

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

PROJECT DESCRIPTION

Name:	TAMARAC CORNER CE	Number:	040-MP-17
Applicant:	MJ-SINO, LLP c/o Evan Mouhalis	Comm. Dist.:	9
Agent:	Pulice Land Surveyors, Inc.	Sec/Twp/Rng:	13-49-41
Location:	Southeast Corner of Commercial Boulevard and Northwest 47 Terrace	Platted Area:	0.56 Acres
City:	Tamarac	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	Vacant	Effective Plan:	Tamarac
Proposed Use:	4,300 Sq. Ft. Office	Plan Designation:	Commercial. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Commercial, Hotel	North:	Commercial
South:	Single Family Residence	South:	Low-Medium (10) Residential
East:	Commercial	East:	Commercial
West:	Commercial, Office	West:	Commercial
Existing Zoning:	B-1	Proposed Zoning:	B-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 Ordinance

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:	Tamarac (10/17)
Design Capacity:	95.0000 MGD	Design Capacity:	16.000 MGD
12-Mo. Avg. Flow:	68.7400 MGD	Peak Flow:	7.300 MGD
Est. Project Flow:	0.0009 MGD	Est. Project Flow:	0.0009 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

## TRANSPORTATION

Concurrency Zone: Central	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	N/A	N/A	N/A
Non-res. uses:	18	*	N/A
Total:	18	*	N/A

\* See Staff Comment No. 3

See Finding No. 1

\* See Staff Recommendation No. 19

TAMARAC CORNER CE  
040-MP-17

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 4,300 square feet of office. This property is being platted because the Broward County Planning Council has determined that platting is required.
- 2) Trafficways review is valid for 10 months. This approval was received on March 22, 2018.
- 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.
- 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) This plat is located in the City of Tamarac and is under the Jurisdiction of the Water and Environmental Licensing Section of the Broward County Environmental Engineering Permitting Division. 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.
- 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) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental

Continued

Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

- 8) The Water and Environmental Licensing Section encourages that all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.
- 9) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:  
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>
- 10) Any development within the plat limits is subject to Chapter 27, Article XIV, Sections 27-401 through 27-418 of the Broward County Code, titled Broward County Tree Preservation and Abuse Ordinance. A Tree Removal License will be required for any tree removal or relocation associated with the development of this property. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1224 or [pburke@broward.org](mailto:pburke@broward.org) for specific license requirements.
- 11) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 12) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
- 13) 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.

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- 14) This property is within 20,000 feet of the Fort Executive 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.
- 15) 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 consulting archaeologist has no objections to this application; however, the subject property is located in the City of Tamarac within the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. Pursuant to B.C. Ord 2014032, Section 5-536.5(g), if any archaeological materials are discovered during the course of development, the property owner must notify the Broward County Historic Preservation Officer, Richard (Rick) Ferrer, of the Planning and Development Management Division at 954-357-9731 or [rferrer@broward.org](mailto:rferrer@broward.org), and the project may proceed in accordance with Ordinance 2014-32, Section 5-536.5(g). In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org).
- 16) Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards." In accordance with Section 5-189(b)(5) of the Land Development Code, the applicant has submitted the attached pre-application approval letter from the Florida Department of Transportation.
- 17) 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.
- 18) This site is currently serviced by BC Transit Routes 55 on Commercial (SR 870) and bus stop ID# 5037.
- 19) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council.
- 20) The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit

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if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

- 21) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at: [www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf](http://www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf)

## FINDINGS

### CONCURRENCY REVIEW

- 1) This plat is located within the Central 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.

### RATIONAL NEXUS REVIEW

- 3) This plat has been evaluated by staff of the Highway Construction and Engineering Division for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code ("rational nexus test"). Staff has made a finding that the proposed development meets the threshold test for rational nexus and this report includes right-of-way dedication requirements.

## 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 Commercial Boulevard. Said non-access line will include corner chord(s) and extend along NW 47th Terrace for a minimum of 50 feet beyond the endpoint of the corner chord.

### TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 2) 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.

### SIDEWALK REQUIREMENTS (Secure and Construct)

- 3) Along Commercial Boulevard adjacent to this plat.

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SIDEWALK REQUIREMENTS FOR BUS LANDING PAD (Dedicate)

- 4) A 1-foot wide x 40-foot long paved bus landing pad (8-foot total expanded sidewalk) on Commercial Boulevard (SR 870) commencing 100 feet north of the corner chord and continuing north for 40 feet.

BUS SHELTER REQUIREMENTS (Easement)

- 5) A 4 foot wide x 20 feet long bus shelter easement on Commercial Boulevard (SR 870) commencing 120 feet north of the corner chord and continuing north for 20 feet.

SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 6) An 8-foot wide x 40-foot long expanded sidewalk with a maximum cross slope of 2% for the bus landing pad (design must extend to the face of curb and gutter) on Commercial Boulevard (SR 870) commencing 100 feet north of the corner chord and continuing north for 40 feet. Design is subject to review by the Service and Capital Planning Section of the Transit Division, the Paving and Drainage Section of the Highway Construction and Engineering Division, and the Permits Section of the Florida Department of Transportation.

COMMUNICATION CONDUIT/INTERCONNECT/SIGNALIZATION (Secure and Construct)

- 7) The developer shall be responsible for preservation of or replacement of communication conduit/interconnect/signalization that is damaged by construction of the required improvements. The security amount for communication conduit/interconnect/signalization along Commercial Boulevard shall be determined by the Traffic Engineering Division.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 8) Construction of the required improvements shall include the installation of pavement markings and signs. All pavement markings shall be thermoplastic. Pavement markings and signing materials shall be designed, fabricated and installed in accordance with Traffic Engineering Division standards. The minimum security amount for pavement markings and signs is \$1,000.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 9) Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to recordation of the plat. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to the issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction and Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.

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- 10) 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 recordation of the non-vehicular access line (NVAL) Amendment Agreement 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

- 11) The 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:

#### 12) SURVEY DATA

- A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description.
- B) The bearings determined by the inverse between coordinates shown on the plat boundary differ from the bearings shown on the plat boundary lines. Review and revise as necessary.



Continued

- C) The coordinates on the plat corners derived from the bearing – distance ties from the land corners shown on the plat differ from the coordinates on the plat corners as indicated on the plat drawing. Review and revise as necessary.
- D) The coordinates shown on this plat appear to place it in a location that is inconsistent with adjacent plats, based on the descriptions and ties to the land corners shown on those plats, as well as the depiction of said plats on the Broward County Highway Construction and Engineering Division section map of Section 13, TWP. 49S, RGE 41E. Review and revise as necessary.
- E) Verify the identification on the found PRMs on the southwesterly plat boundary line and revise as necessary. Also, show a (P.R.M. TO P.R.M.) distance on the southeasterly plat boundary line.
- F) Two land ties to two independent land corners or one land corner and one other recorded corner must be shown. Show found monumentation at both corners.
- G) 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>
- H) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.
- I) Show a distance dimension on the southeasterly line of PARCEL “A”.

13) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

- A) Address any easements, rights-of-way or specific purpose parcels to be created by this plat in the Dedication language. Remove “That” from the beginning of the dedications for the bus shelter easement and right of way easement in the dedication language.
- B) All mortgagees must clearly join in the dedications on the plat, if applicable.
- C) The labels for some of the recorded documents that created right-of-way for Commercial Boulevard appear to be incorrect on the plat drawing. Review and revise as necessary.
- D) Proposed right-of-way must be clearly labeled and dedicated by the plat, if applicable.
- E) All proposed easements must be clearly labeled and dimensioned.

14) 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>

15) DRAFTING AND MISCELLANEOUS DATA

- A) Address any undefined abbreviations or symbols used on the plat or added during revisions. 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. There are two different symbols denoting the quarter section corner in the legend. Review and revise.
- B) Show that portion of the northeasterly plat boundary line abutting the 1' x 40' additional right-of-way as a thick, bold line similar to the other plat boundary lines.
- C) Show the proposed right-of-way lines as a thinner line than that used for the plat boundary.
- D) Correct the distance dimension on the southwesterly line of the Bus Shelter Easement.

16) 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.

NOTE:

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- 1) The applicant may request a copy of the FS 177 check print by calling Jason Espinosa at 954-577-4593 or D.G. McGuire at 954-577-4602.
- 2) Additional changes made to the original plat mylar beyond the above list of corrections may cause delays in review and recordation, and may result in additional review fees.

## GENERAL RECOMMENDATIONS

- 17) 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.
- 18) 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.

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>

- 19) 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.
- 20) 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

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required by Florida Statutes Chapter 197.192. The applicant must submit a current tax letter from the Revenue Collection Division providing proof of payment.

- 21) 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.

- 22) 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.

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

This plat is restricted to 4,300 square feet of office use. No freestanding banks or drive-thru bank facilities and/or commercial/retail 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.

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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.

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



Continued







## Florida Department of Transportation

RICK SCOTT  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

MIKE DEW  
SECRETARY

April 12, 2018

THIS PRE-APPLICATION LETTER IS VALID UNTIL – April 12, 2019  
THIS LETTER IS NOT A PERMIT APPROVAL

Elizabeth Tsouroukdissian  
Public Land Surveyors  
5381 Nob Hill Road  
Sunrise, FL 33351

Dear Elizabeth Tsouroukdissian:

RE: **April 12, 2018 - Pre-application Meeting for Safety Upgrade Category**  
Broward County - City of Tamarac, Urban; SR 870; Sec. # 86014; MP: 2.845  
Access Class - 03; Posted Speed - 45 mph; SIS - N; Ref. Project: FM 440087.1-Lightning-PM Bang Wing  
Request: Right out only driveway on NW 47<sup>th</sup> Terrace located approximately 100 feet south of SR 870/W Commercial Blvd.

### SITE SPECIFIC INFORMATION

Project Name & Address: Tamarac Corner CE - SR 870/W Commercial Blvd and NW 47 Ter.  
Applicant/Property Owner: 4640 Commercial, LLC  
Parcel Size: 0.56 Acres Development Size: 4500 SF Medical Office

### No Objection

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions** and **comments** below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

#### Conditions:

#### Comments:

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements,
- All driveways not approved in this letter must be fully removed and the area restored.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, or e-mail: [geysa.sosa@dot.state.fl.us](mailto:geysa.sosa@dot.state.fl.us).

Sincerely,

cc: Roger Lemieux


Aidin Massahi, Ph.D.  
District Access Management Manager

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[www.dot.state.fl.us](http://www.dot.state.fl.us)



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

FROM: Barbara Blake Boy, Executive Director 

RE: Tamarac Corner CE  
(040-MP-17) City of Tamarac

DATE: January 25, 2018

The Future Land Use Element of the City of Tamarac Comprehensive Plan is the effective land use plan for the City of Tamarac. That plan designates the area covered by this plat for the uses permitted in the "Commercial" land use category. This plat is located on the southeast corner of Commercial Boulevard and Northwest 47 Terrace.

The proposed office use 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: Commercial  
South: Low-Medium (10) Residential  
East: Commercial  
West: Commercial

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

BBB:KJW

cc: Michael C. Cernech, City Manager  
City of Tamarac

Maxine Calloway, Director, Community Development Department  
City of Tamarac