

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 VILLAGE	Number:	042-MP-17
Applicant:	Tamarac Land Trust Agreement, Alan J. Polin, Trustee	Comm. Dist.:	3
Agent:	James S. Giolda – JKM Tamarac Village	Sec/Twp/Rng:	08-49-41
Location:	North Side of Commercial Boulevard, Between Northwest 94 Avenue and Pine Island Road	Platted Area:	17.26 Acres
City:	Tamarac	Gross Area:	N/A
Replat:	NA		

LAND USE

Existing Use:	8,904 Sq. Ft. Bank	Effective Plan:	Broward County
Proposed Use:	401 Mid-Rise Units with an ancillary clubhouse, 40,000 Sq. Ft. Commercial, and 0.75 Acre City Park	Plan Designation:	Tamarac Activity Center. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Place of Worship, Multi-family Res.	North:	Activity Center, Recreation, Low-Med (10)
South:	Commercial, Multi-family Res.	South:	Commercial, Med (16) Res. (City of Sunrise)
East:	Commercial, Vacant	East:	Activity Center (BCLUP)
West:	School	West:	Activity Center (BCLUP), Industrial
Existing Zoning:	TOD	Proposed Zoning:	TOD

RECOMMENDATION (See Attached Conditions)

APPROVAL). Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances.

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

SERVICES

Wastewater Plant:	BCUD 4 (03/18)	Potable Water Plant:	Deerfield Beach (03/16)
Design Capacity:	95.0000 MGD	Design Capacity:	75.500 MGD
12-Mo. Avg. Flow:	68.7400 MGD	Peak Flow:	32.080 MGD
Est. Project Flow:	0.1046 MGD	Est. Project Flow:	0.150 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
401	*	Regional:	2.165 Acres	*	*

* See Staff Comment No. 5 and 6

See Finding No. 2

See Staff Recommendation No. 35

* See Staff Comment No. 7

See Finding No. 4

See Staff Recommendation No. 35

TRANSPORTATION

Concurrency Zone: North Central	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	241	*	*
Non-Res. Uses:	359	*	*
Total:	600	*	*

* See Staff Comment Nos. 3, 4 & 7

See Finding No. 1

See Staff Recommendation No. 35

TAMARAC VILLAGE
042-MP-17

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the uses being 401 mid-rise units with an ancillary clubhouse, 40,000 square feet of commercial use and a 0.75 acre city park. The property is being voluntarily platted by the owner as part of the site plan requirement.
- 2) Trafficways approval is valid for 10 months. Approval was received on April 26, 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 buildings as defined in the ordinance, including canopies and overhangs for drive-thru facilities and for outdoor restaurant seating. In addition, in cases where a building floor may have both commercial and office uses, the entire floor will be assessed as commercial use.
- 4) At the time of plat application, an 8,904 square feet bank 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) The 401 mid-rise units proposed by 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.

Continued

- 7) The active park qualifies for a waiver of transportation concurrency fees under Section 5-182(a)(5)a)3) of the Land Development Code. If the waiver is approved, the alternate source of funding for the transportation concurrency fees will be the waiver fund set aside in accordance with Section 5-182(a)(5)a)4) of the Land Development Code.
- 8) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact and administrative fees will be paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 9) 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.
- 10) This plat is located in the City of Tamarac and is under the jurisdiction of the Water and Environmental Licensing Section of 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 and the criteria of the Water Control District No. 2. 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.
- 11) 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.
- 12) 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.

- 13) 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.
- 14) 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>
- 15) 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 for specific license requirements.
- 16) 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.
- 17) 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.
- 18) A demolition notice of the existing use may be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
- 19) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

- 20) The Broward County Aviation Department has no objections to this plat. However, the information submitted with this plat application does not indicate the height of any proposed buildings. The applicant is advised by staff of the Aviation Department that any proposed construction on this property with a height exceeding 200 feet, or the use of cranes or other high-lift equipment, must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply to this development. Based on the location of the proposed project, the FAA may need to conduct a review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

- 21) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The consulting archaeologist has no objections to this application; however, the subject property is located in the City of Tamarac and is 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, 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.

- 22) The attached comments from the Broward County Planning Council indicates that this plat is in compliance with the effective Land Use Plan. This plat was included within Broward County Land Use Plan (BCLUP) amendment PC 10-12, which amended various BCLUP designations to "Activity Center" designation. This amendment was approved by the Broward County Commission on September 28, 2010, subject to a voluntary restriction with a contribution of \$228,666.00 towards Broward County's Advanced Traffic Management System (ATMS) to mitigate transportation impacts. As development projects are permitted, each applicant is assessed a fair share.

In addition, this plat is also subject to the recorded "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Activity Center" (O.R.B. 50851, PGS. 1310-1318).

The dwelling units on this plat are subject to Policy 2.16.2 (formerly Policy 1.07.07) regarding affordable housing, as referenced in the Broward County Land Use Plan Amendment PC 10-12 and were found to satisfy the policy.

- 23) 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.
- 24) This site is currently serviced by BCT Route 55 on Commercial Boulevard (SR 870) and bus stop ID # 5075 and will be serviced by a future westbound stop.
- 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

FINDINGS

CONCURRENCY REVIEW

- 1) This plat is located within the North 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 has been reviewed by the School Board, and satisfies the public school concurrency requirements of Section 5-182(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 Commercial Boulevard (SR 870) except at the following:
 - A) A 25-foot opening located at the east plat limits. This opening is one-half of the existing 50-foot opening locate at the east plat limits.
 - B) A 100-foot opening with centerline located approximately 615 feet east of the west plat limits.

RIGHT-OF-WAY REQUIREMENTS (Dedication)

- 2) Right-of-way for a corner chord based on a 30-foot radius at the intersection of Commercial Boulevard (SR 870) and NW 94th Avenue.
- 3) Right-of-way for a corner chord based on a 30-foot radius at the intersection of Commercial Boulevard (SR 870) and the 100-foot opening.
- 4) Right-of-way for a corner chord based on a 30-foot radius at the intersection of Commercial Boulevard (SR 870) and NW 91st Street.
- 5) Right-of-way for a westbound right turn lane on Commercial Boulevard (SR 870) at the 100-foot opening with 150 feet of storage and 50 feet of transition.
- 6) Right-of-way for westbound right turn lane on Commercial Boulevard (SR 870) at NW 91st Street with 150 feet of storage and 50 feet of transition.

BUS SHELTER REQUIREMENTS (Easement)

- 7) An 8-foot wide x 20 feet long bus shelter easement on Commercial Boulevard (SR 870) commencing 490 feet east of the west plat limit and continuing east for 20 feet.
- 8) An 8-foot wide x 20 feet long bus shelter easement on Commercial Boulevard (SR 870) commencing 615 feet west of the east plat limit and continuing west for 20 feet.

ACCESS REQUIREMENTS

- 9) Any driveway in the 100-foot opening: shall be centered in the opening, shall consist of a minimum of two egress lanes, each 12 feet in width, and two 16-foot wide ingress lanes, with minimum entrance radii of 30 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 10) The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

TURN LANE IMPROVEMENTS (Secure and Construct)

- 11) Westbound right turn lane on Commercial Boulevard (SR 870) at NW 91st Street with 150 feet of storage and 50 feet of transition.
- 12) Westbound right turn lanes on Commercial Boulevard (SR 870) at 100-foot opening with 150 feet of storage and 50 feet of transition.
- 13) Eastbound left turn lane on Commercial Boulevard (SR 870) at 100-foot opening with 200 feet of storage and 100 feet of transition.
- 14) Eastbound left turn lanes on Commercial Boulevard (SR 870) at NW 91st Street with 200 feet of storage and 100 feet of transition.
- 15) Westbound left turn lanes on Commercial Boulevard (SR 870) at NW 91st Street with 200 feet of storage and 100 feet of transition.
- 16) The length of turn lane storage is measured from the end of taper (transition) to the point of curvature of the driveway radius, or corner chord in the case of intersecting road right-of-way.
- 17) Median opening design to include acceptable vehicular turning radii. The length of the storage lane is measured from the end of the taper to the point of curvature of the median opening.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 18) Along Commercial Boulevard (SR 870) adjacent to this plat.

SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 19) 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 490 feet east of the west plat limit and continuing east 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.
- 20) 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 610 feet west of the east plat limit and continuing west 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.

SIGNALIZATION IMPROVEMENTS (Secure Construction)

- 21) Twenty five percent (25%) of the installation cost of a traffic signal at the intersection of 100 feet opening and Commercial Boulevard (SR 870) in the amount of \$150,000.
- 22) The owner of this plat shall fully execute and deliver a standard Traffic Signalization Agreement (CAF456) and provide security to extend to two (2) years after completion of the total development. During that time the Traffic Engineering Division will perform the required studies to determine the need for signalization. If no need is determined, the developer may be released from this obligation. Should a traffic signal be warranted, the Traffic Engineering Division will have an additional two (2) years to construct the traffic signal, and the security must be maintained for up to four (4) years.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 23) 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 should be consistent with Florida Department of Transportation design standards.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 24) 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.
- 25) 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://bcegov2.broward.org/bcengineering/Plats/PlatsForms.asp>

IMPROVEMENT PLAN SUBMITTAL REQUIREMENTS

- 26) The construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to the 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 a 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:

27) 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) Provide closures of the plat boundary and any parcels created by the plat, with areas, to the Highway Construction & Engineering Division.
- C) Show (TOTAL) labels with the distance dimensions on plat and parcel boundary lines that cross match lines on both plat drawing sheets where those lines appear.
- D) Revise Note #3 to identify a Basis of Bearings reference line. The bearing reference line must be a well-established and monumented line. Depict said line with its monumentation and tie to the plat boundary. Label the reference line on the drawing.
- E) 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>

- F) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.
- G) Show labels on the east line of PARCEL 'B' and the west line of PARCEL 'A' that correspond to the description.

28) 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. Revise the language that pertains to the Bus Shelter Easement to indicate that it **IS** hereby dedicated.
- B) Mortgagees must clearly join in the dedications on the plat, if applicable.
- C) Depict the entire right-of-way width of W. Commercial Boulevard, N.W. 57th Street, N.W. 91st Avenue and N.W. 94th Avenue adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.
- D) Review the instrument recorded in O.R.B. 43491, PG. 1177, B.C.R. as it pertains to the type of and the purpose of the parcel described in the document. The parcel was dedicated to the City of Tamarac as right-of-way by the referenced instrument in 2007. It is part of the larger parcel sold by the City to the current owner in 2013. It appears that an easement was not retained or reserved by the City. Revise as necessary.
- E) Proposed right-of-way must be clearly labeled and dedicated by the plat.
- F) 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. Make reference to blanket easements and easements that are not plottable in the survey notes.
- G) All proposed easements must be clearly labeled and dimensioned. Utility easements should be granted to the public (or to the City/Town – but not to any specific utility company). Utility easements created by the plat should NOT be located within any road right-of-way.

29) 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://bcegov2.broward.org/bcengineering/index.asp>

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.

- B) The Dedication on the original mylar must be executed by all recorded owners with original signatures. For property owned by an individual (or by individuals), the plat must be executed in the presence of two witnesses for each signature. Property owned by corporations must be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer must also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat must be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust must provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.
- C) All mortgagees must execute the plat with original signatures, seals, and witnesses.
- D) Acknowledgments and seals are required for each signature.

30) DRAFTING AND MISCELLANEOUS DATA

- A) Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B) No text on the plat drawing should be obstructed or overlapped by lines or other text.

31) SIGNATURE BLOCKS

- A) The plat must include proper dates for signatures.
- B) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by a copy of City of Tamarac conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

32) 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 for review

NOTES:

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

- 33) 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.
- 34) 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."

Continued

- 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.

- 35) Applicant must pay transportation concurrency fees, school impact fees plus the cost per student station 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.
- 36) 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.
- 37) 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.

- 38) 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

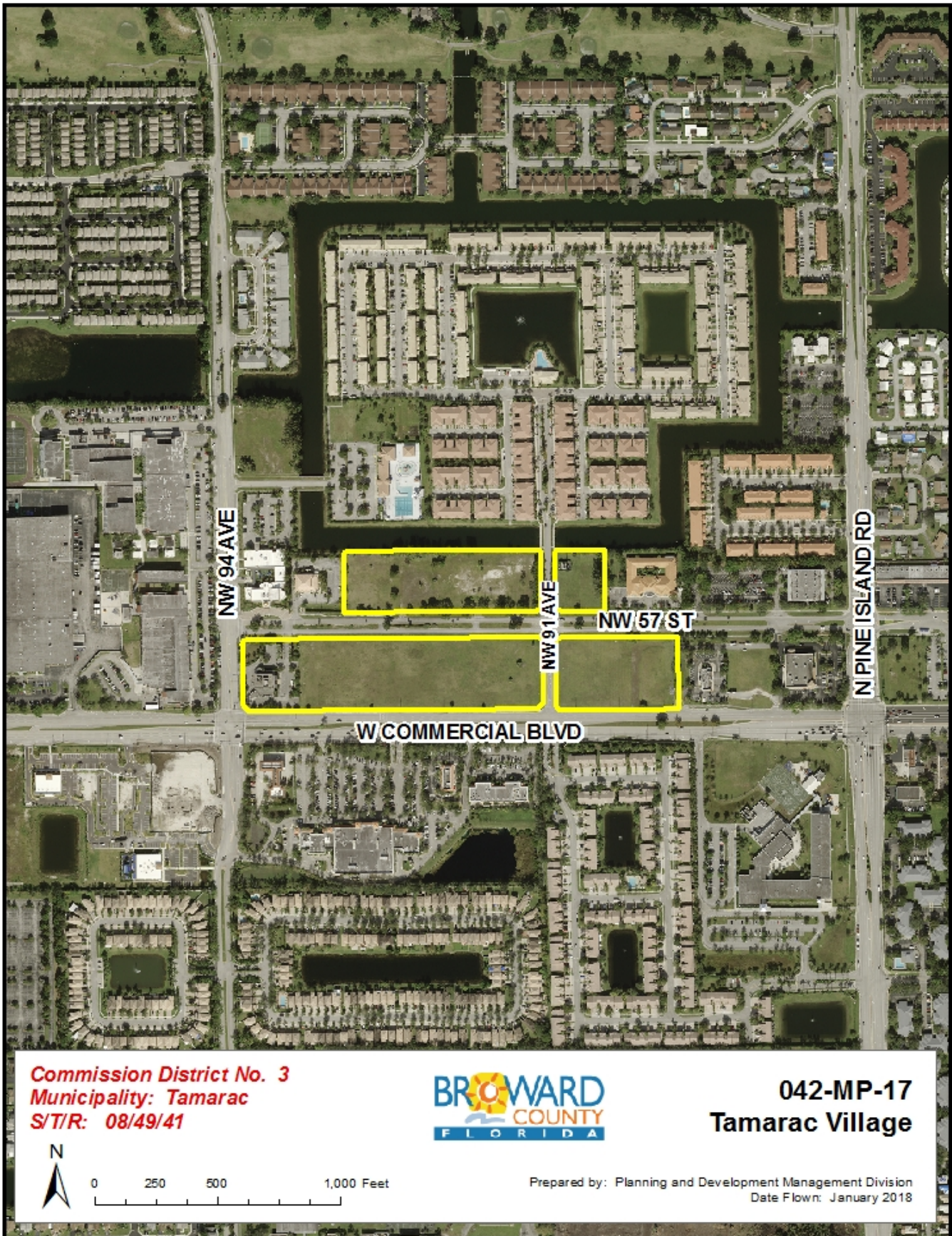
subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

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

This plat is restricted to 401 mid-rise units with an ancillary clubhouse, 40,000 square feet of commercial use and a 0.75 acre city park.

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.


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





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

FROM: Barbara Blake Boy, Executive Director

RE: Tamarac Village
(042-MP-17) City of Tamarac 

DATE: October 17, 2018

This memorandum updates our previous comments regarding the referenced plat dated September 26, 2018.

The Broward County Land Use Plan is the effective land use plan for this plat located in the City of Tamarac. That plan designates the area covered by this plat for the uses permitted in the "Tamarac Activity Center" land use category. This plat is generally located on the northeast corner of Commercial Boulevard and Northwest 94 Avenue.

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 10-12, which amended various BCLUP designations to the "Activity Center" designation. Said amendment was approved by the Broward County Commission on September 28, 2010, subject to the following voluntary restriction:

- Make a fair-share contribution of \$228,666.00 toward Broward County's Advanced Traffic Management System (ATMS) to mitigate transportation impacts.

Planning Council staff notes that said BCLUP amendment PC 10-12 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 in Official Record Book 50851, Pages 1310-1318.

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

North: Activity Center (BCLUP), Recreation and Low-Medium (10) Residential
South: Commercial (City of Sunrise) and Medium (16) Residential (City of Sunrise)
East: Activity Center (BCLUP)
West: Activity Center (BCLUP) and Industrial

Tamarac Village
October 17, 2018
Page Two

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

BBB:PMS

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

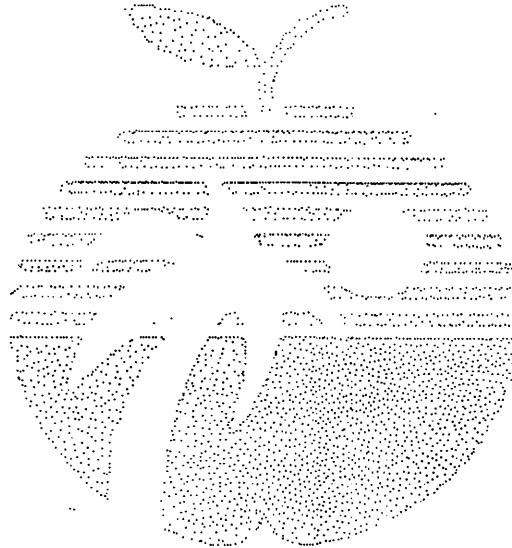
Maxine Calloway, AICP, Director, Community Development Department
City of Tamarac



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

PLAT
SBBC-1916-2015
County No: 042-MP-17
Tamarac Village

October 1, 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

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date: October 1, 2018	Single-Family:	40,000 SF of in-line retail uses	Elementary: 11
Name: Tamarac Village	Townhouse:		Middle: 5
SBBC Project Number: SBBC-1916-2015	Garden Apartments:		High: 8
County Project Number: 042-MP-17	Mid-Rise: 401		Total: 24
Municipality Project Number: TBD	High-Rise:		
Owner/Developer: JKM Tamarac Village LLC	Mobile Home:		
Jurisdiction: Tamarac	Total: 401		

Comments

District staff initially reviewed and issued a Preliminary School Capacity Availability Determination (SCAD) Letter for this concurrent plat and site plan application dated May 1, 2018. According to information provided by the applicant, the site is vacant. Staff reviewed the project for 401 (two or more bedroom) midrise units and was determined to generate 24 (11 elementary, 5 middle and 8 high school) students. The school Concurrency Service Areas (CSA) serving the project site in the 2017/18 school year include Challenger Elementary, Millennium Middle, and Taravelia High Schools. The School District's Capacity Allocation Team (CAT) convened on April 18, 2018 and determined that any needed elementary school student stations could be allocated to Sandpiper Elementary School. This application was further determined to satisfy public school concurrency on the basis that adequate school capacity was anticipated to be available to support the project as proposed.

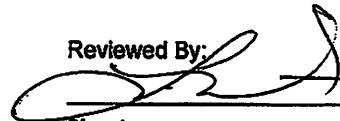
This preliminary determination for a maximum of 401 (two or more bedroom) midrise units was due to expire on October 27, 2018. However, the applicant requested an extension of this preliminary SCAD Letter prior to its expiration date. As such, the preliminary determination shall be valid for a one-time extension of an additional 180 days from the original expiration date (October 27, 2018) and shall expire on April 24, 2019. This preliminary school concurrency determination shall be deemed to be void unless prior to April 24, 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-1916-2015 Meets Public School Concurrency Requirement: Yes No


10-1-18
Date

Reviewed By: 
Signature
Lisa Wight
Name
Planner
Title



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

FROM: Barbara Blake Boy, Executive Director

RE: Tamarac Village
(042-MP-17) City of Tamarac 

DATE: October 17, 2018

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BBB:PMS

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

Maxine Calloway, AICP, Director, Community Development Department
City of Tamarac

