

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

PROJECT DESCRIPTION

Name:	MCJUNKIN FARMS PLAT	Number:	017-MP-17
Applicant:	WSFM1, LLC	Comm. Dist.:	3
Agent:	Winningham and Fradley, Inc.	Sec/Twp/Rng:	35/47/41
Location:	South Side of Loxahatchee Road, Between Parkside Drive and Falls Lane	Platted Area:	151.5 Acres
City:	Parkland	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	Nursery	Effective Plan:	Parkland
Proposed Use:	349 Age Restricted Single Family Detached Units and 106 Age Restricted Villas	Plan Designation:	Palm Beach Rural Residential-10 and Residential 3 du/ac. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Palm Beach County	North:	Rural Residential-10 (Palm Beach County)
South:	Single Family Residential	South:	Irregular Residential 2 du/ac
East:	Recreation & Single Family Residential	East:	Park, Commercial, and Utilities
West:	Single Family Residential	West:	Irregular Residential 2 du/ac Residential 3 du/ac Palm Beach Rural Residential 1 du/10 ac (BCLUP)
Existing Zoning:	PUD	Proposed Zoning:	PUD

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: 06/12/18
Action Deadline: 08/14/18
Deferral Dates:

Prepared: HWC
Reviewed:
Approved:

Continued

SERVICES

Wastewater Plant:	BCUD 4 (11/17)	Potable Water Plant:	Parkland (12/16)
Design Capacity:	95.0000 MGD	Design Capacity:	0.580 MGD
12-Mo. Avg. Flow:	68.7400 MGD	Peak Flow:	0.350 MGD
Est. Project Flow:	0.1312 MGD	Est. Project Flow:	0.160 MGD

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

SCHOOLS

Dwelling Units	Impact Fee
455	*

* See Staff Comment No. 5

See Finding No. 2

* See Staff Recommendation No. 3

PARKS

	Land Dedication	Impact Fee	Admin. Fee
Local:	County conducts no local review within municipalities	N/A	N/A
Regional:	4.1 Acres	*	*

* See Staff Comment No. 6

See Finding No. 4

* See Staff Recommendation No. 2

TRANSPORTATION

Concurrency Zone: Northwest	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	422	N/A	*
Non-res. uses:	N/A	N/A	N/A
Total:	422	N/A	*

* See Staff Comment No. 3 & 4

See Finding No. 1

* See Staff Recommendation No. 2

MCJUNKIN FARMS PLAT
017-MP-17

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 349 age restricted single family detached units and 106 age restricted villas. Furthermore, a minimum of 80% of the units shall be occupied by at least one person age 55 or older, and no dwelling unit shall be permanently occupied by any person under the age of 18. This property is being platted because it does not qualify for an exception to the mandatory platting rule, as the plat contains more than two (2) dwelling units and the plat boundaries are not specifically delineated on a recorded plat.
- 2) Trafficways review is valid for 10 months. This approval was received on January 25, 2018.
- 3) This plat is located within a standard transportation concurrency district. Road impact and administrative fees 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.
- 4) At the time of plat application, a nursery existed on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182(a)(4) of the Land Development Code, this structure may be eligible for credit towards transportation concurrency fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. No credit will be granted for demolition occurring more than eighteen (18) months prior to the review of construction plans submitted for County environmental review approval.
- 5) School Board staff has reviewed this application and determined that this plat proposes 349 age restricted single family detached units and 106 age restricted villas with no person under the age of 18 to be a permanent resident in any home on the property, the proposed use is not anticipated to generate additional students into the Broward County Public Schools. Section 5-182(m)(9) of the Land Development Code exempts residential communities restricted by deed or other recorded instruments, or a notation on the face of the plat which, in the opinion of the Office of the County Attorney, prohibits the residence of school age children in a manner not inconsistent with federal, state or local law or regulations from school concurrency and school impact fee requirements. This plat shall be restricted per the notation on the face of the plat to persons 18 years of age or older. Therefore, this plat will not be subject to school concurrency and/or school impact fees, provided the applicant restricts the plat accordingly, or provides documentation acceptable to the County Attorney's Office confirming the age restriction status of this plat. See the attached School Capacity Availability Determination received from the School Board.
- 6) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact and administrative fees will be paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.

- 7) 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.
- 8) Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. 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.
- 9) 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.
- 10) See the attached Conceptual Dredge and Fill Review Report. An Environmental Resource License application was received on February 4, 2016 and the license was issued on January 19, 2018 authorizing eight (8) lakes for surface water management. This impacts 13.14 acres of wetlands and required the purchase of 8.85 credits of mitigation at the Loxahatchee Mitigation Bank.
- 11) 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.
- 12) 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

Continued

Species is available from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.

- 13) This site is not included in the Protected Natural Lands Inventory; however, it is adjacent to Parkland Lakes Park, which is included in the Protected Natural Lands Inventory. The applicant is advised that this plat must not propose any development that may have a negative impact upon the continued preservation of the Natural Land. 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>
- 14) 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 Parkland. 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.
- 15) 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.
- 16) A demolition notice of the existing nursery use will be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
- 17) 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.
- 18) The Broward County Aviation Department has no objections to this plat. However, the information submitted with this plat application does not indicate the height of any proposed buildings. The applicant is advised by staff of the Aviation Department that any proposed construction on this property with a height exceeding 200 feet, or the use of cranes or other high-lift equipment, must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply to this development. Based on the location of the proposed project, the FAA may need to conduct a review to

Continued

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.

- 19) 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 Parkland and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Parkland's Planning and Zoning Department at 954-757-4165 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.
- 20) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 21) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council. The northwesternmost 4.2 acre portion of the proposed plat (i.e. a portion of Pod MF) was the subject of Broward County Land Use Plan (BCLUP) amendment PC 16-6, which was approved by the Broward County Commission on September 15, 2016, amending the BCLUP designation to "Low (3) Residential." Subject to the following voluntary restriction:
 - At least 80% of the units within the entire development to be occupied by at least one (1) person aged fifty-five (55) years with no persons aged under eighteen (18) years from being a permanent resident of any unit.
- 22) 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.
- 23) 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 Northwest Standard Transportation Concurrency District, and this application satisfies the regional road network concurrency requirement of Section 5-182(a)(5)b) of the Broward County Land Development Code.
- 2) This plat prohibits the residence of school age children in a manner not inconsistent with federal, state, or local law or regulations and therefore, is exempt of school concurrency and school impact fees, in accordance with Section 5-182(m)(9) of the Land Development Code. See the attached School Capacity Availability Determination received from the Broward County School Board.
- 3) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.
- 4) This plat satisfies the regional park concurrency requirement of Section 5-182(i) 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 Loxahatchee Road except at a 50-foot opening located approximately 540 feet west of the east plat limits.
- 2) Along the ultimate right-of-way for Hillsboro Boulevard except at the following:
 - A) An 80-foot opening located on the north side of the roundabout and approximately 672 feet west of the east plat limits. Said non-access line will include corner chord(s) and extend along both sides of the access for a minimum of 100 feet.
 - B) A100-foot opening located on the south side of the roundabout and approximately 672 feet west of the east plat limits. Said non-access line will include corner chord(s) and extend along both sides of the access for a minimum of 200 feet.
 - C) An 80-foot opening located approximately 2026 feet west of the east plat limits. Said non-access line will include corner chord(s) and extend along both sides of the access for a minimum of 100 feet.

Continued

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 3) One-hundred and twenty (120) feet of right-of-way to comply with the Broward County Trafficways Plan on Hillsboro Boulevard, a 120-foot Arterial.
- 4) Right-of-way for corner chords on both sides of the west 80-foot opening on Hillsboro Boulevard based on a 30-foot radius.
- 5) Right-of-way for an eastbound right turn lane on Hillsboro Boulevard at the west 80-foot opening with 150 feet of storage and 50 feet of transition.

ACCESS REQUIREMENTS

- 6) The minimum distance from the ultimate right-of-way line of Hillsboro Boulevard, at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 100 feet at any 80-foot opening and 200 feet at the 100-foot opening.
- 7) The driveway in the west 80-foot opening shall be centered in the opening, shall consist of a minimum of one egress lanes, 12 feet in width, and two 16-foot wide ingress lanes, with minimum entrance radii of 35 feet.
- 8) Any driveway in the 100-foot opening(s): shall be centered in the opening, shall consist of a minimum of one 12-foot wide egress lane and one 16-foot wide ingress lane, with minimum entrance radii of 40 feet.
- 9) Alternate pavement width or entrance radii may be approved if acceptable to the Paving and Drainage Section of the Highway Construction and Engineering Division.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 10) Construct a four-lane divided arterial roadway with a twenty-five (25) foot median connecting to the west end of Hillsboro Boulevard, adjacent to the west limits of the Mayfair at Parkland plat, and through to the western plat limits. Beginning 100 feet beyond the proposed roundabout, transition to a two-lane configuration through to the westernmost 80-foot opening. Pavement of the two northern travel lanes beyond the transition and the two southern travel lanes beyond the 80-foot opening is not required.
- 11) Construct a roundabout 672 feet west of the east plat limit and consistent with the minimum guidelines as established within the "Florida Intersection Design Guide 2015."
- 12) Construct an intersection at the intersection of Loxahatchee Road and Parkside Drive and necessary lanes to provide an adequate transition to the current roadway conditions.
- 13) Construct an expanded intersection at the intersection of Hillsboro Boulevard and Parkside Drive and necessary lanes to provide adequate transition the current roadway conditions.

- 14) All new roadway construction shall accommodate bike lanes. Bike lanes shall be provided along both sides of Hillsboro Boulevard. All bike traffic shall be routed around the roundabout separate from the vehicular or pedestrian traffic.

TURN LANE IMPROVEMENTS (Developer Funded)

- 15) Provide sufficient funds to construct an eastbound right turn lane on Hillsboro Boulevard at the west 80-foot opening with 150 feet of storage and 100 feet of transition shall be provided prior to plat recordation.

TURN LANE IMPROVEMENTS (Secure and Construct)

- 16) Removal and restoration of the existing roadway located within the 50-foot temporary ingress-egress easement along the west limits of the Mayfair at Parkland plat.
- 17) The intersection of Hillsboro Boulevard and Parkside Drive shall include:
 - A) A westbound left turn lane on Hillsboro Boulevard with 200 feet of storage and 50 feet of transition; a through lane and a shared right turn/through lane with 150 feet of storage.
 - B) A northbound left turn lane on Parkside Drive with 200 feet of storage and 50 feet of transition; a through lane and a shared right turn/ through lane with 150 feet of storage.
 - C) An eastbound left turn lane on Hillsboro Boulevard with 200 feet of storage and 50 feet of transition; a through lane and a right turn lane with 150 feet of storage.
 - D) A southbound left turn lane on Parkside Drive with 200 feet of storage and 50 feet of transition and a shared right turn/through lane with 150 feet of storage.

Note: Alternative lane configurations of this intersection are subject to the review and approval by the Broward County Highway Construction and Engineering Division.

- 18) West bound left turn lane on Hillsboro Boulevard at the west 80-foot opening with 200 feet of storage and 100 feet of transition.
- 19) The length of turn lane storage is measured from the end of taper (transition) to the point of curvature of the driveway radius, or corner chord in the case of intersecting road right-of-way.
- 20) Median opening design to include acceptable vehicular turning radii. The length of the storage lane is measured from the end of the taper to the point of curvature of the median opening.

Continued

SIDEWALK REQUIREMENTS (Secure and Construct)

- 21) Along both sides of the newly constructed Hillsboro Boulevard.
- 22) At any location along Parkside Drive or Loxahatchee Road as displaced by new roadway construction.

SIGNALIZATION IMPROVEMENTS (Secure Construction)

- 23) 100 percent of the installation cost of a traffic signal at the intersection of Hillsboro Boulevard and Parkside Drive in the amount of \$350,000.
- 24) The owner of this plat shall fully execute and deliver a standard Traffic Signalization Agreement (CAF456) and provide security to extend to two (2) years after completion of the total development. During that time the Traffic Engineering Division will perform the required studies to determine the need for signalization. If no need is determined, the developer may be released from this obligation. Should a traffic signal be warranted, the Traffic Engineering Division will have an additional two (2) years to construct the traffic signal, and the security must be maintained for up to four (4) years.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 25) 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.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 26) 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 plat recordation. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction & Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.
- 27) The Installation of Required Improvements Agreement 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 NVAL Amendment Agreement recordation and/or 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%)

Continued

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 & Engineering Division's web page at:
http://www.broward.org/Publicworks/BC_Engineering/Pages/Default.aspx

IMPROVEMENT PLAN SUBMITTAL (Pre-construction and Security Release Requirements)

- 28) Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to 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 field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.
- 29) Communication Conduit/Interconnect plans (3 sets and a cost estimate) shall be submitted to the Traffic Engineering Division. Any easements necessary for relocation and maintenance of the conduit must be provided and shown on the submitted plans. No security shall be released without 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:

30) 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) Show labels on the plat drawing that correspond to all the calls in the description.
 - 2) Review the description and plat drawing for discrepancies and revise as necessary.

- B) P.R.M.s must be shown at each plat corner or change in direction on the boundary of the lands being platted and may not be more than 1,400 feet apart. Show the P.R.M.s adjacent to Loxahatchee Road at the right-of-way lines created by this plat as per Broward County Land Development Code Sec. 5-189 (a) (27). Review and revise as necessary.
- C) Show a P.R.M. at the NW COR., E 1/2, NW 1/4, SEC. 35-47-41. Show the P.R.M.s adjacent to the north plat boundary lines on the south lines of the right-of-way lines created by this plat at TRACTS B and C as per Broward County Land Development Code Sec. 5-189 (27). Review and revise as necessary.
- D) Show P.R.M. TO P.R.M. distances on plat boundary lines where there are more than two P.R.M.s on the line or where monuments are on offsets.
- E) Two land ties to two independent land corners or one land corner and one other recorded corner must be shown. Show found monumentation at the corners.
- F) Show found monumentation on the survey to depict the relationship of this plat to the established south right-of-way line of Loxahatchee Road. Refer to various surveys of said right-of-way.
- G) Show a distance in addition to the bearing from the northwest corner of TRACT C to the SFWMD "G-08 R/W 2010 No. 1022" monument. Show a distance in addition to the bearing from the northeast corner of TRACT B to the SFWMD "G-08 R/W 2010 No. 1010" monument.
- H) Completely dimension the parcels, right-of-way lines and centerlines created by the plat, on all sheets where the parcels and lines appear. Add (T) labels to dimensions on lines that cross match lines on abutting plat drawing sheets. Fully dimension the centerlines of PARCEL R. Show the width of PARCEL R on the straight-line segments.
- I) Identify a well-established and monumented Basis of Bearings reference line. Review the identification of the Basis of Bearings reference line on the plat drawing. Show the bearing on the line.
- J) Verify the name of and the recording information for the Broward County Resurvey that this plat is within and revise Surveyor's Note # 3 as necessary.
- K) 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>

Continued

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

31) RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A) Address any easements, rights-of-ways, or specific purpose parcels to be created by this plat in the Dedication language.
 - 1) Remove the language in the Dedication block that indicates parcels created by the plat will be dedicated in the future.
 - 2) Identify the as yet un-named entities to which some of the parcels are dedicated to.
 - 3) Indicate that PARCEL R is dedicated as right-of-way or as a private road. Show the appropriate labels on the plat drawing.
- B) Mortgagees must clearly join in the dedications on the plat, if applicable.
- C) Depict the entire right-of-way width of Loxahatchee Road 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) Show geometry to tie the north line of the 94' wide right-of-way per the Broward County Trafficways Plan to the plat boundary. Additionally, indicate that the instrument recorded in O.R.B. 49340, PG. 1818, B.C.R. defines the location of the corridor as opposed to being a source of the requirement of the 94' width. Cite the appropriate map(s) as the source of the 94' width requirement.
- E) All proposed easements must be clearly labeled and dimensioned.

32) 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.
 - 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 ways of record lying within the plat boundaries.

- 6) contain a listing of all easements and rights of ways which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

The title must be updated for review of any agreements and 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 & Engineering Division or by visiting our web site:

<http://bcegov2.broward.org/bcengineering/index.asp>

- B) The Dedication on the original mylar must be executed by all record owners with original signatures. For property owned by an individual (or by individuals), the plat must be executed in the presence of two witnesses for each signature. Property owned by corporations must be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer must also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat must be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust must provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.
- C) All mortgagees must execute the plat with original signatures, seals, and witnesses.
- D) Acknowledgments and seals are required for each signature. The acknowledgement block on the plat mylar is not filled out correctly. Review and revise.

33) 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) Correct the section numbers in the location map.
- C) Label the common lines between adjoining drawing sheets as "MATCH LINES".
- D) Label the maps on the drawing sheets shown as KEY MAPS as opposed to Location Maps. There are no streets or roads shown on the maps.
- E) Revise the line weight used for some interior lot lines, easement lines and other supporting line work to a thicker pen weight. Line work currently shown is too thin to reproduce properly.

- F) No text on the plat drawing should be obstructed or overlapped by lines or other text.
- G) Revise Note #7 to insert a space between “NOTED.” and “LINES.”
- H) Revise Note #7 to correct the spelling of NON-RADIAL in the second sentence.
- I) Review the depiction of numerous N.R.→ labels and revise as necessary.
- J) Show “PLAT BOUNDARY” labels on all plat boundary lines.
- K) Sheet 3: Revise the label for the 66’ Drainage & Utility Easement east of and abutting the east plat boundary to indicate that the easement is per P.B. 102, PG. 44, B.C.R. and P.B. 156, PG. 35, B.C.R.

34) 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. Review the statement in the Surveyor’s Certification that pertains to benchmarks. There are none shown on the plat and they are no longer required on plats in Broward County. Review and revise as necessary.
- B) Remove “PART 1” from the reference to Chapter 177, Florida Statutes in the Surveyor’s Certificate.
- C) 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.
- D) Remove the signature block for the Broward County Finance and Administrative Services, County Records Division – Recording Section, based on the above comment.
- 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 Parkland conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

35) HIGHWAY CONSTRUCTION & ENGINEERING DIVISION INTERNAL PROCEDURES

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

Continued

- A) Planning Council Executive Administrator Signature.
- B) Completion of all POSSE Inputs; Impact Fee and Security reports printed.
- C) County Surveyor Sign-off.
- D) P.R.M.s verified.
- E) Development Order, Planning & Development Management Director signature.
- F) Highway Construction and Engineering Director Signature.
- G) City of Parkland / District Final Sign-off
 - Sowande Johnson sjohnson@cityofparkland.org 954-757-4144
 - Damian Brink dbrink@cityofparkland.org 954-757-4158

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

- 36) 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.
- 37) 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."

Continued

- 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.

All standard forms are available for downloading from the Highway Construction and Engineering Division's website:

<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

- 38) Applicant must pay transportation concurrency fees and regional park impact and administrative 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. Regional park impact and administrative fee amounts are subject to adjustment each October 1.
- 39) 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.
- 40) 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.

- 41) 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 **June 12, 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 **June 12, 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

Continued

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.

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

This plat is restricted to 349 age restricted single family detached units and 106 age restricted villas. Furthermore, a minimum of 80% of the units shall be occupied by at least one person age 55 or older, and no dwelling unit shall be permanently occupied by any person under the age of 18.

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.

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

Continued



**The School Board of Broward County, Florida
FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION**

**PLAT
SBBC-2016-2016
County No: 017-MP-17
McJunkin Farms Plat**

June 26, 2017



**Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com**

**FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	ADDITIONAL STUDENT
Date: June 28, 2017	Single-Family:		Elementary: 0
Name: McJunkin Farms Plat	Townhouse:		
SBBC Project Number: SBBC-2016-2016	Garden Apartments:		Middle: 0
County Project Number: 017-MP-17	Mid-Rise:		
Municipality Project Number: PL16-001	High-Rise:		High: 0
Owner/Developer: WSFM1, A Florida Limited Liability Company	Mobile Home:		
Jurisdiction: Parkland	Total: 0		Total: 0

Comments

According to the information provided, the plat application proposes 349 single family and 106 townhouse units that prohibits persons under the age of 18 as occupants. Also at least 80% of the proposed single family units shall be occupied by at least one person age 55 or older. Because of the age-restriction on the proposed plat note, the project does not impact the public school system and is considered a "non-residential" use for purposes of public school concurrency review. The plat note change as proposed is not anticipated to generate additional students into Broward County Public Schools.

Additionally, the plat site is not located adjacent to existing public schools or currently vacant school sites owned by the School Board, and as proposed, will not have direct physical impact on Broward County Public Schools. Therefore, the plat is determined to be exempt from public school concurrency on the basis that no "residential" development is currently proposed in the plat.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code

SBBC-2016-2016 Project is Exempt from Public School Concurrency

☒ Yes ☐ No


6/26/17
Date

Reviewed By: [Signature]
Signature
Lisa Wight
Name
Planner
Title

This report is for informational purposes only and does not constitute waiver or approval of any license or permit that is, or may be, required for any aspect of the project.



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

FROM: Barbara Blake Boy, Executive Director 

RE: McJunkin Farms
(017-MP-17) City of Parkland

DATE: May 17, 2018

This memorandum updates our previous comments regarding the referenced plat dated November 20, 2017

The Broward County Land Use Plan is the effective land use plan for the northwesternmost 4.2-acre portion of the proposed plat (i.e. a portion of Pod MF). That plan designates the area covered by this portion of plat for the uses permitted in the "Low (3) Residential" land use category. Further, the Future Land Use Element of the City of Parkland Comprehensive Plan is the effective land use plan for the remainder of the proposed plat (i.e. the remaining 150.1 acres). That plan designates the area covered by this plat for the uses permitted in the "Residential 3 du/ac" land use category. This plat is generally located on the south side of Loxahatchee Road, between Parkside Drive and University Drive.

The density of the proposed development of 455 dwelling units on 155.7 acres of land in the platted area is 2.9 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plans.

Planning Council staff notes that the northwesternmost 4.2-acre portion of the proposed plat (i.e. a portion of Pod MF) was the subject of Broward County Land Use Plan (BCLUP) amendment PC 16-6, which was approved by the Broward County Commission on September 15, 2016, amending the BCLUP designation to "Low (3) Residential," subject to the following voluntary restriction:

- At least 80% of the units within the entire development to be occupied by at least one (1) person aged fifty-five (55) years or older with no persons aged under eighteen (18) years from being a permanent resident of any unit.

McJunkin Farms
May 17, 2018
Page Two

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

North: Rural Residential-10 (Palm Beach County)
South: Irregular Residential 2 du/ac
East: Park, Commercial and Utilities
West: Irregular Residential 2 du/ac, Residential 3 du/ac and Palm Beach Rural
Residential-10 (Broward County Land Use Plan)

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 Payton, City Manager
City of Parkland

Michele C. Mellgren, AICP, Director, Planning and Zoning Division
City of Parkland

