

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

PROJECT DESCRIPTION

Name:	FAIRFIELD AT POMPANO BEACH	Number:	009-MP-19
Applicant:	Karam Family, LLC	Comm. Dist.:	2
Agent:	Keith and Associates, Inc.	Sec/Twp/Rng:	36-48-42
Location:	Northwest Corner of Northeast 6 Street and Federal Highway/US 1	Platted Area:	2.996 Acres
City:	Pompano Beach	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	94,067 Sq. Ft. Commercial, 17,719 Sq. Ft. Day Care	Effective Plan:	Pompano Beach
Proposed Use:	327 Mid-Rise Units and 10,000 Sq. Ft. Commercial	Plan Designation:	East Transit Oriented Corridor. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Park	North:	Recreation Open Space
South:	Commercial, Post Office	South:	East Transit Oriented Corridor
East:	Commercial	East:	Commercial
West:	Park	West:	Recreation Open Space
Existing Zoning:	TO-EOD.	Proposed Zoning:	TO-EOD

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:	11/13/18	Prepared:	HWC
Action Deadline:	01/08/19	Reviewed:	
Deferral Dates:		Approved:	

SERVICES

Wastewater Plant:	BCUD 4 (03/18)	Potable Water Plant:	Pompano Beach (02/18)
Design Capacity:	95.0000 MGD	Design Capacity:	50.000 MGD
12-Mo. Avg. Flow:	70.8800 MGD	Peak Flow:	20.600 MGD
Est. Project Flow:	0.0828 MGD	Est. Project Flow:	0.115 MGD

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

PARKS

SCHOOLS			Land Dedication	Impact Fee	Admin. Fee
Dwelling Units	Impact Fee	Local:	County conducts no local review within municipalities	N/A	N/A
327	*	Regional:	1.47 Acres	*	*

\* See Staff Comment No. 5

See Finding No. 2

See Staff Recommendation No. 22

\* See Staff Comment No. 6

See Finding No. 4

See Staff Recommendation No. 22

TRANSPORTATION

Concurrency Zone: Northeast	Trips/Peak Hr.	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	128	*	N/A
Non-res. uses:	109	*	N/A
Total:	237	*	N/A

\* See Staff Comment No. 3 & 4

See Finding No. 1

See Staff Recommendation No. 22

FAIRFIELD AT POMPANO BEACH  
009-MP-18

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the uses being 327 mid-rise units and 10,000 square feet of commercial. This property is being platted because it does not qualify for an exception to the mandatory platting rule, as the plat contains more than two (2) dwelling units and the plat boundaries are not specifically delineated on a recorded plat.

In accordance with Ordinance 2013-30, effective October 4, 2013, mid-rise units are defined as four (4) or more attached dwelling units in a building with four (4) to eight (8) stories (exclusive of parking levels).

- 2) Trafficways approval is valid is valid for 10 months. Approval was received on June 28, 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.
- 4) At the time of plat application 94,067 square feet of commercial use and 17,719 square feet of daycare existed on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182(a)(4) of the Land Development Code, this structure may be eligible for credit towards transportation concurrency fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. No credit will be granted for demolition occurring more than eighteen (18) months prior to the review of construction plans submitted for County environmental review approval.
- 5) This plat generates more than one student at one or more levels (i.e., elementary, middle and high), and in accordance with Section 5-182(m)(1)a) of the Land Development Code, is subject to the requirements of public school concurrency. School Board staff has reviewed this application and determined that it satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. Therefore, this plat will be subject to school impact fees which will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. See the attached School Capacity Availability Determination received from the School Board.
- 6) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact and administrative fees for the proposed 327 mid-rise units will be paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.

Continued

- 7) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 8) 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 Code of Ordinances. The surface water management licensing requirements of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction.
- 9) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. For additional information, please contact the Water and Environmental Licensing Section at 954-519-1483.
- 10) 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 Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 11) The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages 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 to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material 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.
- 12) 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>

- 13) 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.
- 14) 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.
- 15) 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.
- 16) A demolition notice of the existing uses will be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
- 17) 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, approval of an application for a building permit or approval to construct or alter shall not be granted until 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 Section of the Environmental Engineering and Permitting Division must approve any dewatering activities at this site.
- 18) 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.
- 19) 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.

- 20) 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 will not have an adverse effect on any known historical or archaeological resources or areas of paleontological sensitivity. 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 954-786-7921 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](mailto:med_exam_trauma@broward.org).
- 21) 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.
- 22) This site is currently services by BC Transit Route 10 on Federal Highway (SR 5).
- 23) 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.
- 24) The attached comments received from the Broward County Planning Council indicate that proposed mid-rise residences and commercial use is in compliance with the effective land use plan. This plat is subject to the executed Interlocal Agreement for the monitoring of Development Activity and Enforcement of Permitted Land Uses in Activity Center.

The dwelling units on this plat are subject to Policy 2.16.2 (formerly Policy 1.07.07) regarding affordable housing, as referenced in Broward County Land Use Plan Amendment PC 17-1/PCT 17-1 and were found to satisfy the policy.

- 25) 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.
- 26) 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 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 has been reviewed by the School Board, and satisfies the public school concurrency requirements of Section 5-283(m)1)a) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board.
- 3) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.
- 4) This plat satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

### RATIONAL NEXUS REVIEW

- 5) 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 Federal Highway (US1) except at 16-foot opening with centerline located approximately 96 feet south of the north plat limits. Said non-

Continued

access line will include a corner chord and extend along NE 6th Street for a minimum of 100 feet.

This opening is restricted to and physically channelized for right turns IN only.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 2) Right-of-way for a corner chord based on a 30-foot radius at the intersection of Federal Highway (US1) and NE 6th Street.

ACCESS REQUIREMENTS

- 3) The minimum distance from the non-vehicular access line of Federal Highway (US1), at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 60 feet.
- 4) A channelized driveway shall consist of one lane with a pavement width of 15 feet maximum and a minimum entrance radii of 50 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 5) The physical channelization of the driveway in the 16-foot opening on Federal Highway (US1) as specified under the non-vehicular access line requirements.
- 6) 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)

- 7) South bound right turn lane on Federal Highway (US1) at the 16-foot opening with 135 feet of storage and 50 feet of transition.
- 8) Design of this turn lane is subject to approval by Florida Department of Transportation.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 9) Along Federal Highway (US1) adjacent to this plat.

COMMUNICATION CONDUIT/INTERCONNECT/SIGNAL (Secure and Construct)

- 10) The developer shall be responsible for replacement of communication conduit/interconnect/signals that may be damaged by construction of the required improvements. The security amount for communication conduit/interconnect along Federal Highway (US1) shall be determined by the Traffic Engineering Division.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)



- 11) 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

- 12) Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction & Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.
- 13) The Installation of Required Improvements Agreement shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to NVAL Amendment Agreement recordation and/or commencement of construction. Security amounts shall be based upon the one of the following:
  - A) Approved construction plans. When security is based on approved construction plans, the security will be calculated at one hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
  - B) Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
  - C) All forms are available on the Highway Construction & Engineering Division's web page at:  
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

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

- 14) 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 STATUTE CHAPTER 177 REQUIREMENTS

Complete the following corrections to the plat mylar to comply with the requirements of Florida Statutes Chapter 177 as outlined below:

#### 15) SURVEY DATA

- A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description.
  - 1) For clarity and simplicity, add a "MORE PARTICULARLY DESCRIBED AS" paragraph to the description. (suggest an additional sheet). Additionally, remove the interior parcel lines and distances from within the plat boundary on the drawing.
  - 2) Remove the "TOGETHER WITH THE IMPROVEMENTS LOCATED THEREON" verbiage from the "MORE PARTICULARLY DESCRIBED AS" paragraph. It does not define the location of the plat boundary.
  - 3) Show labels on plat boundary lines on the drawing that correspond to the calls for those lines in the description. Show a bearing on the south line of the N.E. 1/4 of the N.E. 1/4 of the S.E. 1/4 of Section 36-48-42 to verify that it is parallel with the north plat boundary line.
- B) Show the geometry for the entire length of the east line of PARCEL "A".
- C) P.R.M.s must be shown as "Found" or "Set".
- D) 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 following website:  
<http://www.broward.org/Publicworks/BCEngineering/Pages/PlatSectionForms.aspx>
- E) The surveyor must submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

#### 16) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

- A) Mortgagees must clearly join in the dedications on the plat, if applicable.

- B) Depict the entire right-of-way width of Northeast 6 Street and Federal Highway adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.
  - 1) Verify the location of the right-of-way created by the instrument recorded in O.R.B. 28249, PG. 313, B.C.R. and revise as necessary.
  - 2) Verify the location of the right-of-way created by the instrument recorded in O.R.B. 4254, PG. 344, B.C.R. and revise as necessary.
  - 3) Review the instruments recorded in O.R.B. 88, PG. 491, B.C.R. and O.R.B. 2764, PG. 652, B.C.R. and revise as necessary.
- C) Obtain and provide a copy of the latest FDOT Right-of-Way map for Federal Highway (U.S. 1) adjacent to the plat. Add a label for the latest date of revision.
- D) Depict and label with type, width, and recording information for any applicable existing easements within the plat as identified in the title work or provide evidence of their release/vacation.

NOTE: There are easements shown on the plat drawing that are not listed in the Opinion of Title. Review and revise as necessary.

- E) Review the location and limits of the easements shown on the plat and revise as necessary.

#### 17) 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.
- B) The plat borders must be 1/2-inch on three sides with a 3-inch margin on the left side.
- C) The plat original must be drawn with black permanent drawing ink; or nonadhered scaled print on a stable base film.
- D) The sheet size must be 24 inches by 36 inches.

#### 18) 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 Florida Statutes Chapter 177. Remove the reference to PART 1 of Chapter 177, Florida Statutes from the Certification.
- B) Revise the signature line for the platting surveyor to include "LS" as part of the surveyor's registration number.

Continued

- C) Revise the signature line for the Broward County Highway Construction and Engineering Division reviewing surveyor to include "LS" as part of the surveyor's registration number.
- D) Explain the inclusion of the signature lines for City of Pompano Beach officials in the Dedication block. Review and revise as necessary.
- E) The plat shall include proper dates for signatures.
- F) The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by a copy of the City of Pompano Beach conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

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 / District – Transmit scanned copy of mylar, as required.

NOTES:

- 1) The applicant may request a copy of the FS 177 check print by calling Jason Espinosa at 954-577-4593.
- 2) 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.

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>

- 22) Applicant must pay transportation concurrency fees, school impact fees and regional park impact and administrative fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code. Regional park impact and administrative fee amounts are subject to adjustment each October 1.
- 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 **November 13, 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 **November 13, 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.

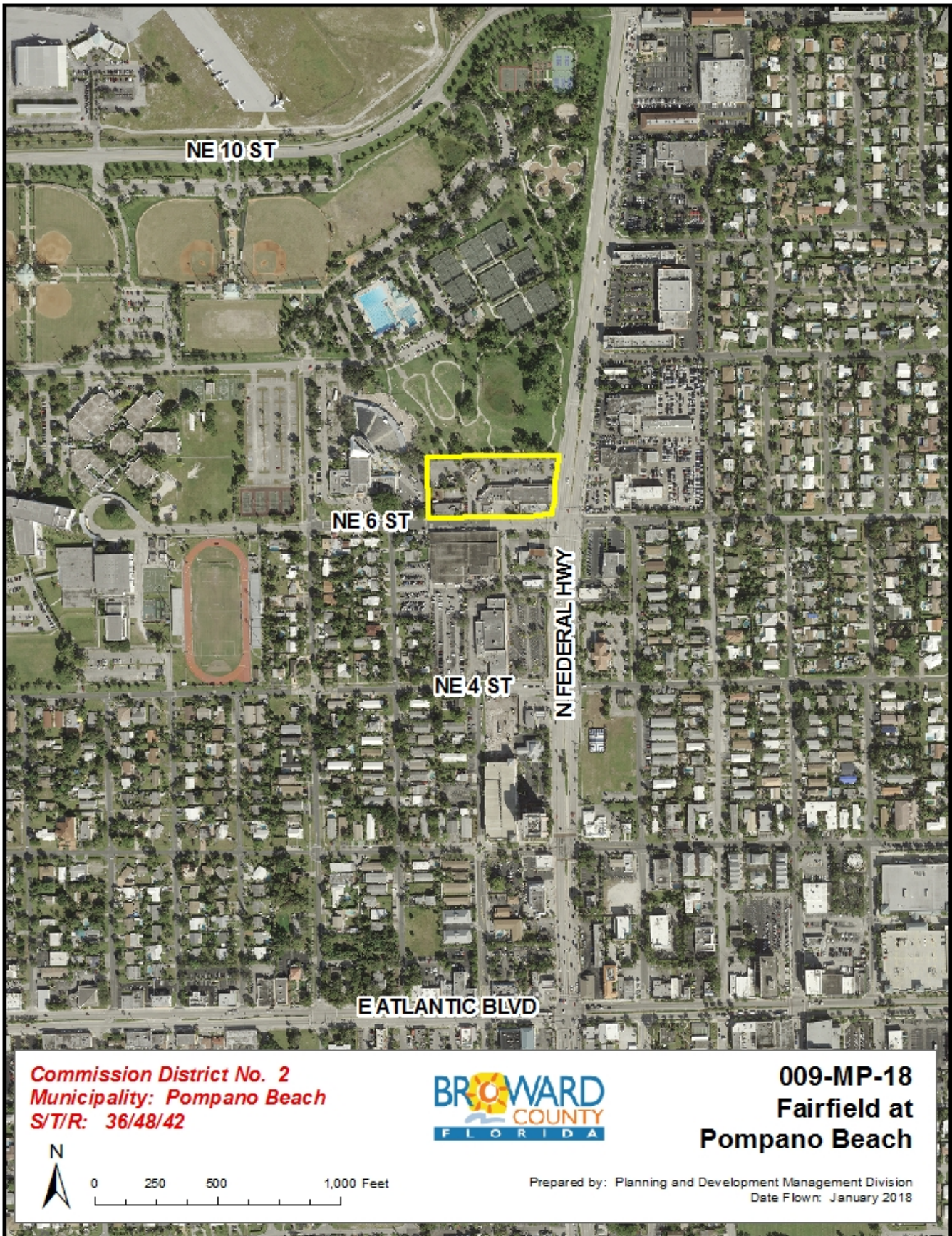
26) Place a note on the face of the plat reading:

This plat is restricted to 327 mid-rise units and 10,000 square feet of commercial.

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.

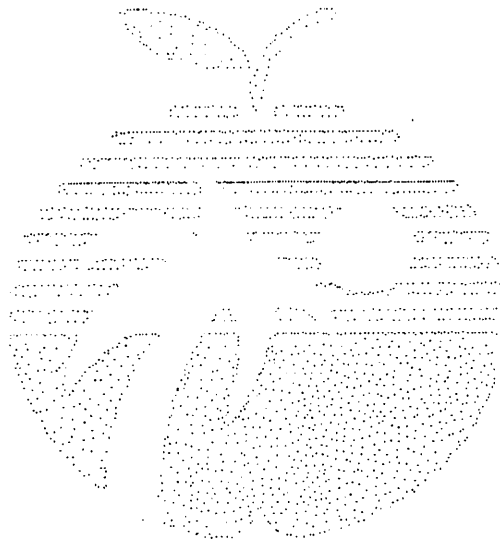
27) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



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

**PLAT**  
**SBBC-2392-2018**  
**County No: 009-MP-18**  
**Fairfield at Pompano Beach**

**August 27, 2018**



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



**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date: August 27, 2018	Single-Family:	10,000 SF Commercial	Elementary: 9
Name: Fairfield at Pompano Beach	Townhouse:		Middle: 4
SBBC Project Number: SBBC-2392-2018	Garden Apartments:		High: 7
County Project Number: 009-MP-18	Mid-Rise: 327		Total: 20
Municipality Project Number:	High-Rise:		
Owner/Developer: Karam Family, LLC	Mobile Home:		
Jurisdiction: Pompano Beach	Total: 327		

**Comments**

District staff reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter for this application that preliminarily vests the project for public school concurrency for 330 (two or more bedrooms) midrise units, which were determined to generate 20 students (9 elementary, 4 middle and 7 high school students). Staff received notice that the project was reduced to 327 units, which did not modify the student impact of the project.

The school Concurrency Service Areas (CSA) serving the project site in the 2017/18 school year included Pompano Beach Elementary, Pompano Beach Middle and Blanche Ely High Schools.

This preliminary determination (for a maximum of 327 (two or more bedrooms) midrise units) was due to expire on August 19, 2018. However, the applicant requested an extension of this preliminary School Capacity Availability Determination (SCAD) prior to its expiration date. As such, the preliminary determination shall be valid for a one-time extension of an additional 180 days from the original expiration date (August 19, 2018) and shall expire on February 14, 2019. This preliminary school concurrency determination shall be deemed to be void unless prior to February 14, 2019, notification of final approval to the District has been provided. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

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

SBBC-2392-2018 Meets Public School Concurrency Requirement:  Yes  No

8-27-18

Date

Reviewed By:

  
Signature

Lisa Wight

Name

Planner

Title



**Florida Department of Transportation**

**RICK SCOTT  
GOVERNOR**

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

**MIKE DEW  
SECRETARY**

March 15, 2018

**THIS PRE-APPLICATION LETTER IS VALID UNTIL - March 15, 2019  
THIS LETTER IS NOT A PERMIT APPROVAL**

Mike Vonder Meulen  
Keith and Associates  
301 East Atlantic  
Pompano Beach, FL 33060

Dear Mike Vonder Meulen:

**RE: March 15, 2018 - Pre-application Meeting for Category D Driveway**  
Broward County - City of Pompano Beach, Urban; SR 5; Sec. # 86020; MP: 9.2  
Access Class - 05; Posted Speed - 45 mph; SIS - N; Ref. Project  
Request: Right-in only driveway onto SR 5/N federal Highway located approximately 160 feet north of NE 6 Street.

**SITE SPECIFIC INFORMATION**  
Project Name & Address: 601 North Federal Hwy - 601 North Federal Hwy, Pompano Beach, Florida 33060  
Applicant/Property Owner: Karam Family, LLC  
Parcel Size: 2.98 Acres Development Size: 327 Residential Units & 10, 000 SF Retail Store

**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 60 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 100 feet is required.
- The existing right turn lane shall be extended and must meet FDOT design standards and include space for bicycle lane.
- The right-in only driveway shall be channelized with 16 feet maximum width.

**Comments:**

- Coordinate with Broward County Transit concerning the relocation of the existing Bus Shelter.
- 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,

Aidin Massahi, Ph.D.  
District Access Management Manager

cc: Roger Lemieux  
fa: AS



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

FROM: Barbara Blake Boy, Executive Director 

RE: Fairfield at Pompano Beach  
(009-MP-18) City of Pompano Beach

DATE: October 17, 2018

This memorandum updates our previous comments regarding the referenced plat dated September 26, 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 “East Transit Oriented Corridor” land use category. This plat is generally located on the northwest corner of Northeast 6 Street and Federal Highway.

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 17-1/PCT 17-1, which amended various BCLUP designations to the “Activity Center” designation. Said amendment was approved by the Broward County Commission on April 25, 2017. Planning Council staff notes that said BCLUP amendment PC 17-1/PCT 17-1 was subject to Policy 2.16.2 regarding affordable housing and was found to satisfy the policy.

Regarding the proposed uses, this plat is subject to the executed “Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Activity Center,” as recorded with Instrument Number 115066195.

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

- North: Recreation Open Space
- South: East Transit Oriented Corridor
- East: Commercial
- West: Recreation Open Space

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.

**Fairfield at Pompano Beach**  
**October 17, 2018**  
**Page Two**

BBB:PMS

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

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

