

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

PROJECT DESCRIPTION

Name:	BROWARD SPIN CAR WASH	Number:	002-MP-17
Applicant:	101 SW 27 th Ave., LLC	Comm. Dist.:	9
Agent:	Pulice Land Surveyors, Inc.	Sec/Twp/Rng:	8-50-42
Location:	Southwest Corner of Broward Blvd and NW 27 Ave	Platted Area:	1.15 Acres
City:	Fort Lauderdale	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	3,507 Sq. Ft. Commercial	Effective Plan:	Fort Lauderdale
Proposed Use:	5,000 Sq. Ft. Commercial	Plan Designation:	Commercial. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Commercial	North:	Commercial (Broward Municipal Services)
South:	Multi-Family Residential/Commercial	South:	Commercial
East:	Commercial	East:	Commercial
West:	Commercial	West:	Commercial
Existing Zoning:	B-1	Proposed Zoning:	B-1

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 Broward County Code of Ordinances.

Meeting Date:	12/05/17	Prepared:	KMM
Action Deadline:	01/09/18	Reviewed:	
Deferral Dates:		Approved:	

Continued

SERVICES

Wastewater Plant:	G.T. Lohmeyer (07/17)	Potable Water Plant:	Fort Lauderdale (10/16)
Design Capacity:	48.0000 MGD	Design Capacity:	90.000 MGD
12-Mo. Avg. Flow:	38.2300 MGD	Peak Flow:	50.900 MGD
Est. Project Flow:	0.0005 MGD	Est. Project Flow:	0.001 MGD

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

SCHOOLS

Dwelling Units	Impact Fee
N/A	N/A

PARKS

	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: Central	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	N/A	*	*
Non-res. uses:	54	*	*
Total:	54	*	*

* See Staff Comment No. 3 & 4
See Finding No. 1
See Staff Recommendation No. 27

BROWARD SPIN CAR WASH
002-MP-17

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 5,000 square feet of commercial use. This property is being platted because it does not qualify for an exception to the mandatory platting rule. Although the property is less than five (5) acres in size, the plat boundaries are not specifically delineated on a recorded plat.
- 2) Trafficways approval is valid for 10 months. Approval was received on March 23, 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, including canopies and overhangs for drive-thru facilities and for outdoor restaurant seating.
- 4) At the time of plat application, a 3,507 square foot commercial building existed on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182(a)(4) of the Land Development Code, this structure may be eligible for credit towards transportation concurrency fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. No credit will be granted for demolition occurring more than eighteen (18) months prior to the review of construction plans submitted for County environmental review approval.
- 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 South 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. 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) 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.
- 10) 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>
- 11) 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.
- 12) 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.
- 13) 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. Any vehicle washing facility not connected to a sanitary sewer system must recycle 100% of its wash water and no discharge to the drainage system will be permitted.
- 14) A demolition notice of the 3,507 square feet of commercial use will be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.

- 15) The subject plat is in the vicinity of a known contaminated site and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.
- 16) 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.
- 17) This property is within 20,000 feet of Fort Lauderdale-Hollywood International 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 954-359-6170.
- 18) 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 archaeologist notes that this property is located in the City of Fort Lauderdale and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Fort Lauderdale's Urban Design and Planning Division at 954-828-6520 to seek project review for compliance with the municipal historic preservation regulations. 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.
- 19) This site is currently serviced by BC Transit Route 40 on Broward Boulevard (SR 842).

- 20) 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.
- 21) 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.
- 22) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council.
- 23) The attached comments from the adjacent Broward Municipal Services District (BMSD) indicate no objection to this request.
- 24) 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.
- 25) 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 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:

- 1) Along the ultimate right-of-way of Broward Boulevard (State Road 842) except at a 24-foot opening with centerline located approximately 39 feet east of the west plat limits. Said non-access line will include corner chord(s) and extend along Southwest 27 Avenue.

This opening shall be restricted to and physically channelized for right turns in only.

- 2) Along the ultimate right-of-way of Southwest 27 Avenue. Said non-access line will include corner chord(s) and extend along Southwest 1 Street for a minimum of 100 feet.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 3) Right-of-way for a corner chord based on a 30-foot radius at the intersection of Broward Boulevard (State Road 842) and Southwest 27 Avenue.
- 4) Right-of-way for a corner chord based on a 30-foot radius at the intersection of Southwest 27 Avenue and Southwest 1 Street.
- 5) Right-of-way for an eastbound right turn lane on Broward Boulevard (State Road 842) at Broward Boulevard (State Road 842) and Southwest 27 Avenue with 135 feet of storage and 50 feet of transition.

ACCESS REQUIREMENTS

- 6) The minimum distance from the non-vehicular access line of Broward Boulevard (State Road 842), 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 25 feet.
- 7) A channelized driveway shall consist of one lane with a pavement width of 15 feet, with minimum entrance radii of 50 feet.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 8) Along Broward Boulevard (State Road 842) and Southwest 27 Avenue adjacent to this plat.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 9) The physical channelization of the driveway in the 24-foot opening on Broward Boulevard (State Road 842) as specified under the non-vehicular access line requirements.

- 10) The removal of all existing driveways in locations not consistent with the 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.

SIGNALIZATION IMPROVEMENTS (Secure for Construction)

- 11) Any necessary modifications to the existing traffic signal at the intersection of Broward Boulevard (State Road 842) and Southwest 27 Avenue to provide for the required improvements.
- 12) The developer shall be responsible for the replacement of street lights that may be damaged by the construction of the required improvements. The security amount for street lights along Broward Boulevard (State Road 842) and Southwest 27 Avenue shall be determined by the Traffic Engineering Division.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 13) Construction of the required improvements shall include the installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. 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. The design and installation of the required markers and/or signs are subject to approval by the Florida Department of Transportation (FDOT) for projects located on a FDOT jurisdictional roadway.

COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)

- 14) The developer shall be responsible for the replacement of communication conduit/interconnect that is damaged by the construction of the required improvements. The security amount for communication conduit/interconnect along Broward Boulevard (State Road 842) and Southwest 27 Avenue shall be determined by the Traffic Engineering Division.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 15) 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.
- 16) 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

- 17) 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.
- 18) 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:

19) 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.

- 1) **Certain calls on the plat drawing differ from the legal description on the plat. Review and revise as necessary.**
 - B) Provide closures of the plat boundary, with areas, of the plat boundary and parcels created by the plat to the Broward County Highway Construction and Engineering Division for review after resolution of the above comment.
 - C) Review the label for the land corner and the identification of the south line of the section this plat is within and revise as necessary. Additionally, show a distance from that point to the plat.
 - D) On the plat drawing, reverse the directions of the lines between the Point of Commencement and the Point of Beginning to match the calls for those lines in the description.
 - E) Depict the endpoints of the 240.03-foot dimension shown on the north line of the northwest 1/4 of Section 8-50-42.
 - F) Depict the endpoints of the S01°15'07"E, 309.39-foot dimension shown on the east line of the northwest 1/4 of Section 8-50-42.
 - G) Revise Surveyor's Note # 2 to indicate that the bearings shown on the plat are based on an Assumed or a Grid meridian. If they are grid bearings, depict and describe the control points used to determine the grid bearings and tie them to the plat boundary.
 - H) 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 following website: <http://www.broward.org/Publicworks/BCEngineering/Pages/PlatSectionForms.aspx>
 - I) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.
- 20) **RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE**
 - A) Depict the entire right-of-way width of Broward Boulevard (State Road 842), Southwest 27 Avenue and Southwest 1 Street adjacent to the plat. Label the rights-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.
 - 1) Review the depiction of varied right-of-way width for Broward Boulevard per Plat Book 6, Page 34, B.C.R abutting this plat. That plat appears to

Continued

create a 30-foot width south of the north line of Section 8-50-42. Revise the labels and dimension leader arrow as necessary.

- 2) Review the page number for the 5-foot right-of-way dedication for Southwest 27 Avenue by the instrument recorded in O.R.B. 6863, PG. 396, B.C.R.
- 3) Review the location of the parcel created by the instrument recorded in O.R.B. 9813, PG. 112 B.C.R. It appears not to be at the location shown on the drawing.
- 4) Review the location of the parcel created by the instrument recorded in O.R.B. 20834, PG. 51, B.C.R. It appears not to be at the location shown on the drawing.
- 5) Review the instrument recorded in O.R.B. 10612, PG. 849, B.C.R. That document does not appear to dedicate right-of-way.
- 6) **Verify the recording information for the instrument that created the Bus Shelter Easement in Lot 3, Block 10 per P.B. 25, PG. 49, B.C.R. and revise as necessary.**
- 7) Explain the depiction of the 50-foot width of Broward Boulevard (State Road 842) north of the north line of the northwest 1/4 of Section 8-50-42 by Right-of-Way Map 8, PG. 15, B.C.R. That map appears to define the alignment of the road without reference to the width of the corridor. Review the plat recorded in P.B. 25, PG. 49, B.C.R.

Revise the plat as necessary.

- B) Obtain a copy of the latest FDOT Right-of-Way map for Broward Boulevard adjacent to the plat and provide it to the Highway Construction and Engineering Division. Add a label for same indicating the State road designation, roadway section number, sheet number and the latest date of revision.
- C) All proposed easements must be clearly labeled and dimensioned.

21) 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," 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 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.

22) DRAFTING AND MISCELLANEOUS DATA

- 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) The names of numerous parcels created by adjacent plats are incorrect. Review and revise as necessary.
- C) Show the easterly and southerly boundaries of TRACT "B" per P.B. 181, PG. 181, PG. 111, B.C.R. as solid lines to differentiate them from easement lines. Confirm the status of the conveyance recorded in O.R.B. 50827, PG. 557, B.C.R. It appears to be superseded by the plat recorded in P.B. 181, PG. 111, B.C.R. Review and revise as necessary.
- D) Identify or remove the east – west lines dashed lines intersecting the west line of TRACT "A" per P.B. 181, PG. 111, B.C.R. adjacent to the FPL EASEMENT per O.R.B. 4745, PG. 433, B.C.R.

23) 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 Chapter 177, Florida Statutes.

24) 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.

Continued

- G) City of Fort Lauderdale – Transmit scanned copy of mylar for review:
Anthony Fajardo afajardo@fortlauderdale.gov 954-828-5984

GENERAL RECOMMENDATIONS

- 25) 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.
- 26) 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.

- 27) 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.
- 28) 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.
- 29) 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.

30) 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 **December 5, 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 **December 5, 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.

31) Place a note on the face of the plat reading:

This plat is restricted to 5,000 square feet of commercial use. No freestanding banks and/or bank drive-thru facilities are permitted 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.

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.

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





Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

September 25, 2017

THIS PRE-APPLICATION LETTER IS EXTENDED UNTIL – **September 25, 2018**
THIS LETTER IS NOT A PERMIT APPROVAL

Susan Holland
Holland Engineering, Inc.
3900 Hollywood Blvd., Suite 303
Hollywood, FL 33021

Dear Susan Holland:

RE: **September 25, 2017** - Pre-application Extension for **Category C Driveway**, Date of Pre-application Meeting: **August 18, 2016**
Broward County - City of Fort Lauderdale, Urban; SR 842; Sec. # 86006; MP: 4.600
Access Class - 05; Posted Speed - 40 mph; SIS - N; Ref. Project: FM 428024.1-Urban Corridor Improvements-PM Ronald Kareiva
Request: Right-in only driveway located approximately 30 feet east of the western proerty line.

SITE SPECIFIC INFORMATION
Project Name & Address: **Spin Car Wash - 2700 West Broward Blvd., Fort Lauderdale, FL**
Applicant/Property Owner: **101 SW 27th Avenue LLC**
Parcel Size: **1.15 Acres** Max. Sq.ft./Proposed LU: **5,000 S.F. Car Wash**

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 20 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.**
- **The in-only driveway shall be channelized and have a width of 16 feet.**
- **All other existing driveways along the frontage of the site shall be closed.**

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.

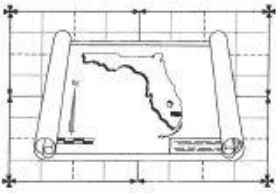
Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377 or e-mail: geysa.sosa@dot.state.fl.us.

Sincerely,

Dalila Fernandez, P.E.
District Traffic Access Manager

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: Broward Spin Car Wash (002-MP-17)
City of Fort Lauderdale

DATE: March 1, 2017

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 "Commercial" land use category. This plat is generally located on the southwest corner of Broward Boulevard and Riverland Road.

The proposed commercial 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: Commercial (Unincorporated Broward County)
South: Commercial
East: Commercial
West: Commercial

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: Lee Feldman, City Manager
City of Fort Lauderdale

Anthony Fajardo, Director, Department of Sustainable Development
City of Fort Lauderdale



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 15:02:09
+04'00'

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

hcunniff@broward.org
Digitally signed by
hcunniff@broward.org
DN: cn=hcunniff@broward.org
Date: 2017.07.12 08:45:05
-04'00'

DATE: July 11, 2017

SUBJECT: BROWARD SPIN CAR WASH: 002-MP-17

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 Fort Lauderdale at the southwest corner of the intersection of Riverland Road/SW 27th Avenue and Broward Boulevard. The closest BMSD property is located on the north side of Broward Boulevard, directly across the street from the proposed plat. The BMSD property is designated as Commercial on the Future Unincorporated Area Land Use Element Map Series and has zoning designation of B-2: General Commercial Business with a B-4: Commercial Redevelopment Overlay.

Staff finds that the 5,000 square feet of commercial use will not have a negative impact on land uses within the BMSD.