous Agreement and security.

COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)

- 13) Construction of the required improvements shall include relocating or replacing any existing communication conduit/interconnect on State Road 818 (Griffin Road) that may be damaged by construction of driveways, sidewalks, turn lanes and other improvements. The security amount for communication conduit/interconnect must be approved by the Traffic Engineering Division.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 14) Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450)

and submit it to the Highway Construction and Engineering Division for review and approval prior to recordation of the plat. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to the issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction and Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.

- 15) The Installation of Required Improvements Agreement (CAF#450) shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to plat recordation and/or the commencement of construction. Security amounts shall be based upon the one of the following:
 - A) Approved construction plans. When security is based on approved construction plans, the security will be calculated at one-hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
 - B) Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one-hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
 - C) All forms are available on the Highway Construction and Engineering Division's web page at:
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

IMPROVEMENT PLAN SUBMITTAL REQUIREMENTS

- 16) The construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to the Highway Construction and Engineering Division for review, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without a field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.
- 17) Communication Conduit/Interconnect plans (3 sets and a cost estimate) shall be submitted to the Traffic Engineering Division. Any easements necessary for the relocation and maintenance of the conduit must be provided and shown on the submitted plans. No security shall be released without a field inspection and final approval of all materials, installations and locations by the Traffic Engineering Division.

FLORIDA STATUTES CHAPTER 177 REQUIREMENTS

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

18) 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) Explain the depiction of the 267.10-foot distance dimension on the west line of PARCEL "A". It does not appear to fit the plat boundary geometry, PARCEL "A" geometry or the distance between P.R.M.s as shown on the plat. Review and revise as necessary.
- C) Explain the depiction of the 283.09-foot distance dimension on the east line of PARCEL "A". It does not appear to fit the plat boundary geometry, PARCEL "A" geometry or the distance between P.R.M.s as shown on the plat.
- D) The bearing reference line must be a well-established and monumented line. Depict said line with its monumentation and tie to the plat boundary. Insufficient monumentation is shown for the line called out. Review and revise as necessary.
- E) Show State Plane Coordinates on the west 1/4 corner of Section 30-50-41 and on the reference monument for said corner.
- F) Two land ties to two independent land corners or one land corner and one other recorded corner must be shown. Identify a second tie point, in addition to the west 1/4 corner of Section 30-50-41.
- G) Clearly depict the south end of the N15°18'56"W, 2031.98 tie dimension to the west 1/4 corner of Section 30-50-41. It is unclear as to whether the tie is from the northwest corner of the plat or the P.C.P. 15 feet west and 50 feet north of said plat corner. Review and revise as necessary.
- H) Reverse the direction of the radial bearing shown at the southernmost corner of the plat.
- I) 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.
- J) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.

19) 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) Depict the entire right-of-way width of State Road 818 (Griffin Road), S.W. 111th Terrace and S.W. 110 Avenue adjacent to the plat. Label the rights-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.
- C) Explain the depiction of Hiatus Road as being coincident with S.W. 111th Terrace adjacent to the plat. Various sources indicate that Hiatus Road is 400 feet +/- west of S.W. 111th Terrace in the vicinity of State Road 818 (Griffin Road). Review and revise as necessary.
- D) Review the instrument recorded in O.R.B. 24459, PG. 948, B.C.R. as it pertains to the apparent right-of-way abutting the west plat boundary and revise as necessary.
- E) Show the Florida Department of Transportation roadway section number for State Road 818 (Griffin Road) adjacent to the plat.
- F) If the plat recorded in P.B. 173, PG. 107, B.C.R. is to be shown as a source of right-of-way for S.W. 45th Street north of the plat, include the name of the plat in the label.
- G) Verify the recording page number for the instrument recorded in O.R.B. 34299, B.C.R. shown as a source of 13.92 feet of right-of-way for Griffin Road (PARCEL NO. 105) and revise as necessary.

20) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title which shall:
 - 1) be based upon a legal description that matches the plat.
 - 2) be based upon a search of the public records within forty-five (45) days of submittal.
 - 3) contain the names of all owners of record.
 - 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
 - 5) contain a listing of all easements and rights-of-ways of record lying within the plat boundaries.

- 6) contain a listing of all easements and rights-of-ways which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

The title must be updated for the review of any agreements and for the recordation process. Standard format for "Title Certificates," "Opinions of Title," 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 site:

<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

- B) The Dedication on the original mylar must be executed by all recorded owners 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.

21) 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) Review the northerly extent of S.W. 106th Avenue in the Location Map and revise as necessary.

22) SIGNATURE BLOCKS

- A) The Surveyor's Certification must be signed and the plat sealed by a professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of Florida Statutes Chapter 177.
- B) The plat must include proper dates for signatures.

23) 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 POSSE Inputs; Impact Fee and Security reports printed.
- C) County Surveyor sign-off.
- D) P.R.M.s verified.
- E) Development Order, Planning and Development Management Director Signature.
- F) Highway Construction and Engineering Director Signature.
- G) City of Cooper City – Transmit scanned copy of mylar for review:
Matt Wood mwood@coopercityfl.org 954 434-4300
Mike Bailey mbailey@coopercityfl.org 954 434-4300

NOTES:

- a) The applicant may request a copy of the Florida Statutes 177 check print by calling Luis Gaslonde at 954-577-4598.
- b) Additional changes made to the original plat mylar (beyond this list of corrections) may cause delays in review and recordation, and may result in additional review fees.

GENERAL RECOMMENDATIONS

- 24) 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.
- 25) 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."

Continued

- 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).

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.

- 26) Applicant must pay transportation concurrency fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code.
- 27) 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.
- 28) 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.

- 29) 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 **June 13, 2022**, 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 **June 13, 2022**, 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.

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

This plat is restricted to 9,500 square feet of commercial use and 120,000 square feet of self-storage use. Freestanding or drive-thru bank facilities are not permitted within the proposed commercial uses without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

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.

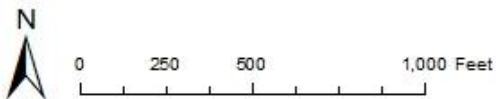
- 31) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



Commission District No. 5
Municipality: Cooper City
S/T/R: 30/50/41



041-MP-16
Cooper City
Storage Plaza



Prepared by: Planning and Development Management Division
Date Flown: January 2017



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Blvd.
Fort Lauderdale, FL 33309

JIM BOXOLD
SECRETARY

June 30, 2016

THIS PRE-APPLICATION LETTER IS VALID UNTIL – June 30, 2017
THIS LETTER IS NOT A PERMIT APPROVAL

Gary G. Bloom
GGB Engineering, Inc.
2699 Stirling Road, Suite C-202
Fort Lauderdale, FL 33312

Dear Gary G. Bloom:

RE: **June 30, 2016 - Pre-application Meeting for Category D Driveway**
Broward County - City of Cooper City, Urban; SR 818; Sec. # 86015; MP: 1.100
Access Class - 03; Posted Speed - 45 mph; SIS - N
Request: Right-in/right-out driveway located approximately 370 feet east of SW 111th Terrace.

SITE SPECIFIC INFORMATION
Project Name & Address: Cooper City Storage - 4691 SW 110 Ave
Applicant/Property Owner: Trico Investments
Parcel Size: 4.11 Acres Max. Sq.ft./Proposed LU: 120,000 S.F. Self-Storage, 5,000 S.F. Restaurant & 4,500 S.F. Retail/Office

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 guard gate is installed a minimum driveway length of 100 feet is required.
- A right turn lane is required and must meet FDOT design standards and include space for bicycle lane.

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,
- All driveways not approved in this letter must be fully removed and the area restored.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

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

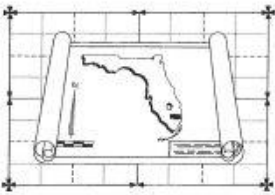
Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, Fax # 954-677-7893 or e-mail: geysa.sosa@dot.state.fl.us.

Sincerely,

Dalila Fernandez, P.E.
District Traffic Access Manager

GS/mjh


cc: Roger Lermieux
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BROWARD COUNTY PLANNING COUNCIL

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

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

FROM: Barbara Blake Boy, Executive Director 

RE: Cooper City Storage Plaza (041-MP-16)
City of Cooper City

DATE: November 21, 2016

The Future Land Use Element of the City of Cooper City Comprehensive Plan is the effective land use plan for the City of Cooper City. That plan designates the area covered by this plat for the uses permitted in the "Commercial" land use category. This plat is generally located on the south east corner of Griffin Road and Southwest 111 Terrace.

The proposed commercial and self-storage uses are in compliance with the permitted uses of the effective land use plan.

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

North:	Estate Residential (Town of Davie)
South:	Estate Residential (Town of Davie)
East:	Residential 2 du/ac
West:	Estate Residential (Town of Davie)

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:PMS

cc: Bruce D. Loucks, City Manager
City of Cooper City

Matthew J. Wood, AICP, Director, Growth Management Department
City of Cooper City