

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

PROJECT DESCRIPTION

Name:	Pompano Crossings	Number:	036-MP-17
Applicant:	IPT Dixie Highway Industrial Park, DC, LLC	Comm. Dist.:	4
Agent:	Keith and Associates, Inc.	Sec/Twp/Rng:	13-48-42
Location:	South Side of Northeast 48 Street, Between Northeast 14 Avenue and Dixie Hwy	Platted Area:	48.8 Acres
City:	Pompano Beach	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	Industrial/Warehouse	Effective Plan:	Pompano Beach
Proposed Use:	1,000,000 Sq. Ft. Industrial	Plan Designation:	Industrial. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Commercial, Hotel	North:	Industrial
South:	Single Family Residence	South:	Low (5) Res, Industrial, Rec., and Open
East:	Commercial	East:	Low (5) Res and Industrial
West:	Commercial, Office	West:	Transportation (City of Deerfield Beach)
Existing Zoning:	I-1	Proposed Zoning:	I-1

RECOMMENDATION (See Attached Conditions)

APPROVAL: Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of 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:	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:	0.1000 MGD	Est. Project Flow:	0.1000 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

Local:

Regional:

Land Dedication	Impact Fee	Admin. Fee
N/A	N/A	N/A
N/A	N/A	N/A

See Staff Comments No. 18

TRANSPORTATION

Concurrency Zone: Northeast	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	N/A	N/A	N/A
Non-res. uses:	720	*	N/A
Total:	720	*	N/A

* See Staff Comment No. 3 and 4

See Finding No. 1

See Staff Recommendation No. 16

POMPANO CROSSINGS
036-MP-17

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the uses being 1,000,000 square feet of industrial use. This property is being platted because it does not qualify for an exception to the mandatory platting rule. The plat boundaries are not specifically delineated on a recorded plat.

The industrial square footage on this plat may consist of either industrial uses, industrial/office uses, and/or industrial/showroom uses, upon satisfaction of appropriate transportation concurrency fees. Industrial uses may have a maximum thirty percent (30%) ancillary office use, calculated by the use in a single tenant building or on a bay-by-bay basis in buildings with more than one (1) tenant. Industrial/office uses may have a maximum fifty percent (50%) ancillary office use, calculated by the use in a single tenant building or on a bay-by-bay basis in buildings with more than one (1) tenant. Industrial/showroom uses may have a maximum thirty percent (30%) ancillary commercial or office use, calculated by the use in a single tenant building or on a bay-by-bay basis in buildings with more than one (1) tenant.

- 2) Trafficways review is valid for 10 months. This approval was received on April 26, 2018.
- 3) At the time of plat application 196,546 square feet of industrial properties 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.
- 4) 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 interior mezzanines and exterior canopies and overhangs for loading facilities.
- 5) 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.
- 6) This plat is located in the City of Pompano Beach and is under the jurisdiction of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division. Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County

Continued

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.

- 7) The applicant is advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding, or altering either a gravity sanitary sewer, a sanitary force main, or a pump station. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.
- 8) 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.
- 9) The Water and Environmental Licensing Section encourages that all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.
- 10) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>
- 11) Review of aerial photographs indicates that the subject site contains tree canopy. If trees are to be removed or relocated, development of the site must comply with the Tree Preservation regulations of the City of Pompano Beach. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing

Continued

trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.

- 12) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 13) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
- 14) A demolition notice of the existing industrial use may be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
- 15) A Broward County Hazardous Material License may be required. Contact the Environmental Assessment and Remediation Section of the Environmental and Consumer Protection Division at 954-519-1260 for specific license requirements.
- 16) All future industrial uses must be approved by the Environmental Engineering and Permitting Division.
- 17) 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.
- 18) This plat is adjacent to the County's Highlands Scrub Natural Area. The Broward County Parks and Recreation Division is recommending that no drainage from the site be permitted to run on the Highlands Scrub Natural Area site. Also, all landscape material planted on the Pompano Crossing site be native plant material appropriate for location next to a sand pine scrub site. See the attached Letter from the Parks and Recreation Division.
- 19) 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.

- 20) This property is within 20,000 feet of 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.
- 21) 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 Historic Preservation, Development Services Department at 954-786-5200 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.
- 22) This project is within the Broward County Water and Wastewater Services (BCWWS) jurisdictional (service) area District 2. A BCWWS Utility Connection Permit will be required before water/wastewater construction can begin. Visit www.broward.org/WaterServices/Pages/LandDevelopment.aspx for additional information. The configurations of water/wastewater facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit.
- 23) This site is currently serviced by Broward County Transit Route 50 on Dixie Highway and bus stop #4402.
- 24) 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.
- 25) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council.
- 26) The attached request for comments was sent to the adjacent City of Deerfield Beach and the City has no objection to this request.

Continued

- 27) The attached request for comments memo was sent to the adjacent City of Deerfield Beach
- 28) The Parks and Recreation Division provided the attached comments due to the proposed development's proximity to the natural area.
- 29) This property directly abuts residential properties on the east and south sides. Section 5-182(w) of the Land Development Code requires a municipality to submit written documentation, for informational purposes only, either prior to or with the "Written Authorization to Proceed," stating how all proposed industrial plats abutting a residential land use plan category will address compatibility. In accordance with Section 5-183(w), the attached letter dated April 12, 2018, has been received from the City of Pompano Beach's Planning and Zoning Division, stating that there is no direct access from the site to any residential area, and the City of Pompano Beach Zoning Code requires a buffer consisting of a wall and landscaping for all portions of the property abutting residential property.
- 30) 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.
- 31) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency's 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 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 NE 48th Street except at the following:

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- A) A 30-foot opening with centerline located approximately 15 feet east of the west plat limits. Said non-access line shall extend southwest along the property line for a minimum of 150 feet.

This opening is restricted to right turns ingress only.

- B) A 100-foot opening with centerline located approximately 390 feet west of the east plat limits. Said non-access line shall extend southwest along the property line for a minimum of 150 feet.

Right and left turns in and out are allowed at this opening.

- C) A 30-foot opening with centerline located approximately 15 feet west of the east plat limits. Said non-access line shall extend southwest along the property line for a minimum of 150 feet.

This opening is restricted to right and left turns egress only.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 2) Right-of-way for that portion of an eastbound right turn lane on NE 48th Street that lies within this ownership; at the 100-foot opening with 150 feet of storage and 50 feet of transition.

ACCESS REQUIREMENTS

- 3) The minimum distance from the non-vehicular access line of NW 48th Street, at any 30-foot, ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 150 feet.
- 4) The minimum distance from the non-vehicular access line of NW 48th Street, at any 100-foot, ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 150 feet.
- 5) For the one-way driveway that will be centered in the 30-foot opening: shall consist of one lane with a pavement width of 15 feet, with minimum entrance radii of 30 feet.
- 6) For the driveway that will be centered in the 100-foot opening: shall consist of a minimum of two egress lanes, each 12 feet in width, and one 16-foot wide ingress lane, with minimum entrance radii of 40 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 7) A westbound traffic lane from the 100-foot opening.
- 8) The removal of all existing traffic separators in locations not consistent with approved openings in the non-vehicular access line and the construction of the roadway necessary to complete the required improvement.

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- 9) Curbed traffic separators necessary to shift the westbound traffic lane north and allow for a westbound left at the 100-foot opening. The final design is to be approved by the Highway Construction & Engineering Division and the Traffic Engineering Division.
- 10) The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

TURN LANE IMPROVEMENTS (Secure and Construct)

- 11) A continuous eastbound right turn lane on NW 48 Street beginning at the point of transition of the eastbound merge lane and continuing through the 100-foot opening.
- 12) Westbound left turn lane on SW 48th Street at the 100-foot opening with 150 feet of storage and 50 feet of transition.
- 13) 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.
- 14) 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.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 15) Along NW 48th Street adjacent to this plat and as displaced by roadway improvements.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 16) 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

- 17) 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

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from the Highway Construction and Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.

- 18) 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://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

IMPROVEMENT PLAN SUBMITTAL REQUIREMENTS

- 19) 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.

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:

20) 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.
- B) P.R.M.s must be labeled "Found" or "Set".

Continued

- C) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor must submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available from the County Surveyor's Office.
<http://www.broward.org/Publicworks/BCEngineering/Pages/PlatSectionForms.aspx>
- D) The surveyor must submit digital plat information after all corrections are completed and the Highway Construction and Engineering Division staff requests digital information.

21) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

- A) Depict the entire right-of-way width of N.E. 48th 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. Refer to the Adjacent Right-of-Way Report.
- B) All existing easements must be clearly labeled and dimensioned.

22) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The title must be updated for the review of any agreements and for the recordation process. Standard format for "Title Certificates," "Opinions of Title," the "Adjacent Right-of-Way Report," and a "Guide to Search Limits of Easements and Right-of-Way" may be obtained by contacting the Highway Construction and Engineering Division or by visiting the Division's web site:
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

23) 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) No text on the plat drawing should be obstructed or overlapped by lines or other text.
- C) Show "LIMITS OF PLAT" labels on the northernmost west line of PARCEL "A" and the north lines of PARCEL "B" on Sheet 2.
- D) The Basis of Bearings reference line extends westerly of TRACT 1 of the underlying plat recorded in P.B. B, PG. 164, D.C.R. Revise the applicable plat note and the drawing to read partly as follows: "... NORTH LINE OF THE N.E. 1/4 OF SECTION 13-48-42..."

Continued

- E) Review the Gross and Net Areas shown on the Area Tabulation table and revise as necessary.

24) SIGNATURE BLOCKS

- A) The Surveyor's Certification must be signed and the plat sealed by a professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of Chapter 177, Florida Statutes.
- B) Revise the signature line for the Broward County Highway Construction and Engineering Division reviewing surveyor to include the letters "LS" in the registration number.
- 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 Fort Lauderdale's conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

25) 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) City of Pompano Beach. Transmit scanned copy of mylar for review
Susana Serrano Susana.Serrano@copbfl.com

NOTES:

- a) The applicant may request a copy of the Florida Statutes 177 check print by calling Jason Espinosa at 954-577-4593.

Continued

- 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

- 26) 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.
- 27) 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.

- 28) 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.
- 29) 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.
- 30) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

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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.

31) 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 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.

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

This plat is restricted to 1,000,000 square feet of industrial use. Industrial uses may have up to 30%-50% ancillary office or up to 30% ancillary commercial/office use per bay or single tenant building upon satisfaction of transportation concurrency fees. No freestanding office or commercial uses are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

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


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

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

FROM: Barbara Blake Boy, Executive Director 

RE: Pompano Crossings
(036-MP-17) City of Pompano Beach

DATE: February 5, 2018

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 "Industrial" land use category. This plat is generally located on the south side of Northeast 48 Street, between Northeast 14 Avenue and the FEC Railway.

The proposed industrial 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: Industrial
South: Low (5) Residential, Industrial and Recreation and Open Space
East: Low (5) Residential and Industrial
West: Transportation (City of Deerfield Beach)

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:KJW

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

David Recor, Director, Development Services
City of Pompano Beach



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

March 1, 2018

City Planner
City of Deerfield Beach
150 Northeast 2nd Avenue
Deerfield Beach, FL 33441

RE: Municipal notification of a proposed Plat adjacent to the city limits:

Pompano Crossings

Plat No. 036-MP-17

Written comments must be received on or before March 15, 2018

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

Enclosed is a copy of the above referenced application.

If your municipality desires to comment on this application, the comments must be in writing and received at the Planning and Development Management Division on or before the above referenced date.

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

If you have any questions, please contact Thuy Turner at 954-357-6623.

Sincerely,

A handwritten signature in blue ink, appearing to read "Thuy Turner".

Thuy (twee) Turner, AICP, Planning Section Supervisor
Planning and Development Management Division



PARKS AND RECREATION DIVISION • Administrative Offices
950 N.W. 38th St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management
Accredited by the Commission for Accreditation of Park and Recreation Agencies (CAPRA)*

January 8, 2018

Thuy Turner, AICP
Planning Section Supervisor
Planning and Development Management Division

Re: Pompano Crossings, Plat 36-MP-17

Dear Ms. Turner

The Broward County Parks and Recreation Division had received and reviewed the application for the Pompano Crossings Plat, 36-MP-17. The southwest corner of this proposed plat is located adjacent to the County's Highlands Scrub Natural Area. Due to the proposed development's proximity to the natural area, we are requiring that:

1. Absolutely no drainage from the Pompano Crossings plat site be permitted to run on
2. to the Highlands Scrub Natural Area site.
3. All landscape material planted on the Pompano Crossings site be native plant material appropriate for location next to a sand pine scrub site.

We are willing to work with the developer and their landscape architect to ensure that these measures are complied with to protect this important publically funded environmentally endangered site. For site development questions, please contact:

Linda Thompson, Manager
Planning and Development Group
Broward County Parks and Recreation Division
(954) 357-8120

If you have any questions about our comments about this plat, please call me at 954-357-8133.

Sincerely,

A handwritten signature in blue ink, appearing to read "John R. Fiore", is written over a horizontal line.

John R. Fiore, Planner
Planning and Development Group
Parks and Recreation Division

Broward County Board of County Commissioners

Mark D. Bogen • Beam Furr • Steve Geller • Dale V.C. Holness • Chip LaMarca • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
Broward.org/Parks • Facebook.com/BrowardCountyParks • Twitter.com/BrowardParks • YouTube.com/BrowardCountyParks



April 12, 2018

Thuy Turner, Planning Manager
Environmental Protection and Growth Management Department
Development Management Division
1 North University Drive, Suite 102-A
Plantation, FL 33324

RE: Pompano Crossings Plat
036-MP-17
Landscape Buffer Requirements

Dear Ms. Turner,

The City of Pompano Beach received an application for the above referenced plat which has been approved by the City of Pompano Beach City Commission on April 10th. The property is located on southeast corner of NE 48th Street and the FEC railway and has a land use of Industrial and a zoning of I-1. The plat directly abuts residentially land use and zoned property on the east and south sides.

The subject site has been used for a variety of industrial uses since being annexed into the City of Pompano Beach and is currently operating as a cement plant and concrete storage yard. All traffic generated by the new development will use NE 48th Street to enter and exit the site and truck traffic is discouraged from traveling east one 48th Street. NE 48th Street is part of the Broward County Trafficways system. There is no direct access from the site to any residential area.

The City of Pompano Beach Zoning Code (see attached Table 155.5203.F.3) requires a buffer consisting of a wall and landscaping for all portions of the property abutting residential property. The proposed Pompano Crossings site plan has been reviewed by the City of Pompano Beach and issued development orders by the Architectural Appearance Committee and Planning and Zoning Board. Copies of the approved landscape plans are attached.

If you have any further questions, please do not hesitate to contact our office.

Sincerely,

Maggie Barszewski, AICP
Planner

Cc: Mike Vonder Meulen, Keith & Associates

Attachments: Table 155.5203.F.3 Required Buffer Types and Standards
Approved Landscape Plan