

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

PROJECT DESCRIPTION

Name:	STIRLING HILL	Number:	021-MP-17
Applicant:	C.F. & A. Hill Family LTD + Sunshine XI, LLC	Comm. Dist.:	7
Agent:	Pulice Land Surveyors, Inc.	Sec/Twp/Rng:	34-50-42
Location:	South Side of Southwest 1 Street, Between Southwest 12 Avenue and Southwest 7 Avenue	Platted Area:	0.19 Acres
City:	Dania Beach	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	Vacant	Effective Plan:	Dania Beach
Proposed Use:	127,000 Sq. Ft. Self-Storage	Plan Designation:	Regional Activity Center. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	SR. 84, Commercial	North:	Regional Activity Center
South:	Church	South:	Regional Activity Center
East:	Multi-fam. Res., Single Family Res.	East:	Regional Activity Center
West:	Industrial	West:	Regional Activity Center
Existing Zoning:	IM-1 Low Intensity Ind.	Proposed Zoning:	IM-1 Low Intensity Ind.

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:	

SERVICES

Wastewater Plant:	Hollywood (11/17)	Potable Water Plant:	Dania Beach (05/17)
Design Capacity:	55.5000 MGD	Design Capacity:	5.000 MGD
12-Mo. Avg. Flow:	34.5800 MGD	Peak Flow:	2.800 MGD
Est. Project Flow:	0.0013 MGD	Est. Project Flow:	0.013 MGD

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

PARKS

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

TRANSPORTATION

Concurrency Zone:	Trips/Peak Hr.	Transit Concurrency Fee	Road/Admin. Fee
Eastern Core			
Res. Uses:	N/A	*	*
Non-res. uses:	33	*	*
Total:	33	*	*

* See Staff Comment No. 3
See Finding No. 1
See Staff Recommendation No. 6

STIRLING HILL
021-MP-17

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 127,000 square feet of self-storage. This property is being platted because it does not qualify for an exception to the mandatory platting rule. Although the property is less than ten (10) 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 October 26, 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. In addition, in cases where a building floor may have both commercial and office uses, the entire floor will be assessed as commercial use.
- 4) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 5) Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. A 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. For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.
- 7) See the attached Conceptual Dredge and Fill Review Report. The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division has not yet conducted a site inspection on this project; however, aerial photographs and light detection and ranging (LIDAR) data indicate that this property may contain County jurisdictional wetlands. The applicant must request a formal

wetland determination from the Water and Environmental Licensing Section. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging, filling, or other alteration of wetlands. Contact the Water and Environmental Licensing Section at 954-519-1483.

- 8) This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals is regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements.
- 9) The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division 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) 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 Dania 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.
- 11) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>
- 12) 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.

Continued

- 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.
- 14) 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.
- 15) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 16) This property is within 20,000 feet of the 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.
- 17) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The archaeologist notes that this property is located in the City of Dania Beach and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Dania Beach's Community Development Division at 954-924-6805 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.

Continued

- 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) This site is currently serviced by BCT Routes 6 and 16 on Stirling Road.
- 20) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council.
- 21) The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
- 22) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

CONCURRENCY REVIEW

- 1) This plat is located within the Southeast 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

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:

- 1) 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) **Verify the name of the underlying plat recorded in P.B. 2, PG. 90, D.C.R. and revise the description and plat subtitles as necessary.**
 - 2) **Explain the label WEST LINE OF ABANDONED AND VACATED 20' RIGHT-OF-WAY shown on the west line of this plat. If the 20' alley by**

the underlying plat has been vacated prior to recordation of this plat, provide documentation to confirm the vacation and revise the description and subtitles as necessary.

- B) Show bearings, in addition to distances, on the ties from the P.C.P.s in Southwest 1 Street to the corresponding northerly corners of this plat.
 - C) Indicate that the P.C.P.s in Southwest 1 Street are "SET" or "FOUND". (This can be addressed in the Legend)
 - D) Tie the various found monumentation shown on Southwest 12 Avenue and Southwest 1 Street to this plat using bearing – distance dimensions.
 - E) Identify the Lot/Block/Plat corners where the above referenced monuments are located, if applicable.
 - F) Show any found or set monumentation at the apparent intersection of the centerlines of Southwest 1 Street and Southwest 8 Avenue, at the east end of the 54.58 foot distance dimension adjacent to the northeast corner of the plat.
 - G) Verify the identification on the monuments shown as FOUND 5/8" IRON PIN & CAP LB4054 on Southwest 12 Avenue and Stirling Road and revise as necessary.
 - H) Add the Plat Book & Page number to the label for EAST LINE PARCEL "A" which is the west boundary line of this plat.
 - I) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor must submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available at the following website:
<http://www.broward.org/Publicworks/BCEngineering/Pages/PlatSectionForms.aspx>
 - J) The surveyor must submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).
- 2) 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 S.W. 1st Street adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.
1. The southern portion of the right-of-way for Southwest 1 Street adjacent to this plat appears not to have been created by the plat recorded in P.B. 24, PG. 27, B.C.R.
 2. Explain the necessity of the depiction of the 28.45' and 27.53' widths in the southern portion of the right-of-way for S.W. 1st Street. If they are to remain, define the east – west position of the dimensions.

Review and revise as necessary.

- D) All proposed easements must be clearly labeled and dimensioned.
- E) Proposed right-of-way must be clearly labeled and dedicated by the plat.

3) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title which shall:
- 1) be based upon a legal description that matches the plat. **SEE COMMENT 1) (A)**
 - 2) be based upon a search of the public records within forty-five (45) days of submittal.
 - 3) contain the names of all owners of record.
 - 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
 - 5) contain a listing of all easements and rights-of-way of record lying within the plat boundaries.
 - 6) contain a listing of all easements and rights-of-way which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.
- B) The Adjacent Right-of-Way Report is incomplete. It does not document the full rights-of-way 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.**

Missing references include, but is not necessarily limited to P.B. 24, PG. 27, B.C.R.; PB 2, PG. 90, D.C.R. and O.R.B. 9998, Pg. 983 BCR.

Review and revise the report prior to mylar submittal.

- 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 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.
 - E) All mortgagees must execute the plat with original signatures, seals, and witnesses.
 - F) Acknowledgments and seals are required for each signature.
- 4) DRAFTING AND MISCELLANEOUS DATA
- A) Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
 - B) Benchmarks are no longer required on plats Broward County. Remove the references to benchmarks on the plat drawing and in the Surveyor's notes.
 - C) Show adjacent plat lines and right-of-way lines that are not part of this plat as thinner lines than what is used for the boundary of this plat.
 - D) Identify the parcel abutting the west right-of-way line of Southwest 12 Avenue where found monumentation is shown.
 - E) The pen weight for some text appears to be too light to reproduce properly. Review and revise as necessary.
 - F) Lettering on the plat shall be no smaller than 0.10" (10-point font).

Continued

- G) The Planning and Development Management Division file number "021-MP-17" must be shown inside the border in the lower right hand corner on each page.
 - H) The plat borders must be 1/2-inch on three sides with a 3-inch margin on the left side.
 - I) The plat original must be drawn with black permanent drawing ink; or on non-adhered scaled print on a stable base film.
 - J) The sheet size must be 24 inches by 36 inches.
- 5) 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 FS Chapter 177.
 - B) The plat must include proper space for signatures by the **Broward County Environmental Protection and Growth Management Department**.
- Note: The Department name shown in bold above is incorrect on the plat. Revise the Department name prior to mylar submittal.
- C) The plat must include proper dates for signatures.
 - D) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by a copy of the City of Dania Beach conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

6) 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 Dania Beach Final Sign-off:
Ronnie Navarro rnavarro@daniabeachfl.gov 954-924-6808

NOTES:

- (a) The applicant may request a copy of the FS 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

- 7) 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.
- 8) 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.
- 9) 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.

- 10) 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.

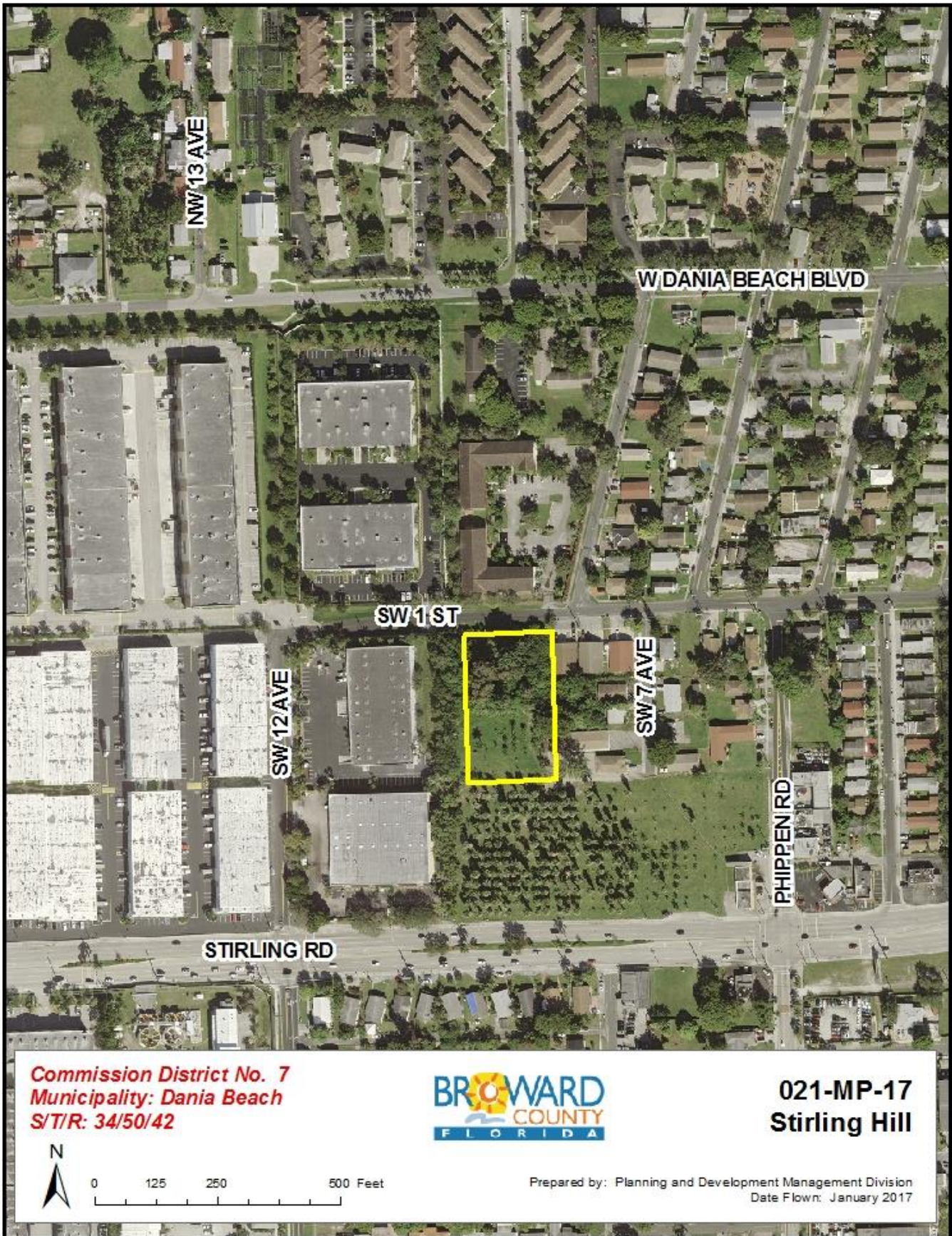
- 11) Place a note on the face of the plat reading:

This plat is restricted to 127,000 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.

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





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

FROM: Barbara Blake Boy, Executive Director 

RE: Stirling Hill (021-MP-17)
City of Dania Beach

DATE: August 14, 2017

The Future Land Use Element of the City of Dania Beach Comprehensive Plan is the effective land use plan for the City of Dania Beach. That plan designates the area covered by this plat for the uses permitted in the "Regional Activity Center" land use category. This plat is generally located on the south side of Southwest 1 Street, between Southwest 7 Avenue and Southwest 12 Avenue.

Regarding the proposed self-storage use, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center," as recorded in Official Record Book 48123, Pages 852-857.

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

North: Regional Activity Center
South: Regional Activity Center
East: Regional Activity Center
West: Regional Activity Center

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:PMS

cc: Robert Baldwin, City Manager
City of Dania Beach

Marc LaFerrier, AICP, Director, Community Development Department
City of Dania Beach