

STAFF REPORT
Hasey Center
125-MP-86

A request to amend the note on the plat has been filed with the Planning and Development Management Division. This plat was approved by the County Commission on January 6, 1987, for 250,000 square feet of commercial use on 23 acres. The property is located on the south side of Sample Road, east of Powerline Road, in the City of Pompano Beach. The plat was recorded on October 31, 1988 (P.B. 136, PG. 39).

The current note, approved by the County Commission on September 10, 2015 (INSTR #113547002) reads as follows:

Parcel A is restricted to 150,000 square feet of commercial use (134,854 square feet existing and 15,146 square feet proposed); **that portion of Parcel B is restricted to 2,816 square feet of commercial use**; and the remaining portion of Parcel B is restricted to 40,000 square feet of automobile dealership and 29,670 square feet of commercial use.

The applicant is requesting to revise the note on the plat to add 18 fueling positions, distributing the number of fueling positions evenly to Parcel B-1 and Parcel B. The proposed note language reads as follows:

Parcel A is restricted to 150,000 square feet of commercial use (147,573 square feet existing and 2,427 square feet proposed) and **9 fueling positions**; **Parcel B-1 is restricted to 2,816 square feet of commercial use and 9 fueling positions**; and Parcel B is restricted to 40,000 square feet of automobile dealership and 29,670 square feet of commercial use. Freestanding banks and banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

This request was evaluated by the Reviewing Agencies.

The attached memorandum from the Broward County Planning Council indicates that the effective Land Use Plan designates the area covered by this plat for the uses permitted in the "Commercial" (Parcel A and portion of Parcel B described in Exhibit "B-1") and "industrial" (i.e. remaining portion of Parcel B) land use category, and the requested plat note amendment complies with the permitted uses of the effective Land Use Plan.

The attached Resolution No. 2018-11 was approved by City of Pompano Beach on October 10, 2017.

Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and has no objection to this request in the attached memorandum.

The attached pre-application letter from the Florida Department of Transportation (FDOT) indicates approval of the proposed level of development subject to the

conditions and comments contained therein. The applicant is advised to contact Djemcy Limage, FDOT Access Management, at 954-777-4363 or Djemcy.Limage@dot.state.fl.us.

The Environmental Planning and Community Resilience Division has reviewed this request and at this time, this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

The Aviation Department has advised that this property is within 20,000-feet of Fort Lauderdale Executive Airport and Pompano Beach Municipal Airport. Any proposed construction, use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 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.

Broward County's consulting archaeologist has reviewed this request and, based on available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), has determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archeological or paleontological sensitivity. The consulting archaeologist also notes that this property is located in the City of Pompano Beach and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Pompano Beach, Development Services Department at 954-786-7921 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.

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, this request represents an increase of 182 PM peak hour trips. The plat is located within the Northeast Transportation Concurrency Management District and meets the regional transportation concurrency standards specified in Section 5-182(a)(5)(a) of the Broward County Land Development Code.

Road impact fees have been satisfied for 147,573 square feet of commercial use on Parcel A, 2,816 square feet of commercial use on a portion of Parcel B and 30,685 square feet of auto dealership on the remainder of Parcel B. Road impact fees for the unbuilt auto dealership and commercial uses on the remainder of Parcel B are secured

by an existing road impact fee agreement recorded in O.R.B. 36037, PG. 755 (INSTR# 103304702).

The proposed 9 fueling positions on Parcel A and 9 fueling positions on Parcel B-1 are subject to transportation concurrency fees, which will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval.

Staff recommends **APPROVAL** of this request, provided the applicant accomplishes the following:

- 1) Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **February 27, 2018**.

The amended note must also include language stating the following:

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.

- A) If a building permit for a principal building on **Parcels A and B-1** and first inspection approval are not issued by **February 27, 2023**, 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 on **Parcels A and B-1** by **February 27, 2023**, 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.

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments and recommendations.

Finally, 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

Continued


by a state or federal agency or undertakes actions that result in a violation of state or federal law.

KDL





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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Hasey Center
(125-MP-86) City of Pompano Beach

DATE: December 19, 2017
UPDATE: January 11, 2018

Per the January 11, 2018 request of the Broward County Planning and Development Management Division, this memorandum updates our previous comments regarding the referenced plat dated December 19, 2017.

FROM: Parcel A is restricted to 150,000 square feet of commercial use (134,854 square feet existing and 15,146 square feet proposed); that portion of Parcel B as described in Exhibit "1" is restricted to 2,816 square feet of commercial use; and the remaining portion of Parcel B is restricted to 40,000 square feet of automobile dealership and 29,670 square feet of commercial use.

TO: Parcel A is restricted to 150,000 square feet of commercial use (147,573 square feet existing and 2,427 square feet proposed) and 9 fueling positions; Parcel B-1 is restricted to 2,816 square feet of commercial use and 9 fueling positions; and Parcel B is restricted to 40,000 square feet of automobile dealership and 29,670 square feet of commercial use.

The Future Land Use Element of the City of Pompano Beach Comprehensive Plan is the effective land use plan for the City of Pompano Beach. That plan designates the area covered by this plat for the uses permitted in the "Commercial" (Parcel A and Parcel B-1) and "Industrial" (i.e. Parcel B) land use categories. This plat is located on the south side of Sample Road, east of Powerline Road.

The existing and proposed commercial use and 18 fueling positions located on Parcel A and Parcel B-1 are in compliance with the permitted uses of the effective land use plan.

The existing and proposed automobile dealership located on Parcel B is in compliance with the permitted uses of the effective land use plan.

Hasey Center
December 19, 2017
Updated: January 11, 2018
Page Two

Regarding the proposed commercial use on Parcel B, Planning Council staff has received written confirmation that the City of Pompano Beach approved the allocation of the “20% Industrial-to-Commercial” flexibility provision to this plat on July 1, 1986, per Ordinance 86-15. Therefore, the proposed commercial development is in compliance with the permitted uses of the effective land use plan. Please note that said allocation of flexibility is not subject to Policy 2.10.1 (former Policy 13.01.10) of the Broward County Land Use Plan, since the flexibility rule was applied by the City prior to the effective date of said policy (i.e., February 4, 1997).

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:DBT

cc: Greg P. Harrison, City Manager
City of Pompano Beach

David Recor, Acting Director, Development Services Department
City of Pompano Beach



019.12

RESOLUTION NO. 2018- 11

CITY OF POMPANO BEACH
Broward County, Florida

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING CITY STAFF'S LETTER OF NO OBJECTION TO AMENDMENT OF NOTATION ON THE HASEY CENTER PLAT; PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That city staff's letter of no objection to amendment of notation on the Hasey Center Plat, a copy of which letter is attached hereto and incorporated herein by reference as if set forth in full, is hereby approved and authorized.

SECTION 2. That the proper city staff is hereby authorized to forward said letter to Broward County.

SECTION 3. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this 10th day of October, 2017.



LAMAR FISHER, MAYOR

ATTEST:



ASCELETA HAMMOND, CITY CLERK



Public Works Department

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

M E M O R A N D U M

DATE: January 3, 2018

TO: Josie Sesodia, Director
Planning and Development Management Division

FROM: David (D.G.) McGuire, Project Manager
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Delegation Request: Note Amendment
Hasey Center (125-MP-86)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for modifications to the conditions of plat approval for the subject plat. In part, the application is a request to amend the note amendment indicated on the plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission, if available (Unavailable). Our review also included changes to the adjacent roadways and changes on the adjoining properties.

Current Note:

Parcel A is restricted to 150,000 square feet of commercial use (134,854 square feet existing and 15,146 square feet proposed); that portion of Parcel B described in Exhibit "B-1" attached here to is restricted to 2,816 square feet of commercial use; and the remaining portion of Parcel B is restricted to 40,000 square feet of automobile dealership and 29,670 square feet of commercial use.

Proposed Note:

Parcel A is restricted to 150,000 square feet of commercial use (147,573 square feet existing and 2,427 square feet proposed) and 9 fueling positions;

Broward County Board of County Commissioners

Parcel B-1 is restricted to 2,816 square feet of commercial use and 9 fueling positions; and Parcel B is restricted to 40,000 square feet of automobile dealership and 29,670 square feet of commercial use. Freestanding banks and banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

As a result of our review, staff has determined that no new and amended plat requirements are necessary to ensure safe and adequate access between the adjoining Trafficway(s) and plat to comply with the adequacy standards of the Broward County Land Development Code.

dgm



Florida Department of Transportation

**RICK SCOTT
GOVERNOR**

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

**MIKE DEW
SECRETARY**

January 26, 2018

**THIS PRE-APPLICATION LETTER IS VALID UNTIL – January 26, 2019
THIS LETTER IS NOT A PERMIT APPROVAL**

Ryan Thomas
Thomas Engineering Group LLC
1000 Corporate Drive, Suite 250
Fort Lauderdale, FL 33334

Dear Ryan Thomas:

**RE: January 26, 2018 - Pre-application Meeting for Costco Wholesale Pre-Application Meeting Date: January 18, 2018
Broward County - City of Pompano Beach, Urban; SR 834; Sec. # 86028; MP: 6.200
Access Class - 03; Posted Speed - 45 mph; SIS - Influence Area; Ref. Project FM 436341.1 & 431526.1
Request: Use existing right-in/right-out driveway on SR 834/ West Sample Road, located approximately 630 feet east of SR 845 /power line road.**

SITE SPECIFIC INFORMATION
Project Name & Address: Costco Wholesale - 1800 W. Sample Road, Pompano Beach
Applicant/Property Owner: Costco Wholesale Corp
Parcel Size: 14.68 Acres Development Size: 147,573 S.F. Discount Club & 18 F.P. Gas Station

NO OBJECTION

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:

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.

cc: Roger Lemieux
FileS:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2018-01-18\2. 86028 MP 6.200 SR 834_Costco Wholesale\86028 MP 6.200 SR 834_Costco Wholesale.docx

Sincerely,

Aidin Massahi, Ph.D.
District Access Management Manager

**ENVIRONMENTAL REVIEW AND COMMENTS REPORT
TO THE PLANNING AND DEVELOPMENT MANAGEMENT DIRECTOR**

Application: Delegation Request (To amend the note to add 18 fueling positions)
File Number: 125-MP-86
Project Name: Hasey Center
Comments Due: December 22, 2017
Development Type: Commercial (182,486 Square Feet) and Service Station (18 Fueling Positions), and Automobile Dealership (40,000 Square Feet).

The Planning and Development Management Division of the Broward County Environmental Protection and Growth Management Department (EPGMD) has coordinated with other Divisions in this Department along with the County Health Department to provide the following comments on the above referenced plat:

Surface Water Management

This plat is located in the City of Pompano Beach and is in a dependent water control district under the jurisdiction of the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division. Surface water management plans must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances and the criteria of the Water Control District No. 3. A surface water management license from the Water and Environmental Licensing Section will be required prior to any construction.

Potable Water Review

This project is within the Broward County water service jurisdictional (service) area, District 4. A BCWWS Utility Connection Permit will be required before water construction can begin. Visit the web page at www.broward.org/WaterServices/Pages/LandDevelopment.aspx for additional information. The configurations of water facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit.

This plat will be served by the City of Pompano Beach's Water Treatment Plant which has a capacity of 30.000 MGD, a maximum daily flow of 15.100 MGD, and the estimated project's flow unable to be calculated. Therefore, according to the Health Department, there is sufficient available water treatment plant capacity to serve the proposed uses at this point in time.

Wastewater Review

This property is located in a Broward County wastewater services jurisdictional (service) area, District 4. A BCWWS Utility Connection Permit will be required before wastewater construction can begin. For additional information visit the web page at www.broward.org/WaterServices/Pages/LandDevelopment.aspx. The configurations of wastewater facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit.

Wastewater Treatment Plant:	B. C. North Regional
Flow Data:	As of 10/17
EPGMD Licensed Capacity	95.0000 MGD
12 Month Average Flow:	64.0400 MGD
Existing Flow Reserved by Building Permit:	2.6400 MGD
Total Committed Flow:	66.6800 MGD
Estimated Project Flow:	0.0232 MGD

In accordance with Section 5-182(g) of the Broward County Land Development Code, to date the existing wastewater treatment and disposal facility has sufficient plant capacity to provide for the wastewater treatment and disposal needs of the development proposed by this application.

The applicant is 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. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.

Natural Resources Preservation

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.

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages 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 to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material 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.

Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Pompano Beach if trees are to be removed or relocated. 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.

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=85f453365417459f8ba45fa6e5ddd9c>

Additional Comments Addressing Certain Environmental Protection Actions Needed to Implement the Project

1. 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.

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125-MP-86 HASEY CENTER

2. 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.
3. A Parking Facility License may be required. Contact the Broward County Environmental Engineering and Permitting Division at 954-519-1260 for specific license requirements.
4. If, for the entire project, the total number of surface or single-level parking spaces become equal to or greater than 1,500, or if the total number of multi-level parking facility spaces becomes equal to or greater than 750, or if the combination of both single and multi-level parking spaces becomes equal to or greater than 1,000, a Parking Facility License will be required. Contact the Broward County Environmental Engineering and Permitting Division for specific license requirements.
5. A demolition notice of the existing use may be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
6. A Storage Tank License may be required if there will be fuel storage associated with either an emergency generator system or a service station. Contact the Environmental and Consumer Protection Division at 954-519-1260 for specific license requirements.
7. The subject plat is in the vicinity of known contaminated sites 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.

Be advised that approval of a plat note amendment 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. Connections to such systems are 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 a waiver or approval of any license or permit that is, or may be, required for any aspect of the project.



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

December 1, 2017

Mr. Eric Power, AICP, Director
City of Deerfield Beach
Planning and Development Services
150 NE 2 Avenue
Deerfield Beach, FL 33441

RE: Municipal notification of a delegation request to amend the "note" (approved level of development) on a recorded plat adjacent to the municipal limits of Deerfield Beach:

Plat name: Hasey Center
Plat No. 125-MP-86

Written comments must be received on or before **December 22, 2017**

As per Broward County Commission Policy effective March 24, 1998, we are forwarding a copy of an application for a delegation request to all municipalities that are adjacent to the plat.

If your municipality desires to comment on this application, the comments must be in writing and electronically submitted to the Planning and Development Management Division on or before the above referenced date. Please send your comments via e-mail to our offices at pdminfo@broward.org.

Any written comments received will be forwarded to the applicant along with the comments from other agencies reviewing the application.

If you have any questions, please contact Karina da Luz at 954-357-6617.

Sincerely,

KARINA DA
LUZ

Digitally signed by
KARINA DA LUZ
Date: 2017.12.01
16:25:38 -05'00'

Karina da Luz, Senior Planner
Planning and Development Management Division



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

Application to Amend or Revise Level of Approved Development

INSTRUCTIONS

This form is used to apply for amendments or revisions to the current level of development previously approved. For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate required documentation attached. Please type this application or print legibly in **black ink**.

PROJECT INFORMATION

Plat Name HASEY CENTER

Plat Number 125 -MP-86 Plat Book - Page 136-39 (If recorded)

Owner/Applicant COSTCO WHOLESALE CORP/RYAN THOMAS Phone (954)-303-7000

Address 1000 Corporate Drive, Suite 250 City Ft.LAUDERDALE State FL Zip Code 33334

Owner's E-mail Address RTHOMAS@THOMASEG.COM Fax # (954)-202-7070

Agent PULICE LAND SURVEYORS, INC. Phone (954)-572-1777

Contact Person JANE STORMS

Address 5381 NOB HILL ROAD City SUNRISE State FL Zip Code 33351

Agent's E-mail Address JANE@PULICELANDSURVEYORS.COM Fax # (954)-572-1778

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary.)

Current note for entire plat Parcel A is restricted to 150,000 square feet of commercial use(134,854 square ft existing and 15,146 square ft proposed);that portion of Parcel B described in Exhibit "1" attached hereto is restricted to 2,816 square feet of commercial use; and the remaining portion of Parcel B is restricted to 40,000 square feet of automobile dealership and 29,670 square feet of commercial use.

Proposed note for entire plat Parcel A is restricted to 150,000 square feet of commercial use(147,573 square ft existing and 2,427 square ft proposed) and 9 fueling positions; that portion of Parcel B described in Exhibit "B-1" attached hereto is restricted to 2,816 square feet of commercial use and 9 fueling positions; and the remaining portion of Parcel B is restricted to 40,000 square feet of automobile dealership and 29,670 square feet of commercial use.

PLEASE ANSWER THE FOLLOWING QUESTIONS

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?
 Yes No Don't Know
 IF YES, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? Yes No
 If YES, provide LUPA number: _____

Does the note represent a change in TRIPS? Increase Decrease No Change
 Does the note represent a major change in Land Use? Yes No

Will project be served by an approved potable water plant? If YES, state name and address. Yes No
City of Pompano Beach, 100 W. Atlantic Blvd Pompano Beach 33060

Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
BC North Regional, 2533 W. Copans Rd. Pompano Beach, FL 33060

Are on-site wells for potable water currently in use or proposed? Yes No
 If YES, see page 2 of this form for additional required documentation.

Are septic tanks current in use or proposed? Yes No
 If YES, see page 2 of this form for additional required documentation.

Estimate or state the total number of on-site parking spaces to be provided SPACES 619

Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS N/A

Number of students for a daycare center or school STUDENTS N/A

Reasons for this request (Attach additional sheet if necessary.) EXPANSION OF FUELING POSTIONS

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

Proposed industrial plat notes which abut residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories plus Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Development Management staff if you have any questions.

Please see reverse side for Required Documentation and Owner/Agent Certification

REQUIRED DOCUMENTATION: Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

- Recorded or approved plat.
- Letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- Current letter is required from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property if on-site wells for potable water and/or septic tanks that are currently in use or proposed.
- Signed and sealed sketch and legal description for any new parcel or tract created by the application.
- A check for the application fees made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

School Concurrency Submission Requirements

- **RESIDENTIAL APPLICATIONS ONLY:** Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board.

REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No? If "Yes," you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

LAND USE	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?
COMMERCIAL	147.573	Present	YES	NO	NO
FUELING POSITIONS	12	Present	NO	YES	YES

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

OWNER/AGENT CERTIFICATION


State of FLORIDA
County of BROWARD

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent Jane Storms
Sworn and subscribed to before me this 11th day of August, 2017
by JANE STORMS He/she is personally known to me or

Has presented _____

Signature of Notary Public Elizabeth Tsouroukdissian
Type or Print Name Elizabeth Tsouroukdissian

 Elizabeth Tsouroukdissian
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF154432
Expires 8/25/2018

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time _____ Application Date 11/27/17 Acceptance Date 12/01/17
Comments Due 12/22/17 C.C. Mtg. Date _____ Fee \$ 2,090
 Plats Survey Site Plan City Letter Agreements
Other Attachments(Describe) _____
Title of Request note amendment
Distribute to: Full Review Planning Council School Board Land Use & Permitting
 Health Department (on septic tanks and/or wells) Zoning Code Services (unincorporated area only)
 Planning & Redevelopment (unincorporated area only) Other _____
Adjacent City Deerfield Received by [Signature]

HASEY CENTER

Current Note

This plat is restricted as follows: Parcel A is restricted to 150,000 square feet of commercial use (134,854 square feet existing and 15,146 square feet proposed); that portion of Parcel B described in Exhibit "B-1" attached hereto is restricted to 2,816 square feet of commercial use; and the remaining portion of Parcel B is restricted to 40,000 square feet of automobile dealership and 29,670 square feet of commercial use.

Proposed Note

Parcel A is restricted to 150,000 square feet of commercial use (147,573 square feet existing and 2,427 square feet proposed) and 9 fueling positions; Parcel B-1 is restricted to 2,816 square feet of commercial use and 9 fueling positions; and Parcel B is restricted to 40,000 square feet of automobile dealership and 29,670 square feet of commercial use. Freestanding banks and banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351



TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

LEGAL DESCRIPTION: (PARCEL B-1)

THAT PORTION OF PARCEL "B", "HASEY CENTER" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 136, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THAT CERTAIN PROPERTY BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "B"; THENCE NORTH 89°27'54" EAST ALONG THE NORTH LINE OF SAID PARCEL "B", 199.17 FEET; THENCE SOUTH 00°32'06" EAST, 577.93 FEET TO THE SOUTH LINE OF "HASEY CENTER"; THENCE SOUTH 89°31'29" WEST ALONG SAID SOUTH LINE 203.86 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE NORTH 00°04'10" WEST ALONG THE WEST LINE OF SAID PARCEL "B" SAME BEING THE EAST LINE OF PARCEL "A" OF SAID "HASEY CENTER", 577.74 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 116,442 SQUARE FEET, 2.6731 ACRES.

FILE: THOMAS ENGINEERING GROUP

SCALE: N/A DRAWN: L.S.

ORDER NO.: 59559


DATE: 8/10/15

1800 WEST SAMPLE ROAD

POMPANO BEACH, BROWARD COUNTY, FLORIDA

FOR: COSTCO

SHEET 1 OF 2 THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2


 JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136



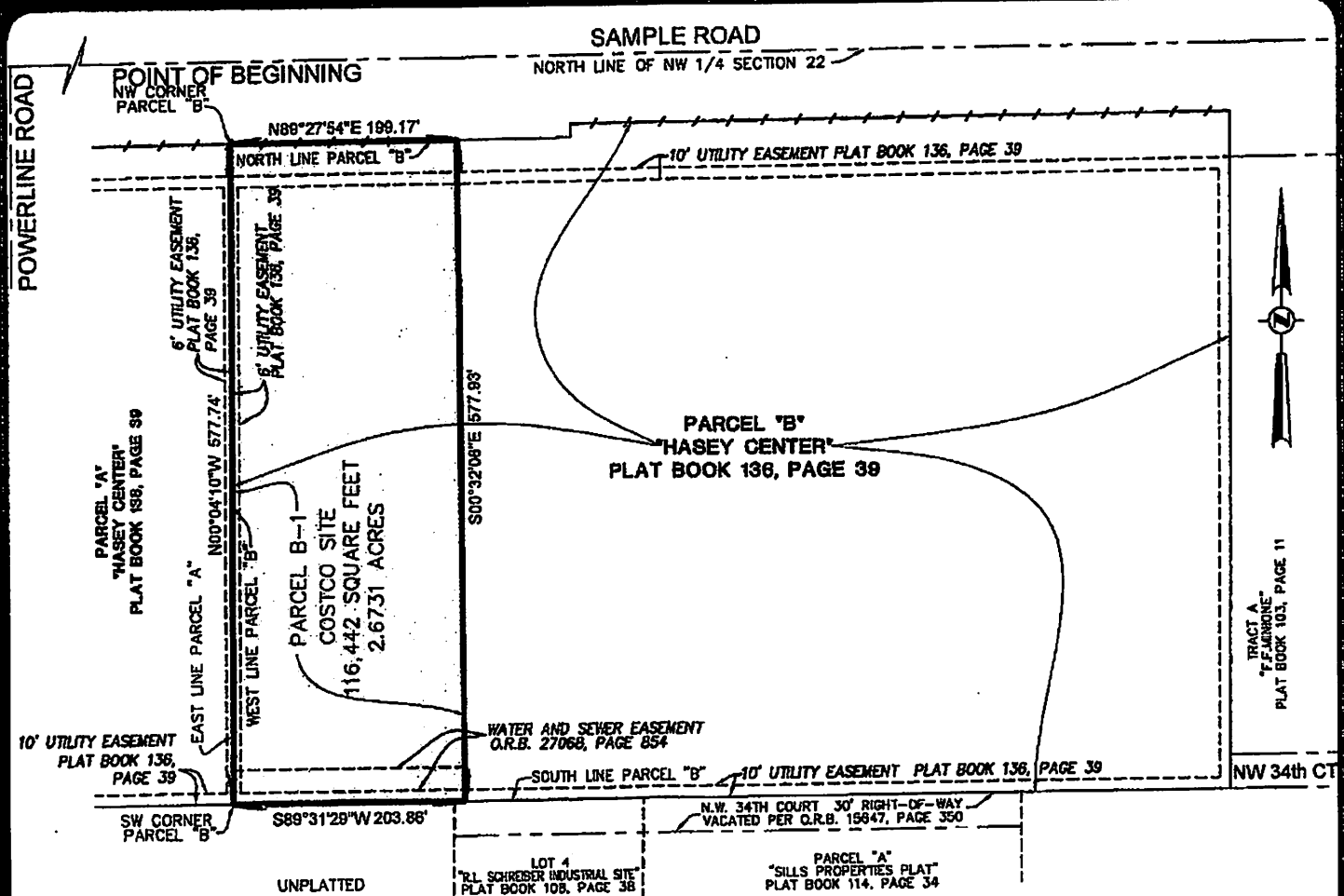
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NOTES:

- 1) BEARINGS ARE BASED ON THE WEST LINE OF PARCEL "B", BEING N00°04'10"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: THOMAS ENGINEERING GROUP

SCALE: 1"=150' DRAWN: L.S.

ORDER NO.: 59559

DATE: 8/10/15

1800 WEST SAMPLE ROAD

POMPANO BEACH, BROWARD COUNTY, FLORIDA

FOR: COSTCO

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:

- ⊙ CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK

