

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

PROJECT DESCRIPTION

Name:	LANZO INDUSTRIAL CENTER PHASE II	Number:	022-MP-16
Applicant:	Crystal Lake Commerce Center, LLC	Comm. Dist.:	4
Agent:	Gator Engineering Associates, Inc.	Sec/Twp/Rng:	15-48-42
Location:	East Side of Powerline Road, Between Northwest 44 Street and Sample Road (SR 845)	Platted Area:	4.597
City:	Deerfield Beach	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	Outdoor Storage	Effective Plan:	Deerfield Beach
Proposed Use:	Outdoor Storage	Plan Designation:	Industrial. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Industrial	North:	Industrial
South:	Industrial	South:	Industrial
East:	Industrial	East:	Industrial
West:	Industrial	West:	Industrial (Broward Municipal Services District)
Existing Zoning:	M-3C	Proposed Zoning:	SAME

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: 08/22/17
Action Deadline: 09/26/17
Deferral Dates:

Prepared: SMC
Reviewed:
Approved:

Continued

SERVICES

Wastewater Plant:	BCUD 4 (04/17)	Potable Water Plant:	Deerfield Beach (03/16)
Design Capacity:	95.0000 MGD	Design Capacity:	23.600 MGD
12-Mo. Avg. Flow:	64.0400 MGD	Peak Flow:	12.200 MGD
Est. Project Flow:	0.0211 MGD	Est. Project Flow:	0.042 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

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

TRANSPORTATION

Concurrency Zone: Northeast	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	N/A	N/A	N/A
Non-res. uses:	41	*	N/A
Total:	41	*	N/A

* See Staff Comment No. 3

See Finding No. 1

* See Staff Recommendation No. 22

LANZO INDUSTRIAL CENTER PHASE II
022-MP-16

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on outdoor storage use. This property is being platted because it does not qualify for an exception to the mandatory platting rule; although the plat is slightly less than five (5) acres in size, the plat boundaries are not specifically delineated on a recorded plat.
- 2) Trafficways is valid for 10 months. Approval was received on September 22, 2016. A two month extension has been granted and approval will expire on September 22, 2017.
- 3) 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, which includes interior mezzanines and exterior overhangs for loading facilities.
- 4) 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.
- 5) Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances and the criteria of Water Control District No. 2. 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.
- 6) 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. 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, please contact the Water and Environmental Licensing Section at 954-519-1483.
- 7) 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.
- 8) 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.
 - 9) 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>
 - 10) 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 Deerfield Beach. 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.
 - 11) 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.
 - 12) 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.
 - 13) All future industrial uses must be approved by the Environmental Engineering and Permitting Division.
 - 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 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.

- 15) 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.
- 16) This project is within the Broward County Water and Wastewater Services (BCWWS) jurisdictional (service) area. A BCWWS Utility Connection Permit will be required before water/wastewater construction can begin. Please visit www.broward.org/WaterServices/Pages/LandDevelopment.aspx for additional information. The configurations of water/wastewater facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit.
- 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 also notes that this plat is located within the City of Deerfield Beach, which is outside the jurisdictional boundaries of Broward County Historic Preservation Ordinance 2014-32 for historical resources, but within the archaeological jurisdiction of said Ordinance. Accordingly, the property owner should contact the City of Deerfield Beach's Planning and Development Services Department at 954-480-4200 for compliance with municipal historic preservation regulations. If any archaeological materials are discovered during the course of development, the property owner 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) This site is currently serviced on Powerline Road (SR 845) by BCT Route 14.

Continued

- 19) 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.
- 20) 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.
- 21) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council.
- 22) The attached comments from the adjacent Broward Municipal Services District (BMSD) indicate no objection to this request.
- 23) 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.
- 24) 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 Northeast 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:

- 1) Along the ULTIMATE right-of-way for Powerline Road (SR 845) except for a 50-foot opening with centerline located approximately 125 feet south of the north plat limits. Said non-access line shall extend along both sides of the ingress/egress easement for 100 feet.

The proposed opening on Powerline Road (SR 845) is subject to review and approval by the Florida Department of Transportation.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 2) Six (6) feet of right-of-way on Powerline Road (SR 845), a 144-foot Arterial, to comply with the Broward County Trafficways Plan.
- 3) Right-of-way for a northbound right turn lane on Powerline Road (SR 845) at the 50-foot opening with 135 feet of storage and 50 feet of transition. The design of this turn lane is subject to review and approval by the Florida Department of Transportation.

ACCESS REQUIREMENTS

- 4) For the two-way driveway that will be centered in a 50-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.

ACCESS EASEMENT REQUIREMENTS

- 5) Provide a 50-foot wide by 100-foot deep ingress/egress easement in the 50-foot opening on Powerline Road (SR 845). 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.

TURN LANE IMPROVEMENTS (Secure and Construct)

- 6) A northbound right turn lane* on Powerline Road (SR 845) at the 50-foot opening with 135 feet of storage and 50 feet of transition. The design of this turn lane is subject to approval by the Florida Department of Transportation.

* The length of the storage lane is measured from the end of the taper to the point of curvature of the turning roadway or the beginning of the chord in the case of right-of-way.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 7) Along Powerline Road (SR 845) adjacent to this plat.

TRAFFICWAY IMPROVEMENTS (Secure and Construct)

- 8) The removal of all existing driveways in any locations not consistent with the approved opening in the non-vehicular access line (NVAL) and the construction of curb, gutter and sidewalks in this opening when necessary to complete the required improvement(s).

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 9) 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.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 10) 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.
- 11) 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://bcegov2.broward.org/bcengineering/Plats/PlatsForms.asp>

IMPROVEMENT PLAN SUBMITTAL REQUIREMENTS

- 12) 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.

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:

13) 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. The legal description on the plat and the title work submitted do not match. Review and revise as necessary prior to plat recordation.
- B) A closure of the plat boundary and the parcels created by the plat as determined by the Broward County Highway Construction and Engineering Division staff exceeds the 0.03' tolerance required by Section 5-189(25) of the Broward County Land Development Code. Provide closure reports, with areas, of the plat boundary and parcels created by the plat to the Highway Construction and Engineering Division for review. Review and revise as necessary.

NOTE: The bearing on the north line of the plat as shown on the plat drawing differs from the bearing for that line listed in the closure report. Review and revise as necessary.

- C) Show the distance dimension along the west line of Section 15-48-42 from the intersection of the westerly extension of the north plat line and the section line to the northwest corner of Section 15.
- D) Revise the Surveyor's Note pertaining to the bearings reference line to indicate that the bearings are based on a GRID or ASSUMED meridian. If the bearings are on a Grid meridian, show the source of the information and monumented control points with their coordinate values and ties to the plat boundary.

- E) Revise the verbiage in the note to read partly as follows: ...ARE REFERENCED TO AN ASSUMED DATUM...
 - F) Identify the location of the Found McLaughlin P.R.M. at the southeast corner of this plat as it relates to a corner of an adjacent plat.
 - G) 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.
 - H) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.
- 14) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE
- A) Depict the entire right-of-way width of Powerline Road (State Road 845) adjacent to the plat. Label the Right-of-Way shown with all recorded instruments which establish public rights-of-way adjacent to this plat. **Refer to the Adjacent Right-of-Way Report.**
 - B) Obtain a copy of the latest Florida Department of Transportation (FDOT) Right-of-Way map for State Road 845 adjacent to the plat and provide it to the Highway Construction and Engineering Division for review. Add a label for same indicating the State road designation, roadway section number, sheet number and the latest date of revision.
 - C) Depict and label with type, width, and recording information any applicable existing easements within the plat as identified in the title work or provide evidence of their release/vacation.
 - D) Verify the use of the 12' easement per P.B. 113, PG. 38, B.C.R. abutting the south line of this plat and revise as necessary.
 - E) The 10' FPL Easement per O.R.B. 6018, Pg. 160 B.C.R. and the 25' Water & Sewer Easement per O.R.B. 4793, Pg. 164 B.C.R. overlap the Right of Way being dedicated by this plat. These easements located within the Right of Way being dedicated by this plat will need to be vacated. They cannot be vacated by this plat as they are dedicated by separate instrument. They must be vacated by separate instrument prior to plat recordation.
- 15) 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.

The legal description on the plat and the description in the Title Certificate submitted with the plat do not match. Review and revise as necessary.

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.

- B) The Dedication on the original mylar must be executed by all record 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.
 1. In the Dedication Block, the property owner's name is missing in one place. Review and revise the plat mylar.
 2. The title of the officer who executed the plat differs in the Dedication Block from the Acknowledgement Block. Revise the plat mylar accordingly.
- C) All mortgagees must execute the plat with original signatures, seals and witnesses.
- D) Acknowledgments and seals are required for each signature.
 1. The Acknowledgement Block of the Mortgage Holder lists the property owner of the subject plat as the Mortgage Holder. Review and revise the plat mylar.
 2. Review the information listed as identification for the officer who signed on behalf of the bank. Revise the plat mylar.

16) DRAFTING AND MISCELLANEOUS DATA

Continued

- A) Address any undefined abbreviations or symbols used on the plat or added during revisions. 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) Remove the benchmark elevation labels from the plat drawing as benchmarks are no longer required on plats in Broward County.
- C) Add B.C.R. to the book and page number for the recording information for all recorded documents shown on the plat.
- D) The mylar of the plat provided with this submittal does not scale at the stated scale. Review and revise prior to plat recordation.
- F) The plat borders must be 1/2-inch on three sides with a 3-inch margin on the left side.
- A) The plat original must be drawn with black permanent drawing ink or nonadhered scaled print on a stable base film.
- G) The sheet size must be 24 inches by 36 inches

17) 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. The printed name and registration number of the professional surveyor and mapper must appear directly below the Surveyor's Certificate, along with the printed name, address, and certificate of authorization number of the legal entity. Show the name, Certificate of Authorization number and the address of the legal entity preparing the plat beneath the Surveyor's signature line as required by Chapter 177.061, Florida Statutes. Additionally, remove the language regarding benchmarks, as benchmarks are no longer required on plats in Broward County.

18) 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.

Continued

- E) Development Order, Planning and Development Management Director Signature.
- F) Highway Construction and Engineering Director Signature.
- G) City of Deerfield Beach – Transmit scanned copy of mylar for review.

NOTE: 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

- 19) 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.
- 20) 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).

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.

- 21) Reservoir capacity sufficient to accommodate a minimum of 5 vehicles must be provided for guardhouses or gates on any 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 turn lane dedications. A reservoir area must include a space that is 12 feet wide and 22 feet long for each vehicle.
- 22) 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.

- 23) 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.

- 24) 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.

- 25) 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 **August 22, 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 **August 22, 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.

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

This plat is restricted to outdoor storage use. Industrial uses may have up to 30%-50% ancillary office or up to 30% ancillary commercial/office use per bay or single tenant building upon satisfaction of transportation concurrency fees. No freestanding office or commercial uses are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

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.

- 27) 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. 4
Municipality: Deerfield Beach
S/T/R: 15/48/42



022-MP-16
Lanzo Industrial
Center Phase II



0 250 500 1,000 Feet

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

Regina Bobo-Jackson
Gator Engineering Associates, Inc
11390 Temple Street
Cooper City, FL 33330

Dear Regina Bobo-Jackson:

RE: **June 30, 2016 - Pre-application Meeting for Category B Driveway**
Broward County - City of Deerfield Beach, Urban; SR 845; Sec. # 86065; MP: 10.150
Access Class - 05; Posted Speed - 45 mph; SIS - N
Request: Use existing right-in/left-in/right-out driveway located approximately 130 feet south of northern property line.

SITE SPECIFIC INFORMATION
Project Name & Address: Lanzo Industrial Center - 4250 N Powerline Road
Applicant/Property Owner: Crystal Lake Commerce Center LLC
Parcel Size: 4.9 Acres Max. Sq.ft./Proposed LU: 4.9 Acres of Industrial

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 25 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.
- The proposed driveway shall be radial return.

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.

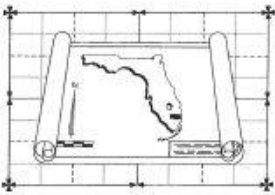
Sincerely,

Dalila Fernandez, P.E.
District Traffic Access Manager

GS/nyh

cc: Roger Lemieux


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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: Lanzo Industrial Center Phase II
(022-MP-16) City of Deerfield Beach

DATE: July 18, 2016

The Future Land Use Element of the City of Deerfield Beach Comprehensive Plan is the effective land use plan for the City of Deerfield 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 on the east side of Powerline Road, between Northwest 40 Court and Northwest 44 Street.

The proposed outdoor storage use is 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:	Industrial
South:	Industrial
East:	Industrial
West:	Industrial (Unincorporated Broward County)

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:RECM

cc: Burgess Hanson, City Manager
City of Deerfield Beach

Amanda Martinez, Director, Planning & Development Services
City of Deerfield Beach



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

115 S. Andrews Avenue, Suite 329-K, Ft. Lauderdale, FL 33301 T: 954-357-6634 F: 954-357-8655

MEMORANDUM

TO: Howard Clarke, Senior Planner
Planning and Development Management Division

THROUGH: Sara Forelle, AICP, Planning Section Supervisor
Planning and Development Management Division

sforelle@broward.org

Digitally signed by
sforelle@broward.org
DN: cn=sforelle@broward.org
Date: 2017.07.12 14:56:42 -04'00'

FROM: Heather Cunniff, AICP, Senior Planner
Planning and Development Management Division

DATE: July 12, 2017

SUBJECT: LANZO INDUSTRIAL CENTER PHASE II: 22-MP-16

The Planning and Development Management Division has reviewed the above-referenced municipal plat for impacts to the Broward Municipal Services District (BMSD). The subject site is located in the City of Deerfield Beach north of West Sample Road, on the east side of Powerline Road. The subject site has Industrial future land use designation.

The closest BMSD property consists of a county landfill that is located on the west side of Powerline Road, directly across the street from the proposed plat. The landfill in the BMSD is designated as Industrial on the Future Unincorporated Area Land Use Element Map Series and has zoning designation of A-6: Agricultural-Disposal.

Staff finds that the proposed 4.597 acres of outdoor storage use will not have a negative impact on land uses within the BMSD.