

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

PROJECT DESCRIPTION

Name:	EXTRA SPACE STORAGE	Number:	014-MP-17
Applicant:	ESS WCOT FL, LLC c/o Paradigm Tax Group	Comm. Dist.:	8
Agent:	Schwebke-Shiskin & Associates, Inc	Sec/Twp/Rng:	25/51/41
Location:	Southwest Corner of State Road 7 and Southwest 35 Court	Platted Area:	6.1 Acres
City:	Miramar	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	Self-Storage	Effective Plan:	Miramar
Proposed Use:	130,000 Sq. Ft. Self-Storage with 1,000 Sq. Ft. Ancillary Office, and 2,000 Sq. Ft. of Commercial	Plan Designation:	Transit Oriented Corridor. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Industrial and Multi-Family Residential	North:	Transit Oriented Corridor
South:	Commercial and Multi-Family Residential	South:	Transit Oriented Corridor
East:	Commercial (West Park)	East:	Transit Oriented Corridor (West Park)
West:	Church and Multi-Family Residential	West:	Transit Oriented Corridor
Existing Zoning:	MH	Proposed Zoning:	MH

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. Waiver of the Right Turn Lane Requirements pursuant to Sec 5-182(c)(10). See Findings No. 2, and Staff Recommendations No. 3 & 6

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

SERVICES

Wastewater Plant:	Miramar (03/18)	Potable Water Plant:	Miramar (04/17)
Design Capacity:	12.7000 MGD	Design Capacity:	17.450 MGD
12-Mo. Avg. Flow:	9.8200 MGD	Peak Flow:	15.600 MGD
Est. Project Flow:	0.0130 MGD	Est. Project Flow:	0.013 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
N/A	N/A	Regional:	N/A	N/A	N/A

TRANSPORTATION

Concurrency Zone: Southeast Core	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	N/A	N/A	N/A
Non-Res. Uses:	56	*	N/A
Total:	56	*	N/A

- * See Staff Comment No. 3 & 4
- * See Finding No. 1
- * See Staff Recommendation No. 22

EXTRA SPACE STORAGE
014-MP-17

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 130,000 square feet of self-storage with 1,000 square feet of ancillary office use; and 2,000 square feet of commercial use. This property is being platted because the plat boundaries are not specifically delineated on a recorded plat.
- 2) Trafficways approval is valid for 10 months. Approval was received on January 25, 2018. A 2-month extension has been granted and approval will expire on December 25, 2018.
- 3) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval. These fees shall be based on the gross square footage of any building(s) as defined in the ordinance, including canopies and overhangs.
- 4) At the time of plat application, 35,103 square feet of self-storage use 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 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.
- 6) 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.
- 7) 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.

- 8) 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.
- 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 Miramar. 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) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
- 14) A demolition notice of the existing self-storage use will be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
- 15) 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.
- 16) 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.
- 17) This property is within 20,000 feet of the North Perry 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.
- 18) 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 Miramar and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Miramar's Community and Economic Development Department at 954-602-3254 or 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

Continued

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.

- 19) This site is currently serviced by BC Transit Routes 18 and 441 on US 441 (SR 7).
- 20) 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.
- 21) 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.
- 22) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council.
- 23) The attached comments have been received from the adjacent City of West Park.
- 24) 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.
- 25) 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 Southeast Transportation Concurrency Management Area. The district which this sketch plat lies meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) The applicant has submitted a traffic study for the development proposed for this plat. Staff of the Public Works Department have determined that the traffic study demonstrates that the absence of a right turn lane on State Road 7 at the 60-foot opening will not adversely affect traffic conditions. This determination provides the basis for the County Commission to waive the right turn lane right-of-way and

construction requirements pursuant to Section 5-182(c)(10) of the Broward County Land Development Code.

- 3) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.

RATIONAL NEXUS REVIEW

- 4) 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 State Road 7 except at the 60-foot opening with centerline located approximately 230 feet south of the north plat limits.

Said non-access line will include corner chords and extend along 35 Court for a minimum of 50 feet.

This opening is restricted to right turns only.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 2) Right-of-way for a corner chord based on a 30-foot radius at the intersection of State Road 7 (US 441) and SW 35 Court.
- 3) Right-of-way for a southbound right turn lane on State Road 7 (US 441) at the 60-foot opening with 135 feet of storage and 50 feet of transition.
**** Recommended for waiver by the County Commission. ****

ACCESS REQUIREMENTS

- 4) The minimum distance from the non-vehicular access line of State Road 7(US 441), 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 25 feet. The minimum setback for any gate at the 60-foot access is to be 100 feet.
- 5) For the two-way driveway that will be centered in a 60-foot opening: the minimum pavement width shall be 24 feet, with one maximum 12-foot egress, one maximum 16-foot ingress, and minimum 50-foot entrance radii.

TURN LANE IMPROVEMENTS (Secure and Construct)

- 6) Southbound right turn lane on State Road 7 (US 441) at the 60-foot opening with 135 feet of storage and 50 feet of transition.

Design of this turn lane is subject to approval by Florida Department of Transportation.

**** Recommended for waiver by the County Commission. ****

SIDEWALK REQUIREMENTS (Secure and Construct)

- 7) Along State Road 7 (US 441) adjacent to this plat.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 8) 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.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 9) 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

- 10) 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.
- 11) 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/PagesDefault.asp>.

IMPROVEMENT PLAN SUBMITTAL REQUIREMENTS

- 12) 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.
- 13) Communication Conduit/Interconnect plans (3 sets and a cost estimate) shall be submitted to the Traffic Engineering Division. Any easements necessary for the relocation and maintenance of the conduit must be provided and shown on the submitted plans. No security shall be released without a field inspection and final approval of all materials, installations and locations by the Traffic Engineering Division.

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) Two land ties to two independent land corners or one land corner and one other recorded corner must be shown. Show found monumentation at both corners. Show a description of the monument at the SE Corner of the SW 1/4 of Section 25-51-41.
- C) Verify the State Plane Coordinates shown on the land corners depicted on the plat drawing. They appear to differ from the published coordinate values for those corners established by the Broward County Engineering Division. The label for the land corner north of the plat indicates that it is the center of Section

Continued

25-51-41. The State Plane Coordinates shown are in the vicinity of the northeast corner of said Section 25. Review and revise as necessary.

- D) Revise the bearing - distance dimensions on the ties from the plat to the land corners as necessary, based on the above comment.
- E) The surveyor must submit digital plat information (after all corrections are completed and Highway Construction & 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. Remove the reference to Broward County, Florida in the Dedication for the perpetual non-exclusive access easement for ingress-egress and access purposes over Parcel "A".
- B) Obtain and provide a copy of the latest FDOT Right-of-Way map for State Road No. 7 adjacent to the plat. Add a label for same indicating the State road designation, roadway section number, sheet number, and the latest date of revision.

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) 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) Correct the name "PARCEL "A" in the plat area tabulation so that it matches the plat.
- C) Revise the boundary lines for adjacent plats to a lighter line weight.
- D) No text on the plat drawing should be obstructed or overlapped by lines or other text.
- E) Correct the spelling of the adjacent plat to the north "RODGERS HEIGHTS". It is misspelled in various areas.

18) SIGNATURE BLOCKS

- A) The Surveyor's Certification must be signed and the plat sealed by 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 FS Chapter 177. The printed name and registration number of the professional surveyor and mapper must appear directly below the Surveyor's Certificate, along with the printed name, address, and certificate of authorization number of the legal entity beneath name and registration number of the surveyor.
- B) Space for the County Administrator's signature is no longer required on plats in Broward County. Revise the signature block for the Broward County Finance and Administrative Services, County Records Division – Minutes Section signature block as necessary. Remove the Deputy Signature line from this block.
- C) Remove the signature block for the Broward County Finance and Administrative Services, County Records Division – Recording Section, based on the above comment.
- D) The plat must include proper dates for signatures.

19) HIGHWAY CONSTRUCTION & ENGINEERING DIVISION INTERNAL PROCEDURES (These items are required for plat recordation but are completed by County staff)

- A) Planning Council Executive Director Signature.
- B) Completion of all POSSE Inputs; Impact Fee and Security reports printed.
- C) County Surveyor Sign-off.
- D) P.R.M.s Verified.
- E) Development Order, Planning & Development Management Director Signature.
- F) Engineering Director Signature.
- G) City of Miramar Final Sign-off:
 - Bissy Vempala bjvempala@ci.miramar.fl.us 954-602-3320
 - Salvador Zuniga sezuniga@ci.miramar.fl.us 954-602-3323

NOTES:

- (a) The applicant may request a copy of the FS 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

- 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 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 **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.

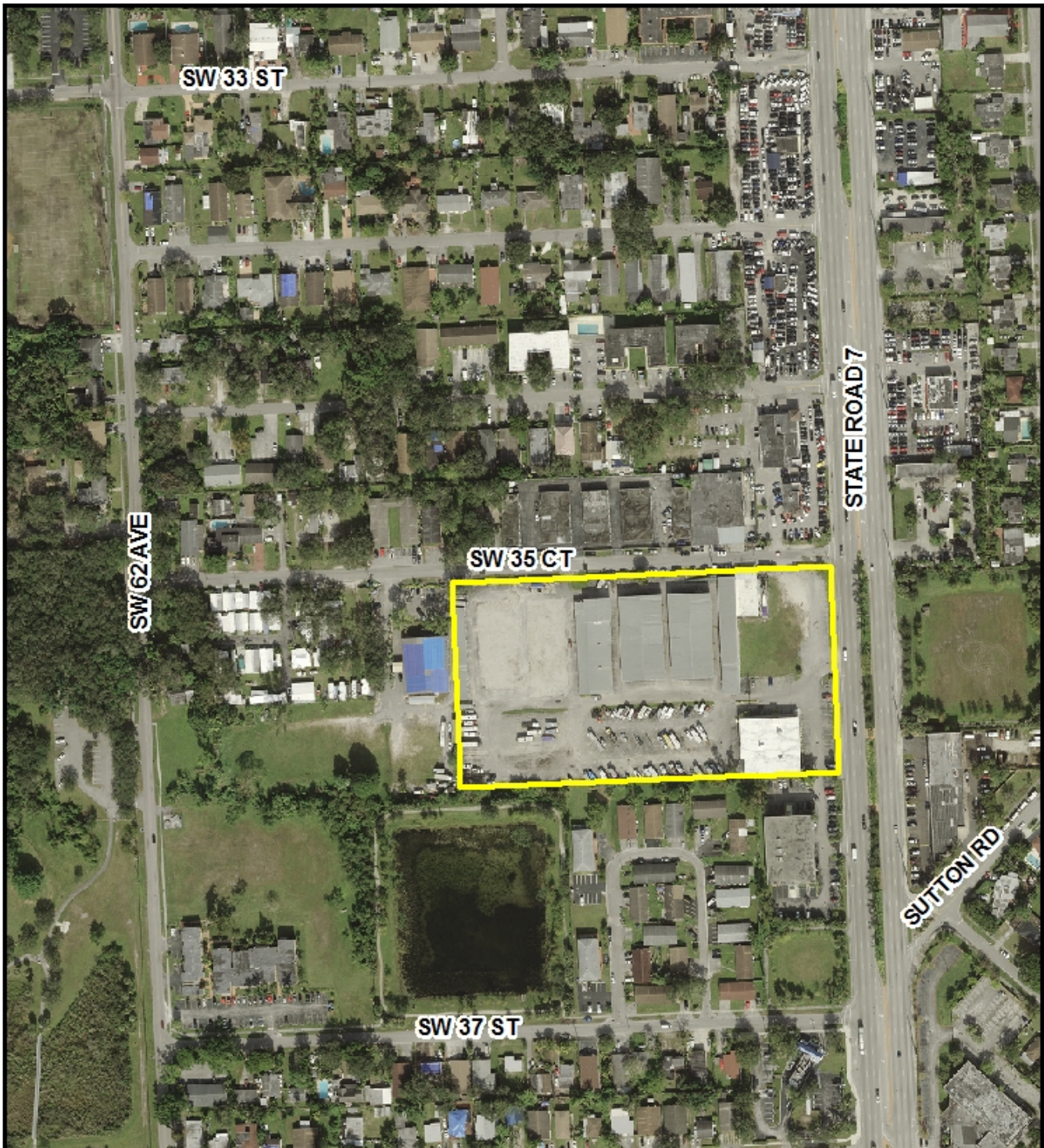
26) Place a note on the face of the plat reading:

This plat is restricted to 130,000 square feet of self-storage with 1,000 square feet of ancillary office use; and 2,000 square feet of commercial use.

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. 8
Municipality: Miramar
S/T/R: 25/51/41



014-MP-17
Extra Space Storage



0 125 250 500 Feet

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



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

September 26, 2018***

THIS PRE-APPLICATION LETTER IS **EXTENDED** UNTIL – **April 13, 2019**
THIS LETTER IS NOT A PERMIT APPROVAL

*** Letter extended on September 26, 2018. This is the second and final extension.

Nelson H. Ortiz
Consulting Engineering & Science, Inc.
10700 North Kendall Drive, Suite 400
Miami, FL 33176

Dear Nelson H. Ortiz:

RE: **September 26, 2018** - Pre-application Extension for **Category C Driveway**, Date of Pre-application Meeting: **October 20, 2017**
Broward County - City of Miramar, Urban; SR 7; Sec. # 86100; MP: 0.350
Access Class - 6; Posted Speed - 40 mph; SIS - N; Ref. Project: FM 429576.1
Request: Right-in/right-out driveway located approximately 220 feet south of the northern property line.

SITE SPECIFIC INFORMATION
Project Name & Address: **ESS - Miramar - 3590 South State Road 7, Miramar, Florida**
Applicant/Property Owner: **Extra Space Storage**
Parcel Size: **6.10 Acres** Max. Sq.ft./Proposed LU: **130,000 S.F. Self Storage & 125 Spaces Vehicle Storage**

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.
- Proposed driveway shall be radial return.
- All other existing driveways along the frontage of the site shall be closed.

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 Traffic Access Manager

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2016-10-20\4. 86100 MP 0.350 SR 7_ESS-Miramar-B\86100 MP 0.350 SR 7_ESS-Miramar-B_Second Ext.docx



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

FROM: Barbara Blake Boy, Executive Director 

RE: Extra Space Storage
(014-MP-17) City of Miramar

DATE: April 10, 2018

This memorandum updates our previous comments regarding the referenced plat dated November 27, 2017.

The City of Miramar Future Land Use Element is the effective land use plan for the City of Miramar. That plan designates the area covered by this plat for the uses permitted in the "Transit Oriented Corridor" land use category. This plat is generally located on the southwest corner of State Road 7 and Southwest 35 Court.

Regarding the existing and proposed uses, Planning Council staff notes that the subject "Transit Oriented Corridor" permits 2,500,000 square feet of commercial use and 2,500,000 square feet of office use. To date, including this proposed development, 886,420 square feet of "Commercial" use and 189,580 square feet of "Office" use have been proposed by plat or granted development permits. Therefore, the existing and proposed 130,000 square feet of self-storage, 1,000 square feet of ancillary office and 2,000 square feet of retail uses are in compliance with the permitted uses of the effective land use plan.

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

North: Transit Oriented Corridor
South: Transit Oriented Corridor
East: Transit Oriented Corridor (City of West Park)
West: Transit Oriented Corridor

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: Kathleen Woods-Richardson, City Manager
City of Miramar

Eric Silva, AICP, Director, Community & Economic Development Department
City of Miramar



April 11th, 2018

Thuy Turner, Planning Section Supervisor
Planning and Redevelopment Division
Environmental Protection and Growth Management Department
1 North University Drive, Building A, Suite 102
Plantation, Florida 33324

Re: Extra Space Storage Plat No. 014-MP-17

Dear Mr. Turner:

This letter is in response to Broward County's Municipal Notification of a proposed Project Update Application adjacent to the City limits of West Park. Please be advised that the City of West Park has an adopted *Transit Oriented Corridor (TOC) Ordinance*. The following is the intent of the Ordinance as reflected in the Land Development Code.

Sec. 42-290. - Intent.

The Transit-Oriented Corridor District is established to include a rich mix of residential, retail, restaurant, service, and small employment uses within a pedestrian village format. The purpose of this district is to promote redevelopment of the State Road 7 (SR7) corridor and a quality mixed-use environment. Land consuming uses, such as large lot housing and large retail outlets are excluded from this district. The TOC district is gridded on developable and redevelopment parcels generally found within one-quarter of mile of the SR7 corridor. Nothing in these regulations shall preclude application for expansion of the TOC beyond the one quarter of a mile of the SR7 corridor, when site-specific development plans demonstrate efficient resident access. The district is intended to serve a residential population of sufficient size to constitute an origin and destination for purposes of rapid transit service along the SR7 corridor.

The City respectfully request that Broward County abide by the guidelines reflected in its' Transit Oriented Corridor (TOC) section of the Land Development Code. Attached for your review is a link to the TOC.

[DIVISION 5. - TRANSIENT-ORIENTED CORRIDOR](#)

If you have any questions, please feel free to contact me at the information below.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Elbert L. Waters", followed by a long horizontal line extending to the right.

Elbert L. Waters, J.D., Planning Director
Planning Department

C: Ajibola Balogun, City Administrator
Stephen David, Community & Economic Development Director