

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

PROJECT DESCRIPTION

Name:	TOP SELF STORAGE THREE	Number:	016-MP-17
Applicant:	Top Self Storage Three, LLC	Comm. Dist.:	2
Agent:	Paul E. Brewer & Associates, Inc.	Sec/Twp/Rng:	28-48-42
Location:	North Side of Hammondville Road, Between Northwest 27 Avenue and Northwest 30 Avenue	Platted Area:	7.2 Acres
City:	Pompano Beach	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	Vacant	Effective Plan:	Pompano Beach
Proposed Use:	225,000 Sq. Ft. Self-Storage	Plan Designation:	Commercial. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Office	North:	Community Facilities
South:	Commercial	South:	Commercial
East:	Commercial	East:	Commercial
West:	Commercial	West:	Commercial
Existing Zoning:	B-4	Proposed Zoning:	B-4

RECOMMENDATION (See Attached Conditions)

**APPROVAL:** Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances

Meeting Date:	04/10/18	Prepared:	HWC
Action Deadline:	05/22/18	Reviewed:	
Deferral Dates:		Approved:	

Continued

SERVICES

Wastewater Plant:	BCUD 4 (11/17)	Potable Water Plant:	Pompano Beach (04/17)
Design Capacity:	95.0000 MGD	Design Capacity:	50.000 MGD
12-Mo. Avg. Flow:	68.7400 MGD	Peak Flow:	16.800 MGD
Est. Project Flow:	0.0225 MGD	Est. Project Flow:	0.045 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:	59	*	N/A
Total:	59	*	N/A

\* See Staff Comment No. 3  
See Finding No. 1  
See Staff Recommendation No. 20

TOP SELF STORAGE THREE  
016-MP-17

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 225,000 square feet of self-storage. This property is being platted because it does not qualify for an exception to the mandatory platting rule, as the plat is more than five (5) acres in size and the plat boundaries are not specifically delineated on a recorded plat.
- 2) Trafficways approval is valid for 10 months. Approval was received on September 28, 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.
- 4) This plat is located in a Wellfield Zone 3 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 the Water Control District No. 3. The surface water management licensing requirements of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and 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. 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. For additional information, 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

## Continued

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 Pompano 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) 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

## Continued

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.

- 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) This property is within 20,000 feet of the Fort Lauderdale Executive Airport and Pompano Beach Municipal 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.
- 16) 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 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's Development Services Department at 954-786-7921 or 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](mailto:med_exam_trauma@broward.org).
- 17) This site is currently serviced by BC Transit Route 60 on Hammondville Road.
- 18) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.

- 19) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council.
- 20) 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.
- 21) 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](http://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.

## 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 Hammondville Road except at a 40-foot opening (west half of a shared 80-foot opening) located at the east plat limits. Said non-access line shall extend north along:

The west side of the 40-foot (west half of a shared 80-foot) ingress/egress easement except for the north 25 feet.

The east side of the 40-foot (east half of a shared 80-foot) ingress/egress easement, acquired by separate instrument, except for the north 25 feet. This opening is contingent upon closing the existing opening on the WALTON SITE (060-MP-87) recorded in P.B. 138, PG. 42. The west line of the WALTON SITE lies approximately 106 feet east of the east plat limits.

## ACCESS REQUIREMENTS

- 2) The minimum distance from the non-vehicular access line (NVAL) of Hammondville Road, at any driveway in the shared 80-foot opening, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 68 feet.
- 3) For the two-way driveway that will be centered in a shared 80-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 35 feet.

Alternate pavement width or entrance radii may be approved if found acceptable to the Traffic Engineering Division and the Paving and Drainage Section of the Highway Construction and Engineering Division.

## ACCESS EASEMENT REQUIREMENTS

- 4) Provide a 40-foot wide (west half of a shared 80-foot) by 93-foot deep ingress/egress easement in the 40-foot opening (west half of a shared 80-foot opening) on Hammondville Road.

The previously recorded easements, Broward County Records Book 45823 Page 982 and Broward County Records Book 45823, Page 974, which were acquired as a conditions of approval to provide legal access to all parcels within the Gori Family Limited Partnership lands and the Turnpike Distribution Center IV Plat (045-MP-06), may be released subject to recordation of this plat.

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

## TURN LANE IMPROVEMENTS (Secure and Construct)

- 5) A westbound right lane on Hammondville Road at the shared 80-foot opening with 150 feet of storage\* and 50 feet of transition.

\* 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)

- 6) Along Hammondville Road adjacent to this plat.

## PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 7) Construction of the required improvements shall include 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. Design and installation of the required markers and/or signs are subject to approval by Florida Department of Transportation for projects located on a FDOT jurisdictional roadway.

#### IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 8) 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.
- 9) 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

- 10) 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.

- 11) 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:

#### 12) 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. Label the Point of Beginning on the plat drawing.
  1. The bearings in the various sections of the description and on the plat drawing appear to be based on different meridians. For simplicity, consider preparing a "More particularly described as" paragraph to the description to reconcile the differences.
  2. On the plat drawing, add labels for fractional section lines and corners called out in the description.
- B) The bearing reference line must be a well-established and monumented line. Depict said line with its monumentation and tie to the plat boundary. Insufficient monumentation is shown for the line called out.
- C) A closure of the plat boundary as based on the geometry shown on the drawing as determined by Broward County Highway Construction and Engineering staff exceeds the 0.03 foot requirement as per Broward County Land Development Code Sec. 5-189(a)(24). Review and revise as necessary. Provide closures, with areas, of the plat boundary and parcels created by the plat to the Highway Construction and Engineering Division for review.
- D) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor must submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available from the following website:  
<http://www.broward.org/Publicworks/BCEngineering/Pages/PlatSectionForms.aspx>

Verify the LB number for the S1/4 28-48S-42E on the plat. It does not match the submitted certified corner record.

- E) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.

13) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

- A) Address any easements, rights-of-way, or specific purpose parcels to be created by this plat in the Dedication language.
- B) Mortgagees must clearly join in the dedications on the plat, if applicable.
- C) Depict the entire right-of-way width of Hammondville Road/State Road 814 adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.
- D) Review the instruments recorded in MMB. 8, PG. 21, B.C.R. and O.R.B. 19921, B.C.R. They appear not to dedicate right-of-way. Revise as necessary.
- E) Obtain and provide copy of the latest Florida Department of Transportation Right-of-Way map for State Road 814 adjacent to the plat to the Highway Construction and Engineering Division for review. Add label for same indicating the State road designation, roadway section number, sheet number, and the latest date of revision.
- F) Depict and label with type, width, and recording information for any applicable existing easements within the plat as identified in the title work or provide evidence of their release/vacation. Explain the "TO BE RELEASED" labels on the plat drawing. If the easements are released prior to plat recordation, remove all of the references to the easements created by separate instruments. If the easements are still in place at the time the plat is recorded, remove the "TO BE RELEASED" labels.

14) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The Adjacent Right-of-Way report is incomplete. It does not document the full Right-of-Ways adjacent to the plat. This report is to be a search of the adjacent Right-of-Way to determine its full width and the instruments that created it. A missing reference includes, but is not necessarily limited to, R/W Map Book 9, PG 39, B.C.R.
- B) Review and revise the report prior to plat recordation.
- C) 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>

- D) 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.
- E) The Dedication on the original mylar must be executed by all recorded owners with original signatures. For property owned by an individual (or by individuals), the plat must be executed in the presence of two witnesses for each signature. Property owned by corporations must be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer must also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat must be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust must provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.
- F) Acknowledgments and seals are required for each signature.

15) DRAFTING AND MISCELLANEOUS DATA

- A) Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions. Provide a full description of the Broward County benchmark cited as the Benchmark of Origin.
- B) Show the complete description of the Ingress/Egress Esmt. Per Declaration (O.R.B. 45823, PG. 974, B.C.R.) three times on the plat drawing, if the easements are not vacated prior to plat recordation. Also, dimension the 16-foot portion shown.
- C) Show the complete description of the Ingress/Egress Esmt. Per Declaration (O.R.B. 45823, PG. 982, B.C.R.) twice on the plat drawing, if the easements are not vacated prior to plat recordation. Also, dimension the 16-foot portion shown.
- D) Revise the shape of the platted property shown in the two Location Maps. The two rectangular corner notches along Hammondville Road are not shown.

addition, review the alignment of Hammondville Road in the southeast one-quarter of Sec. 28-48-42 and revise as necessary.

16) SIGNATURE BLOCKS

- A) The Surveyor's Certification must be signed and the plat sealed by professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of Florida Statutes Chapter 177.
- B) Space for the County Administrator's signature is no longer required on plats in Broward County. Revise the signature block for the Broward County Finance and Administrative Services, County Records Division – Minutes Section signature block as necessary. Remove the signature line for the Deputy.
- C) Remove the signature block for the Broward County Finance and Administrative Services, County Records Division – Recording Section, based on the above comment.
- D) Revise the text in the signature block for the Planning Council Chair to correct the spelling of its by removing the apostrophe.
- E) The plat must include proper dates for signatures.
- F) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by a copy of the City of Pompano Beach's conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

17) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

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

- A) Planning Council Executive Director Signature.
- B) Completion of POSSE Inputs; Impact Fee and Security reports printed.
- C) County Surveyor sign-off.
- D) P.R.M.s verified.
- E) Development Order, Planning and Development Management Director Signature.
- F) Highway Construction and Engineering Director Signature.
- G) City of Pompano Beach – Transmit scanned copy of mylar for review:  
Robin Bird                      [robin.bird@copbfl.com](mailto:robin.bird@copbfl.com)                      954-786-4600

NOTES:

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

GENERAL RECOMMENDATIONS

- 18) 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.
- 19) 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.

- 20) 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.
- 21) 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.

- 22) 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.

- 23) 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 **April 10, 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 by **April 10, 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.

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

This plat is restricted to 225,000 square feet of self-storage use.

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.

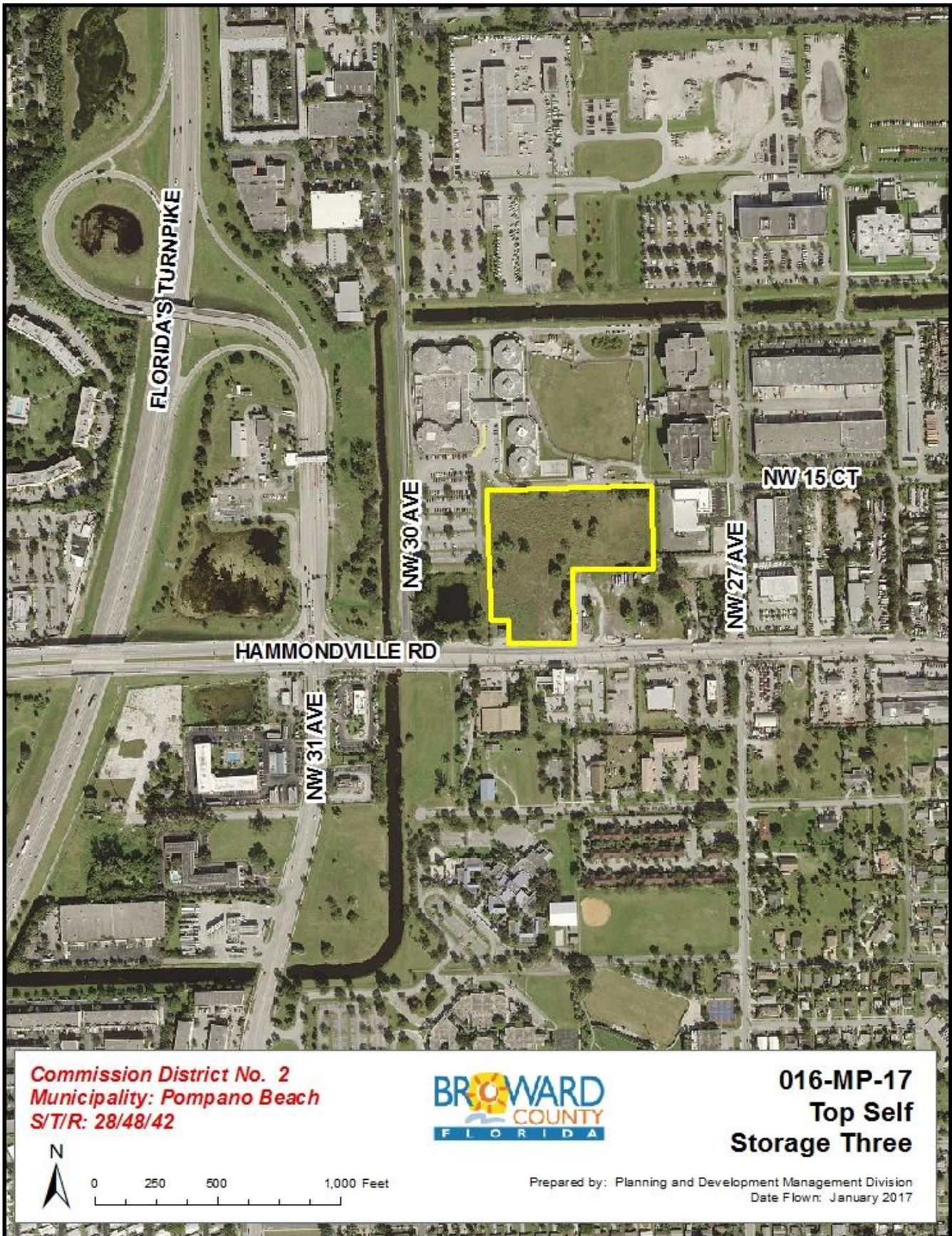
Any structure within this plat must comply with Section 2B.1.f, Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

Continued

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




Continued







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

FROM: Barbara Blake Boy, Executive Director 

RE: Top Self Storage Three  
(016-MP-17) City of Pompano Beach

DATE: July 6, 2017

The City of Pompano Beach Future Land Use Element 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" land use category. This plat is generally located on the north side of Martin Luther King, Jr. Boulevard/Hammondville Road, between Northwest 27 Avenue and Blount Road.

The proposed self-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: Community Facilities  
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:DBT

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

Robin Bird, Director, Development Services  
City of Pompano Beach