

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 FISHING VILLAGE PARCEL R5	Number:	026-MP-17
Applicant:	City of Pompano Beach	Comm. Dist.:	4
Agent:	Leigh Robinson Kerr and Associate, Inc.	Sec/Twp/Rng:	31-48-43
Location:	Northeast Corner of Ocean Boulevard/AIA and Northeast 2 Street	Platted Area:	0.89 Acres
City:	Pompano Beach	Gross Area:	N/A
Replat:			

LAND USE

Existing Use:	Vacant	Effective Plan:	Pompano Beach
Proposed Use:	150-Room Hotel, 20,000 Sq. Ft. Commercial (Ancillary Restaurant)	Plan Designation:	Commercial
Adjacent Uses:		Adjacent Plan Designations:	
North:	Commercial	North:	Commercial
South:	Commercial, Residential	South:	High (25-46 du/ac) Residential, Commercial
East:	Commercial	East:	Commercial
West:	Commercial	West:	Commercial
Existing Zoning:	PD-1	Proposed Zoning:	PD-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:	09/25/18	Prepared:	HWC
Action Deadline:	11/13/18	Reviewed:	
Deferral Dates:		Approved:	

Continued

SERVICES

Wastewater Plant:	BCUD 4 (03/18)	Potable Water Plant:	Pompano (04/17)
Design Capacity:	95.5000 MGD	Design Capacity:	50.000 MGD
12-Mo. Avg. Flow:	68.7400 MGD	Peak Flow:	16.800 MGD
Est. Project Flow:	0.0245 MGD	Est. Project Flow:	0.005 MGD

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

PARKS

SCHOOLS

Dwelling Units	Impact Fee
N/A	N/A

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

TRANSPORTATION

Concurrency Zone: Southeast	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	N/A	N/A	N/A
Non-Res. Uses:	105	*	N/A
Total:	105	*	N/A

* See Staff Comment No. 3

* See Finding No. 1

* See Staff Recommendation No. 22

POMPANO BEACH FISHING VILLAGE PARCEL R5
026-MP-17

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being a 150-room hotel and 20,000 square foot commercial (ancillary restaurant) use. This property is being platted because it does not qualify for an exception to the mandatory platting rule as the plat boundaries are not specifically delineated on a recorded plat.
- 2) Trafficways approval is valid for 10 months. Approval was received on November 30, 2017.
- 3) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 4) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 5) Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. The surface water management licensing requirements of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction.
- 6) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.
- 7) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division 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

Continued

- Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 8) Applicant has been informed that the proposed development contains or abuts water bodies or will be creating same. Excavation or filling of any surface waters, or the construction or repair of in-water structures such as seawalls and docks, are regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License.
 - 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 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) The subject plat is in the vicinity of known contaminated sites 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.

- 14) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 15) This property is within 20,000 feet of the Pompano Beach Municipal Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.
- 16) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The archaeologist notes that this property is located in the City of Pompano Beach and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Pompano Beach's Development Services Department at 954-786-7921 or to seek project review for compliance with the municipal historic preservation regulations.

The plat is included within an area that was the subject of Broward County Land Use Plan Amendment PC 13-10, of which one voluntary restriction was the completion of a Phase I Archaeological Survey (See Staff Comments 21). However, the archaeologist has advised that the recommendation for an archaeological survey should not be included for the following reasons.

- When reviewed, PC 10-13 included recommendations for archaeological survey within areas of the LUPA.
- When PC 10-13 was reviewed, the subject parcel in the plat was relatively undeveloped.
- In 2014/15, Pompano Beach elected to be removed from the jurisdiction of the County's historic preservation ordinance (Ord. 2014-32).
- The subject parcel was heavily redeveloped in 2015, and it is likely that any potential archaeological resources would have been destroyed as result.

- In 2015, the County reassessed the Countywide archaeological zones, and at that time, the subject parcel was removed from the zone because of the above development.

The archaeologist further states that there may be areas within PC 10-13 that should still be subject to archaeological survey; however, it is out of the jurisdiction of the County's historic preservation ordinance to require such work. The archaeological recommendations in PC 10-13 should remain and be evaluated on a parcel-by-parcel basis.

- 17) 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.
- 18) This site is currently serviced by BC Transit Route 11 on State Road A1A.
- 19) 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.
- 20) 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.
- 21) The attached comments from the Broward County Planning Council indicate that this plat was included within Broward County Land Use Plan (BCLUP) amendment PC 13-10, which amended the BCLUP designation from "Recreation and Open Space" to "Commerce," and was adopted by the County Commission on February 25, 2014, subject to certain voluntary commitments:
 - Fair-share contribution of \$106,921 to the County's signal timing fund for signalization improvements at the intersection of A-1-A and Northeast 2 Street, to be incrementally satisfied for each non-residential building on per trip basis, at the time of building permit issuance;
 - Hotel guest hurricane evacuation protocol requirement;
 - Hotel height limited to five (5) stories;
 - View corridor preservation from the Intracoastal Waterway to the Pier; and
 - Completion of a Phase I archaeological survey.
- 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 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 of SR A1A. Said non-access line will include corner chord(s) and extend along Pier Street and NE 2nd Street for a minimum of 100 feet.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 2) Right-of-way for a corner radius based on a 20-foot radius at the intersection of SR A1A and Pier Street.
- 3) Right-of-way for a corner radius based on a 20-foot radius at the intersection of SR A1A and NE 2nd Street.

SIDEWALK REQUIREMENTS FOR BUS LANDING PAD (Dedicate)

- 4) A 2 foot wide x 40 foot long paved bus landing pad (8 foot total expanded sidewalk) on State Road A1A commencing 30 feet north of the south plat limit and continuing north along the west plat limit for 40 feet.

BUS SHELTER REQUIREMENTS (Easement)

- 5) An 8 foot wide x 14 foot long bus shelter easement on State Road A1A commencing 55 feet north of the south plat limit and continuing north along the west plat limit for 15 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 State Road A1A commencing 30 feet north of the south plat limit and continuing north along the west plat limit 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.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 7) 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)

- 8) Along SR A1A adjacent to this plat.

COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)

- 9) The developer shall be responsible for replacement of communication conduit/interconnect/signalization that is damaged by construction of the required improvements. The security amount for communication conduit/interconnect along SR A1A shall be determined by the Traffic Engineering Division.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 10) 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. The minimum security amount for pavement markings and signs is \$1,000.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 11) 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.
- 12) 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

- 13) Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review for conformance to Plat recommendations, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County.

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:

14) 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) Identify a well-established and monumented bearing reference line. Depict said line with its monumentation and tie to the plat boundary.

NOTE: The Broward County Highway Construction and Engineering Division interprets an identifiable and well-established line to be similar to a centerline, a right-of-way line, land line or block line. Consider the use of the north right-of-way line of Northeast 2 Street, east of North Atlantic Boulevard as the bearing reference line.

- C) Show labels for any land lines depicted on the plat drawing.

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

15) 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.
 - 1) Parcel R-1 and Parcel R-2 are dedicated twice in the dedication language. Review and revise the plat.
- B) Depict the entire right-of-way width of North Ocean Boulevard (State Road A-1-A) and N.E. 2nd 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 Title Certificate and Adjacent Right-of-Way Report.

16) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The title certificate or an attorney's opinion of title shall be updated to reflect a comprehensive search of the Public Records within 30 days prior to plat recordation. If the updated title shows any change to property ownership, then a new dedication on the plat mylar shall be executed by the new owner(s) with the proper acknowledgements. If the updated title shows any changes to or additional mortgage holders, then a new Mortgagee consent shall be executed with the proper acknowledgements.

17) DRAFTING AND MISCELLANEOUS DATA

- A) Show a Legend of abbreviations and symbols shown on the plat. 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) Identify the parcels west of State Road A-1-A, north and south of Northeast 2 Street, west of the plat.
- C) Verify the recording information for the document that is the source of the parcel at the northwest corner of North Ocean Boulevard and Northeast 2 Street. Review the instrument recorded in O.R.B. 3014, PG. **447**, B.C.R. and revise as necessary.
- D) Show the instrument recorded in O.R.B. 2942, PG. 380, B.C.R. as the source of the right-of-way vacation of Butler Street.

18) SIGNATURE BLOCKS

- A) The plat must include proper dates for signatures.

19) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

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

- A) Planning Council Executive Director Signature.
- B) Completion of POSSE Inputs; Impact Fee and Security reports printed.
- C) County Surveyor sign-off.
- D) P.R.M.s verified.
- E) Development Order, Planning and Development Management Director Signature.
- F) Highway Construction and Engineering Director Signature.
- G) City of Pompano Beach – Transmit scanned copy of mylar for review:
Susan 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 or David (DG) McGuire at 954 577 4602.
- 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

- 20) 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.
- 21) 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.

- 22) 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.
- 23) 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.
- 24) 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.

- 25) 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 **September 25, 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 **September 25, 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.

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

This plat is restricted to 150-room hotel and 20,000 square feet commercial use (ancillary restaurant).

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.

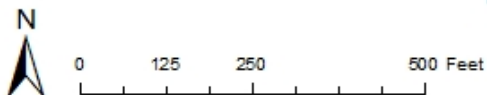
- 27) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



Commission District No. 4
Municipality: Pompano Beach
S/T/R: 31/48/43



026-MP-17
Pompano Beach Fishing
Village Parcel R5



Prepared by: Planning and Development Management Division
Date Flown: January 2018



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Blvd.
Fort Lauderdale, FL 33309

MICHAEL DEW
SECRETARY

August 29, 2018***

THIS PRE-APPLICATION LETTER IS EXTENDED UNTIL – **August 29, 2019**
THIS LETTER IS NOT A PERMIT APPROVAL

*** Letter extended on August 29, 2018.

Leigh R. Kerr
Leigh Robinson Kerr & Associates, Inc.
808 E. Las Olas Blvd. #104
Ft. Lauderdale, 33301

Dear Leigh R. Kerr:

RE: **August 29, 2018** - Pre-application Meeting for **Category D Driveway** Date of Pre-application Meeting: **June 22, 2017**
Broward County - City of Pompano Beach, Urban; SR A1A; Sec. # 86050; MP: 10.100
Access Class - 06; Posted Speed - 35 mph; SIS - N; Ref. Project:
Request: Access site through the intersections of SR A1A/NE 2nd Street and SR A1A/Pier Street.

SITE SPECIFIC INFORMATION

Project Name & Address: **Pompano Beach Fishing Village Parcel R5 - Pompano Pier**
Applicant/Property Owner: **City Of Pompano Beach**
Parcel Size: **0.88 Acres** Max. Sq.ft./Proposed LU: **150 Room Hotel and 20,000 SF Restaurant**

WE APPROVE YOUR REQUEST

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:

- A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a guard gate is installed a minimum driveway length of 100 feet is required.
- Any driveway shall be located at least 100 feet from SR A1A and any drop-off/valet operation shall be located at least 150 feet from SR A1A.

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.

Sincerely,

Ashok Sampath
District Access Management Manager

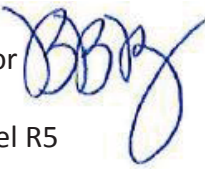
cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2017-06-22\3. 86050 MP 10.100 SR A1A_Pompano Beach Fishing Village\86050 MP 10.100 SR A1A_Pompano Beach Fishing Village_Extension.docx

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: Pompano Beach Fishing Village Parcel R5
(026-MP-17) City of Pompano Beach

DATE: October 30, 2017

The City of Pompano Beach Future Land Use Element is the effective land use plan for the City of Pompano Beach. That plan designates the area covered by this plat for the uses permitted in the "Commercial" land use category. This plat is generally located on the northeast corner of Ocean Boulevard/State Road A1A and Northeast 2 Street.

The proposed commercial and hotel uses are in compliance with the permitted uses of the effective land use plan.

Planning Council staff notes that this plat is included within an area that was the subject of Broward County Land Use Plan (BCLUP) amendment PC 13-10, amending the BCLUP designation from "Recreation and Open Space" to "Commerce." Said amendment was adopted by the Broward County Commission on February 25, 2014, subject to the following voluntary restrictions:

- Fair-share contribution of \$106,921 for transportation improvements;
- Hotel guest hurricane evacuation protocol required;
- Hotel limited to 5 stories; and
- View corridor preservation from the Intracoastal Waterway to the Pier [OR Book 50663, Pages 979-984].
- Completion of a Phase I archaeological survey.

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

North: Commercial
South: High (25-46 du/ac) Residential and Commercial
East: Commercial
West: Commercial

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

BBB:DBT

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

David Recor, Acting Director, Development Services
City of Pompano Beach

