

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

PROJECT DESCRIPTION

| | | | |
|------------|---|---------------|-----------|
| Name: | BF POMPANO PLAT | Number: | 013-MP-10 |
| Applicant: | 1380 S Ocean Boulevard FL, LLC | Comm. Dist.: | 6 |
| Agent: | Tripp Scott | Sec/Twp/Rng: | 06-49-43 |
| Location: | Both Side of SR AIA and North of Terra Mar Drive | Platted Area: | 4.4 Acres |
| City: | Pompano Beach | Gross Area: | 5.2 Acres |
| Replat: | This is a New Finding of Adequacy for a Recorded Plat (Plat Book 180, Pages 1-2) | | |

LAND USE

| | | | |
|------------------|--|-----------------------------|--|
| Existing Use: | Vacant | Effective Plan: | Pompano Beach |
| Proposed Use: | 239 High Rise Units and 14 Boat Slips (10 existing and 4 proposed) | Plan Designation: | High (25-46) Residential. See attached comments from the Planning Council. |
| Adjacent Uses: | | Adjacent Plan Designations: | |
| North: | Hotel, Multi-Family Residential | North: | High (25-46) Residential |
| South: | Hotel | South: | High (25-46) Residential |
| East: | Gulfstream Park | East: | Atlantic Ocean |
| West: | Single Res., Intracoastal Waterway | West: | Low 5) Residential (Lauderdale-by-the-Sea) |
| Existing Zoning: | PD-1 | Proposed Zoning: | PD-1 |

RECOMMENDATION (See Attached Conditions)

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

Meeting Date: 12/04/18
Action Deadline: 01/22/19
Deferral Dates:

Prepared: HWC
Reviewed:
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: | 20.000 MGD |
| Est. Project Flow: | 0.0598 MGD | Est. Project Flow: | 0.0834 MGD |

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

PARKS

SCHOOLS

| Dwelling Units | Impact Fee |
|----------------|------------|
| 239 | * |

* See Staff Comment No. 6
See Finding No. 2
See Recommendations No. 1

Local:
Regional:

| | Land Dedication | Impact Fee | Admin. Fee |
|-----------|---|------------|------------|
| Local: | County conducts no local review within municipalities | N/A | N/A |
| Regional: | 1.32 Acres | * | * |

* See Staff Comment No. 7
See Finding No. 4
See Recommendations No. 1

TRANSPORTATION

| Concurrency Zone: Northeast | Trips/Peak Hr | Transit Concurrency Fee | Road/Admin. Fee |
|--------------------------------|---------------|-------------------------|-----------------|
| Res. Uses: | | * | N/A |
| Non-res. uses: | N/A | N/A | N/A |
| Total: | 108 | * | N/A |

* See Staff Comment No. 5
See Finding No. 1
See Recommendation No. 1

BF Pompano
013-MP-10

STAFF COMMENTS

- 1) This plat was approved by the Broward County Commission on March 29, 2011, for 396 hotel rooms and 10 existing boat slips on 4.4 acres. The restrictive note on the plat was subsequently amended and approved by the County Commission on January 13, 2015, restricting the property to 98 hotel rooms, 130 high-rise units, four (4) townhouse units and 14 boat slips (10 existing and 4 proposed) with a requirement that either a building permit be issued or infrastructure for development be substantially completed by March 29, 2016. Neither was the note amendment recorded, a building permit issued, nor infrastructure installed. Therefore, in accordance with Section 5-181(o) of the Land Development Code, the County's findings of adequacy have expired.
- 2) Staff findings and recommendations pertaining to this application for a new finding of adequacy are based on the use being 239 high-rise units and 14 boat slips (10 existing and 4 proposed) and amendments to the non-vehicular access lines along State Road A1A as described below.
 - a. The existing 40-foot opening located on the east side of State Road A1A centered approximately 51 feet south of the north plat limits is being widened to 50 feet and the access opening is proposed to be centered approximately 68 feet south of the north plat limits.
 - b. The existing 40-foot opening located on the east side of State Road A1A centered approximately 51 feet north of the south plat limits is being widened to 50 feet and the access opening is proposed to be centered approximately 31 feet north of the south plat limits.
 - c. The existing 80-foot opening located on the west side of State Road A1A centered approximately 51 feet north of the south plat limits is being reduced to 50 feet and the access opening is proposed to be centered approximately 27 feet north of the south plat limits.
 - d. A new 50-foot access opening is proposed on the west side of State Road A1A centered approximately 43 feet south of the north plat limits.

In accordance with Ordinance 2013-30, effective October 4, 2013, high-rise units are defined as nine (9) or more attached dwelling units in a building with nine (9) or more residential stories (exclusive of parking levels).

- 3) The review of this application for a new finding of adequacy included the information contained in the application, the property survey, the recorded plat and the Development Review Report approved by the County Commission on September 28, 2010. Review by the Highway Construction and Engineering Division and the Transit Division also included changes to the adjacent roadways and changes on the adjoining properties.

Continued

- 4) The comments, findings and recommendations contained in this report supersede all previous development review reports and delegation requests approved by the County Commission.
- 5) 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.
- 6) The attached School Capacity Availability Determination (SCAD) from the School Board indicates that the proposed development reviewed as 239 high-rise units 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.
- 7) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact fees and regional park 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.
- 8) 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.
- 9) 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. A surface water management license from the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division will be required prior to any construction.
- 10) The applicant is 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. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of 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.

Continued

Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.

- 11) 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.
- 12) Applicant has been informed that the proposed development contains or abuts water bodies or will be creating same. Excavation or filling of any surface waters, or the construction or repair of in-water structures such as seawalls and docks, are regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License.
- 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) Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Pompano Beach if trees are to be removed or relocated. 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.
- 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) Approval of this new findings of adequacy 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 Airpark. 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>
- 20) A previous 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 indicated that the proposed development will have an adverse effect on previously recorded resource(s).
 - A) The subject property is located within the designated Spanish River Archeological Zone (AZ-4). This area is characterized as beach barrier island and as yielded numerous prehistoric and historical archeological resources including nearby site 8BD6 (Pompano Beach Midden) and 8BD7 (Pompano Beach Mound) which is included on the national Register of Historic Places.
 - B) There is a moderate to high potential for archaeological resources to occur within the subject property. The archaeologist noted that this property is located in the City of Pompano Beach and is outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. Therefore, the property owner/agent is advised to contact the City of Pompano Beach's 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.

Continued

- 21) This site is currently services by BCT Route 11 on State Road A1A.
- 22) 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.
- 23) Staff from the Highway Construction and Engineering Division and the Transit Division staff have reviewed this request and recommend **APPROVAL** subject to the conditions contained in the attached memorandum.
- 24) The attached memorandum from the Broward County Planning Council indicates that the effective Land Use designates the area covered by this plat for the uses permitted in the "High (25-46) Residential" land use category, and that the proposed 239 high-rise units and 14 boat slips are in compliance with the permitted uses and densities of the effective Land Use Plan.
- 25) The attached resolution (Resolution No. 2018-217) from the City of Pompano Beach confirms that the city has no objections to this request.
- 26) 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.
- 27) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

CONCURRENCY REVIEW

- 1) This plat is located within the Northeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This application for a new findings of adequacy 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 application for a new findings of adequacy satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.
- 4) This application for a new findings of adequacy satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

GENERAL RECOMMENDATIONS

- 1) Applicant must pay transportation concurrency fees, school impact fees and regional park impact fees and any additional regional park 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.
- 2) Within twelve (12) months of approval of this application for a new finding of adequacy, comply with all conditions of approval and record an agreement acceptable to the County Attorney's Office to amend the note on the plat as follows:
 - A) This plat is restricted to 239 high-rise units and 14 boat slips (10 existing and 4 proposed).
 - B) 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.
 - C) 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.
 - D) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **December 4, 2023**, which date is five (5) years from the date of approval of this application by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property 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

Continued

- E) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **December 4, 2023**, which date is five (5) years from the date of approval of this application by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property 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.
- 3) 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-927-2010

County Number: 013-MP-10 Municipality Number:
1380 South Ocean Boulevard

July 5, 2018 2:06:04



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 UNITS | OTHER PROPOSED USES | STUDENT IMPACT |
|---|---------------------------------|---|----------------------|
| Date: July 5, 2018 2:06:04 | Single-Family: | 11,000 SF ground floor commercial (not open to the public) | Elementary: 2 |
| Name: 1380 South Ocean Boulevard | Townhouse: | | Middle: 1 |
| SBBC Project Number: SBBC-927-2010 | Garden Apartments: | | High: 1 |
| County Project Number: 013-MP-10 | Mid-Rise: | | Total: 4 |
| Municipality Project Number: | High-Rise: 239 | | |
| Owner/Developer: 1380 S. Ocean Boulevard FL, LLC | Mobile Home: | | |
| Jurisdiction: Pompano Beach | Total: 239 | | |

SHORT RANGE - 5-YEAR IMPACT

| Currently Assigned Schools | Gross Capacity | LOS Capacity | Benchmark Enrollment | Over/Under LOS | Classroom Equivalent Needed to Meet LOS | % of Gross Capacity | Cumulative Reserved Seats |
|----------------------------|----------------|--------------|----------------------|----------------|---|---------------------|---------------------------|
| McNab | 677 | 677 | 636 | -41 | -2 | 93.9% | 3 |
| Pompano Beach | 1,227 | 1,227 | 1,084 | -143 | -6 | 88.3% | 8 |
| Ely, Blanche | 2,786 | 2,786 | 2,084 | -702 | -28 | 74.8% | 12 |

| Currently Assigned Schools | Adjusted Benchmark | Over/Under LOS-Adj. Benchmark Enrollment | % Gross Cap. Adj. Benchmark | Projected Enrollment | | | | |
|----------------------------|--------------------|--|-----------------------------|----------------------|-------|-------|-------|-------|
| | | | | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 |
| McNab | 639 | -38 | 94.4% | 639 | 662 | 665 | 678 | 691 |
| Pompano Beach | 1,092 | -135 | 89% | 1,067 | 1,075 | 1,083 | 1,091 | 1,099 |
| Ely, Blanche | 2,096 | -690 | 75.2% | 2,110 | 2,113 | 2,117 | 2,121 | 2,125 |

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

CHARTER SCHOOL INFORMATION

| Charter Schools within 2-mile radius | 2017-18 Contract Permanent Capacity | 2017-18 Benchmark Enrollment | Over/(Under) | Projected Enrollment | | |
|--------------------------------------|-------------------------------------|------------------------------|--------------|----------------------|-------|-------|
| | | | | 16/17 | 17/18 | 18/19 |
| No Charter Schools | | | | | | |

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

| School(s) | Description of Improvements |
|---------------|---|
| McNab | There are no capacity additions scheduled in the Adopted District Educational Facilities plan that will modify the reflected FISH capacity of the school. |
| Pompano Beach | There are no capacity additions scheduled in the Adopted District Educational Facilities plan that will modify the reflected FISH capacity of the school. |
| Ely, Blanche | There are no capacity additions scheduled in the Adopted District Educational Facilities plan that will modify the reflected FISH capacity of the school. |

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

According to the application, the site contains no residential units. The project proposes a total of 239 high rise units, which will generate 4 students (2 elementary, 1 middle and 1 high school).

The school Concurrency Service Areas (CSA) impacted by the project in the 2017/18 school year include McNab Elementary, Pompano Beach Middle and Blanch Ely High Schools. Based on the Public School Concurrency Planning Document (PSCPD), each of the impacted schools is operating below the adopted Level of Service (LOS) of 100% gross capacity. It should be noted that the LOS is 100% gross capacity only until the end of the 2018/19 school year and commencing the 2019/20 school year, the LOS transitions to 110% permanent Florida Inventory of School Houses (FISH) capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2017/18- 2019/20), these schools are projected to operate below the adopted LOS through the 2019/20 school year. It should be noted that FISH capacity for the impacted schools reflect compliance with the class size constitutional amendment.

In the 2017/18 school year, no charter schools are located within a two-mile radius of the site. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2017/18 to 2021/22 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that adequate school capacity is anticipated to be available to support the project as proposed. This preliminary determination shall be valid until the end of the current 2017/18 school year, or 180 days, whichever is greater, for a maximum of 239 high rise units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on December 31, 2018. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. 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.

SBBC-927-2010 Meets Public School Concurrency Requirements

Yes No

Reviewed By:

7/5/18
Date


Signature

Lisa Wight
Name
Planner
Title



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

June 26, 2018

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **June 26, 2019**
THIS LETTER IS NOT A PERMIT APPROVAL

Martin Grinbank
Keith & Associates
301 E. Atlantic Boulevard
Pompano Beach, FL 33060

Dear Martin Grinbank:

RE: **June 26, 2018** - Pre-application Meeting for **Category C Driveway**, Date of Pre-Application Meeting: **June 4, 2018**
Broward County - City of Pompano Beach, Urban; SR A1A; Sec. # 86050; MP: 8.880
Access Class - 06; Posted Speed - 35 mph; SIS - N; Ref. Project: FM 440073.1

Request: Driveway 1: Right-in/right-out driveway on east side of SR A1A/S Ocean Blvd. located approximately 540 feet north of Terra Mar Drive. Driveway 2: Right-in/right-out driveway on east side of SR A1A/S Ocean Blvd. located approximately 685 feet north of Terra Mar Drive. Driveway 3: Right-in/right-out driveway on west side of SR A1A/S Ocean Blvd. located approximately 530 feet north of Terra Mar Drive. Driveway 4: Right-in/right-out driveway on west side of SR A1A/S Ocean Blvd. located approximately 700 feet north of Terra Mar Drive.

SITE SPECIFIC INFORMATION
Project Name & Address: **1380 S. Ocean Boulevard - 1380 S. Ocean Boulevard, Pompano Beach, FL 33062**
Applicant/Property Owner: **1380 S OCEAN BOULEVARD FL LLC**
Parcel Size: **2.07 & 2.25 Acres** Development Size: **134 DU (East Side), 105 DU (West Side) - Mid-Rise Apartment**

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 gate is installed a minimum driveway length of 100 feet is required.**
- **The existing crosswalk should be relocated.**
- **Provide a valet parking assessment study or circulation plan to show no spillback to SR A1A/S Ocean Blvd. from Driveway 3 and Driveway 4.**

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.

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2018-06-04\1. 86050 MP 8.880 SR A1A_1380 S Ocean Blvd\86050 MP 8.880 SR A1A_1380 S Ocean Blvd.docx

Sincerely,

Jonathan M. Overton, P.E.
Assistant District Traffic Operations Engineer



Public Works Department

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

M E M O R A N D U M

DATE: September 21, 2018

TO: Josie Sesodia, Director
Planning and Development Management Division

FROM: David (D.G.) McGuire, Construction Project Manager
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Application for New Findings of Adequacy
Modify Conditions of Plat Approval
(Amendment to the Non-Vehicular Access Line)
BF Pompano Plat (013-MP-10)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for a new Findings of Adequacy (FOA) for the subject plat and the requests to Modify the Conditions of Plat Approval – NVAL and Plat Note Amendment. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

As a result of our review, staff has determined that new and amended plat requirements are necessary to ensure safe and adequate access between the adjoining Trafficway(s) and plat to comply with the adequacy standards of the Broward County Land Development Code. Staff recommends APPROVAL of the proposed FOA and Modifications to the Conditions of Plat approval subject to the following:

A. PLATTED ITEMS (DEDICATIONS AND EASEMENTS) DETERMINED TO BE ADEQUATE WITH NO CHANGES REQUIRED

1. The right-of-way illustrated on the plat as recorded in Plat Book 180, Page 1 adequately complies with the original conditions of plat approval as restated below.
2. The easements illustrated on the plat as recorded in Plat Book 180, Page 1 adequately complies with the original conditions of plat approval as restated below.

B. NEW REQUIREMENTS RECOMMENDED AS CONDITIONS OF APPROVAL FOR THE MODIFICATION TO THE CONDITIONS OF APPROVAL – NOTE AMENDMENT

1. The Highway Construction Engineering Division has no objection to the modification of the plat note as requested.

This current plat note is restricted to: 396-room hotel and 10 existing boat slips. No residential uses are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The proposed plat note is restricted to: 239 high-rise units and 14 boat slips (10 existing and 4 proposed).

2. No site plan has been submitted at this time.

C. NEW REQUIREMENTS RECOMMENDED AS CONDITIONS OF APPROVAL FOR THE NEW FINDING OF ADEQUACY

1. NON-VEHICULAR ACCESS LINE AMENDMENT REQUIREMENTS (NVAL Amendment Agreement)
 - a. The property owners of 1380 South Ocean Boulevard (Folio Number 494306280010 and 494306580020) shall execute the Amendment to Non-Vehicular Access Lines Agreement (CAF #457) and submit it to the Highway Construction and Engineering Division for review and approval.
 - b. The applicant shall prepare the legal descriptions for the Exhibits to the NVAL Amendment Agreement according to the details outlined in this report.
 - c. The applicant shall submit an Opinion of Title from an attorney or a Title Certificate from a title company showing the following information:

- i. The same legal description as the affected portion of the recorded plat.
 - ii. Record owner(s) name(s).
 - iii. Mortgage holder(s) name(s). If none, it should so state.
 - iv. The date through which records were searched (within 30 days of submittal).
 - v. Original signature and/or seal.
- d. For properties held by partnerships or trusts, the applicant must submit copies of the partnership or trust documents, or an opinion from an attorney familiar with the partnership or trust listing the partner(s) or trustee(s) who may execute agreements and deeds.
- e. Exhibit "C" to the Non-Vehicular Access Line Agreement shall describe and illustrate a new non-vehicular access line along the ultimate right-of-way for SR A1A except for:

Along the east ultimate right-of-way line for A1A:

- i. A 50-foot opening with centerline located approximately 34 feet north of the south plat limits. This opening is restricted to right turns only. This opening shall be labeled on Exhibit C: RIGHT TURNS ONLY.
- ii. A 50-foot opening with centerline located approximately 68 feet south of the north plat limits. This opening is restricted to for right turns only. This opening shall be labeled on Exhibit C: RIGHT TURNS ONLY.

Along the west ultimate right-of-way line for A1A:

- iii. A 50-foot opening with centerline located approximately 27 feet north of the south plat limits. This opening is restricted to right turns only. This opening shall be labeled on Exhibit C: RIGHT TURNS ONLY.
- iv. A 50-foot opening with centerline located approximately 43 feet south of the north plat limits. This opening is restricted to right turns only. This opening shall be labeled on Exhibit C: RIGHT TURNS ONLY.

2. NEW TRAFFICWAY IMPROVEMENTS (Additional Security and Agreement)

- a. A two-way driveway centered in each 50-foot opening with a minimum pavement width of 24 feet and a minimum entrance radii of 30 feet.

3. SIDEWALK REQUIREMENTS (Additional Security and Agreement)

- a. 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.
- b. Along A1A adjacent to this plat.
- c. If required by the Florida Department of Transportation, relocate the cross-walk and associated signalization.

4. NEW PAVEMENT MARKING AND SIGNING REQUIREMENTS (Additional Security and Agreement)

- a. 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.

5. NEW COMMUNICATION CONDUIT/INTERCONNECT (Additional Security and Agreement)

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

6. IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- a. 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.

- b. 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:
 - i. 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.
 - ii. 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.
 - iii. All forms are available on the Highway Construction & Engineering Division's web page at: <http://bcegov2.broward.org/bcengineering/Plats/PlatsForms.asp>

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


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

8. GENERAL REQUIREMENTS

- a. The Traffic Engineering Division, the Highway Construction and Engineering Division, and the Office of Transportation recommendations for this Delegation Request may be modified for minor technical conflicts which are identified by details included in submitted construction plans.
- b. 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, constructions, studies, etc., shall conform to the applicable sections of the following:
 - United States Department of Transportation: "Manual on Uniform Traffic Control Devices", (MUTCD).
 - State of Florida Department of Transportation:
 - "Design Standards".
 - "Standards Specifications".
 - "Transit Facilities Guidelines"
 - Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction"
 - In addition, all designs for construction shall be certified by a Professional Engineer or Land Surveyor registered in the State of Florida, that they meet the standards included above.
- c. The developer shall be responsible for the cost of relocating utilities, drainage facilities, traffic control poles, interconnect cables, and related equipment as necessary to complete required improvements.
- d. Reservoir capacity sufficient to accommodate a minimum of 5 vehicles must be provided for guardhouses or gates on any driveway/roadway that intersects the trafficway. The area that provides this reservoir capacity is measured from the ultimate right-of-way line of the trafficway to the first stopping place for card readers, visitor's phones, guardhouses, etc. A reservoir area must include a space that is 12 feet wide and 22 feet long for each vehicle.
- e. Standard forms are available for downloading from the Highway Construction & Engineering Division's web page.
- f. The developer shall prepare and deliver all required documents, securities, deeds, easements, and agreement(s) within 18 months of approval of this Delegation Request. Any Note Amendment associated with this NVAL Amendment shall be recorded in conjunction with this NVAL Amendment and not before. Failure to complete this process within the 18-month time frame shall render the approval of this Delegation Request null and void.



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

FROM: Barbara Blake Boy, Executive Director 

RE: BF Pompano (Findings of Adequacy)
(013-MP-10) City of Pompano Beach

DATE: September 28, 2018

The Future Land Use Element of the City of Pompano Beach's Comprehensive Plan 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 "High (25-46) Residential" land use category. This plat is generally located on both sides of State Road A1A, between Southeast 12 Street and Southeast 15 Street.

The density of the proposed development of 239 dwelling units on approximately 5.2 gross acres of land, including the immediately adjacent rights-of-way, is 46 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plan.

In addition, the existing and proposed boat slips are in compliance with the permitted uses of the effective land use plan, provided they are ancillary to the residential dwelling units.

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

- North: High (25-46) Residential
- South: High (25-46) Residential
- East: Atlantic Ocean
- West: Low (5) Residential (Lauderdale-by-the-Sea)

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:GSM

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

David Recor, Director, Development Services
City of Pompano Beach

Orig. 15

RESOLUTION NO. 2018- 217

**CITY OF POMPANO BEACH
Broward County, Florida**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING THE LETTER OF NO OBJECTION TO THE PLAT AMENDMENT FOR THE BF POMPANO PLAT LOCATED AT 1380 SOUTH OCEAN BOULEVARD; PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That the City of Pompano Beach approves a Letter of No Objection to the plat amendment for the BF Pompano Plat located at 1380 South Ocean Boulevard, a copy of which letter is attached hereto and incorporated by reference as if set forth in full.

SECTION 2. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this 10th day of July, 2018.



LAMAR FISHER, MAYOR

ATTEST:



ASCELETA HAMMOND, CITY CLERK

MEB/jmz
6/4/18
l:reso/2018-233

LEGAL DESCRIPTION:

THAT CERTAIN NON-VEHICULAR ACCESS LINE ALONG THE WEST LINE OF PARCEL "A", BF POMPANO PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 180, PAGE 1 & 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 10°59'57" EAST, ALONG THE WEST LINE OF SAID PARCEL "A", ALSO BEING THE EAST RIGHT OF WAY LINE OF STATE ROAD A-1-A (SOUTH OCEAN BOULEVARD), 31.05 FEET TO A POINT HEREAFTER REFERRED TO AS REFERENCE POINT "A" AND THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE.

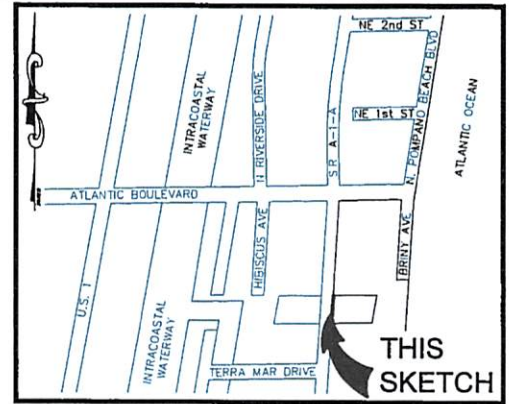
TOGETHER WITH;

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 10°59'57" EAST, ALONG THE WEST LINE OF SAID PARCEL "A", 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 10°59'57" EAST, ALONG SAID LINE, 113.15 FEET TO A POINT HEREAFTER REFERRED TO AS REFERENCE POINT "B" AND THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE.

TOGETHER WITH:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "B"; THENCE NORTH 10°59'57" EAST, ALONG THE WEST LINE OF SAID PARCEL "A", 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 10°59'57" EAST, ALONG SAID LINE, 31.05 FEET TO A POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE AND THE NORTHWEST CORNER OF SAID PARCEL "A"

SAID LINE LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.



SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 10°59'57" EAST ALONG THE WEST LINE OF PARCEL "A", BF POMPANO PLAT, AS RECORDED IN PLAT BOOK 180, ON PAGES 1 & 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=40' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JULY 30, 2018 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

SKETCH & DESCRIPTION

CURRENT NVAL LINE FOR
PARCEL "A"
BF POMPANO PLAT
P.B. 180, PG. 1-2, B.C.R.

POMPANO BEACH, BROWARD COUNTY, FLORIDA

KEITH & ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF 2
DRAWING NO. 09761.00-SKETCH & DESCRIPTION.DWG

DATE 7/30/18

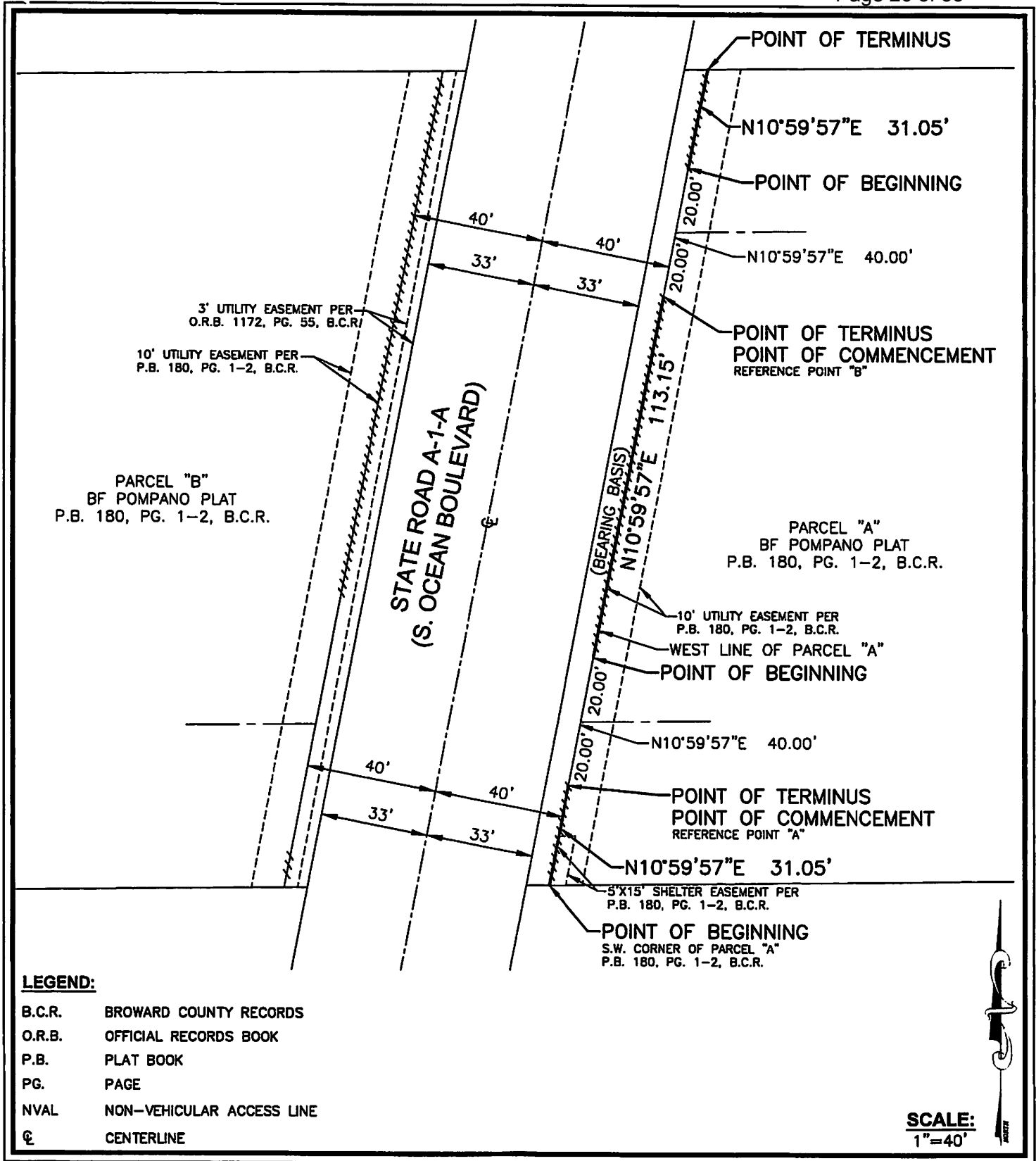
SCALE 1"=40

FIELD BK. N/A

DWNG. BY DDB

CHK. BY LP

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LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- NVAL NON-VEHICULAR ACCESS LINE
- Ⓢ CENTERLINE

SCALE:
1"=40'

SKETCH & DESCRIPTION

CURRENT NVAL LINE FOR
PARCEL "A"
BF POMPANO PLAT
P.B. 180, PG. 1-2, B.C.R.

POMPANO BEACH, BROWARD COUNTY, FLORIDA

KEITH
ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 03761.00-SHERCH & DESCRIPTION.DWG

DATE 7/30/18

SCALE 1"=40'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY LP

| DATE | REVISIONS |
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LEGAL DESCRIPTION:

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BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 10°59'57" EAST, ALONG THE WEST LINE OF SAID PARCEL "A", ALSO BEING THE EAST RIGHT OF WAY LINE OF STATE ROAD A-1-A (SOUTH OCEAN BOULEVARD), 8.38 FEET TO A POINT HEREAFTER REFERRED TO AS REFERENCE POINT "A", AND THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE.

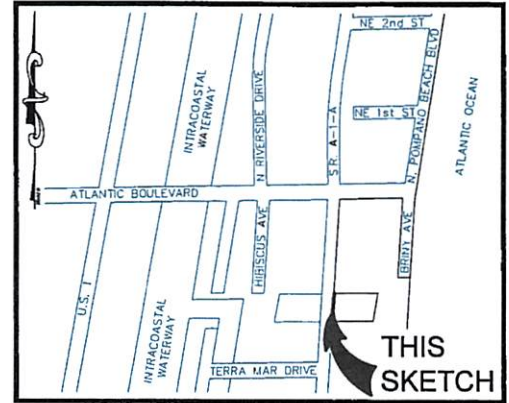
TOGETHER WITH;

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 10°59'57" EAST, ALONG THE WEST LINE OF SAID PARCEL "A", 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 10°59'57" EAST, ALONG SAID LINE, 103.80 FEET TO A POINT HEREAFTER REFERRED TO AS REFERENCE POINT "B" AND THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE.

TOGETHER WITH:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "B"; THENCE NORTH 10°59'57" EAST, ALONG THE WEST LINE OF SAID PARCEL "A", 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 10°59'57" EAST, ALONG SAID LINE, 43.07 FEET TO A POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE AND THE NORTHWEST CORNER OF SAID PARCEL "A"

SAID LINE LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.



SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
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7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=40' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JULY 30, 2018 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

SKETCH & DESCRIPTION

PROPOSED NVAL LINE FOR
PARCEL "A"
BF POMPANO PLAT
P.B. 180, PG. 1-2, B.C.R.

POMPANO BEACH, BROWARD COUNTY, FLORIDA

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EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 09781.00-SKETCH & DESCRIPTION DWG

DATE 7/30/18

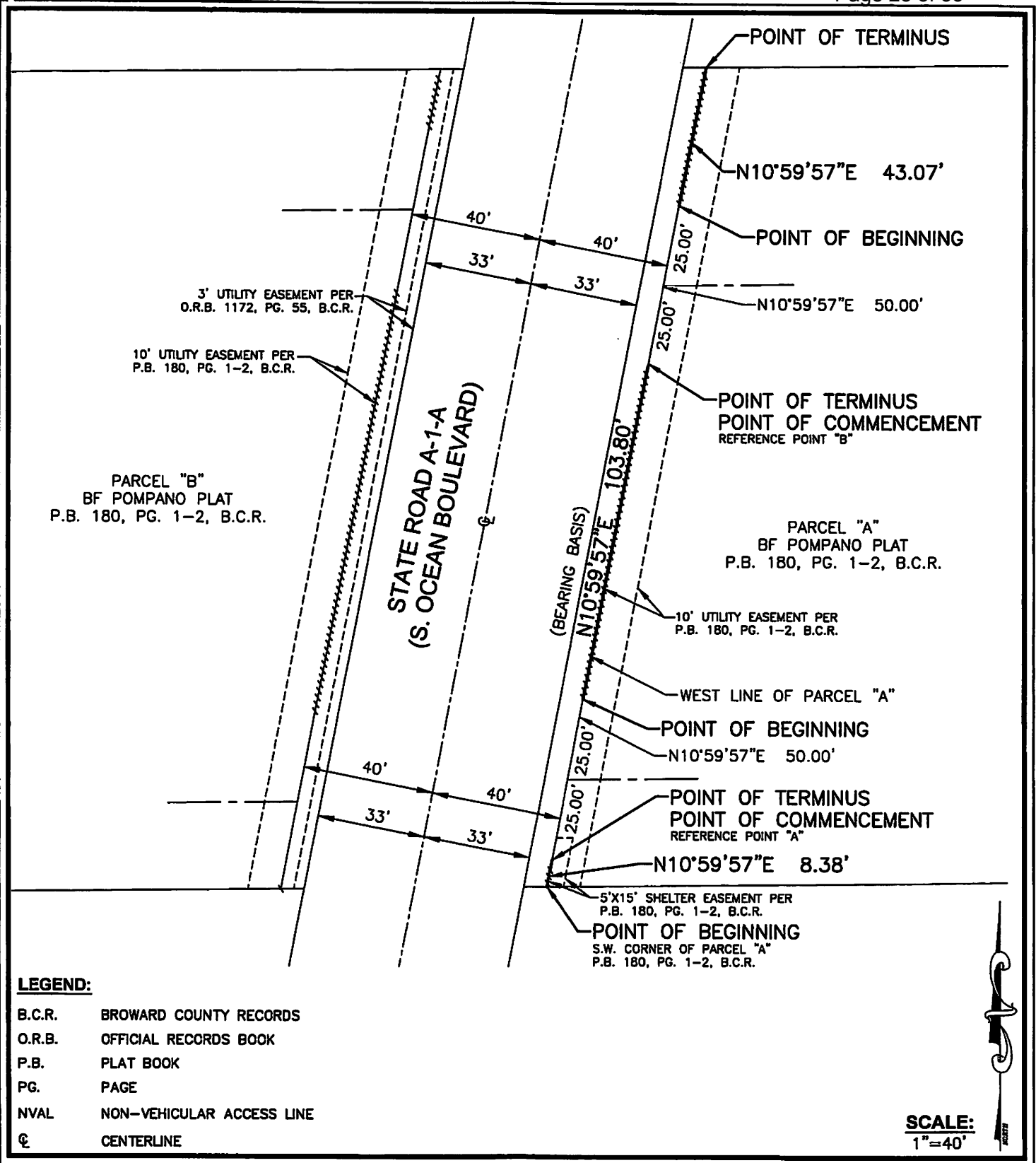
SCALE 1"=40

FIELD BK. N/A

DWNG. BY DDB

CHK. BY LP

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SKETCH & DESCRIPTION

PROPOSED NVAL LINE FOR
PARCEL "A"
BF POMPANO PLAT
P.B. 180, PG. 1-2, B.C.R.

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(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@kelth-associates.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 05761.00-SKETCH & DESCRIPTION

DATE 7/30/18

SCALE 1"=40

FIELD BK. N/A

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LEGAL DESCRIPTION:

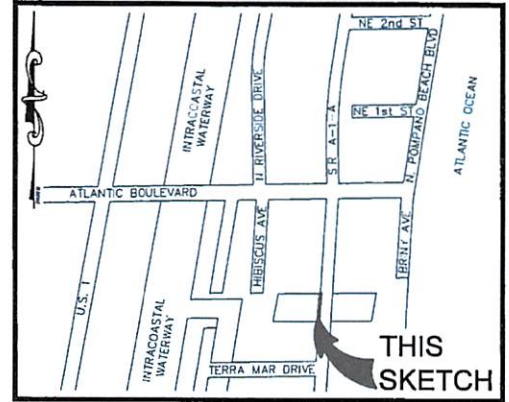
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BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE NORTH 10°59'57" EAST, ALONG THE EAST LINE OF SAID PARCEL "B", ALSO BEING THE WEST RIGHT OF WAY LINE OF STATE ROAD A-1-A (SOUTH OCEAN BOULEVARD), 11.05 FEET TO A POINT HEREAFTER REFERRED TO AS REFERENCE POINT "A" AND THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE.

TOGETHER WITH;

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 10°59'57" EAST, ALONG THE EAST LINE OF SAID PARCEL "B", 80.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 10°59'57" EAST, ALONG SAID LINE, 164.20 FEET TO A POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE.

SAID LINE LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.



LOCATION MAP:
NOT TO SCALE


SURVEY NOTES:

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KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS


LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

SKETCH & DESCRIPTION

CURRENT NVAL LINE FOR
PARCEL "B"
BF POMPANO PLAT
P.B. 180, PG. 1-2, B.C.R.

POMPANO BEACH, BROWARD COUNTY, FLORIDA

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EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF 2
DRAWING NO. 09781.00-SKETCH & DESCRIPTION.DWG

DATE 7/30/18

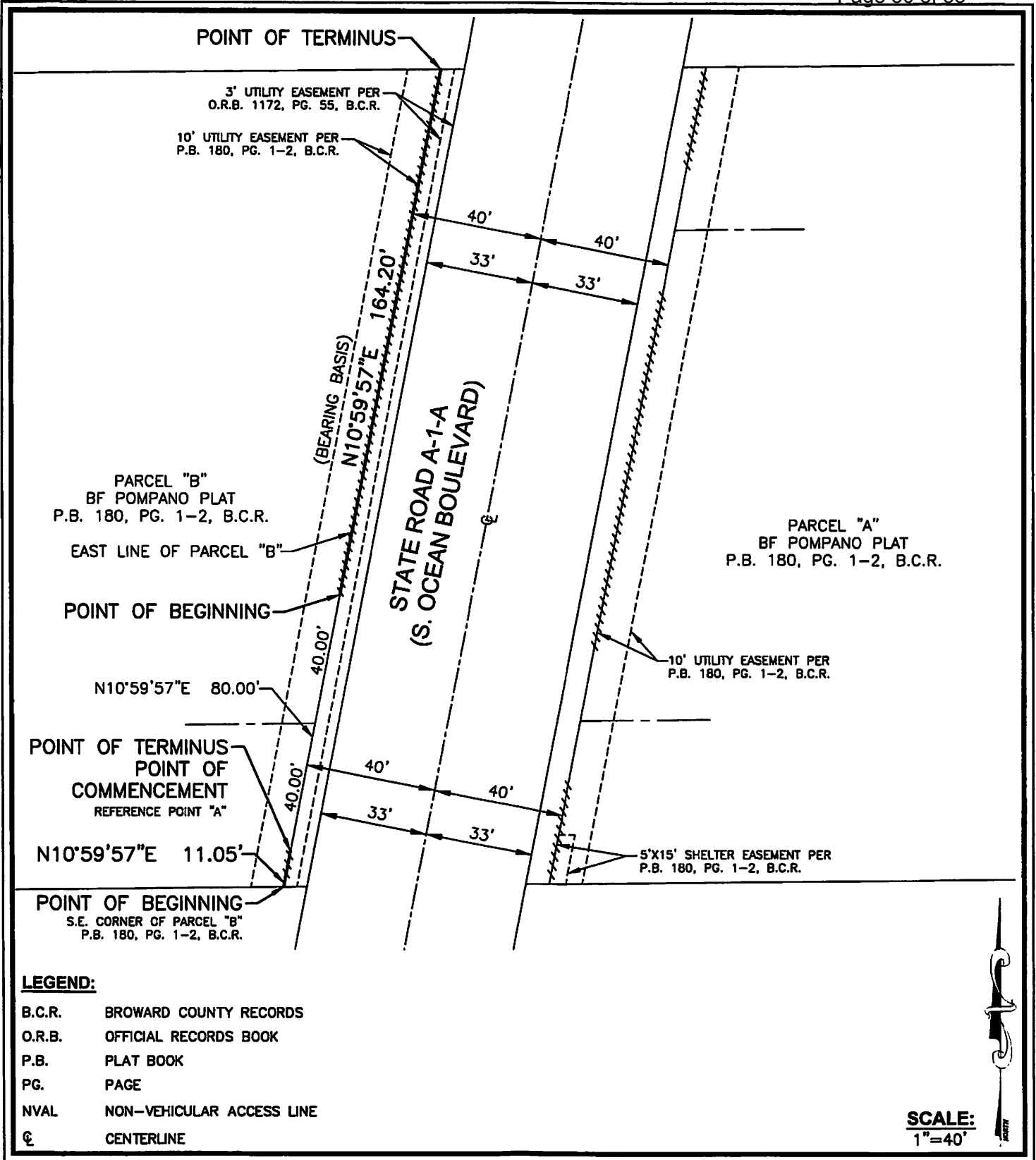
SCALE 1"=40

FIELD BK. N/A

DWNG. BY DDB

CHK. BY LP

| DATE | REVISIONS |
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SKETCH & DESCRIPTION

CURRENT NVAL LINE FOR
PARCEL "B"
BF POMPANO PLAT
P.B. 180, PG. 1-2, B.C.R.

POMPANO BEACH, BROWARD COUNTY, FLORIDA

KEITH
ASSOCIATES INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 2 OF 2
DRAWING NO. 0578100-SKETCH & DESCRIPTION.LWG

DATE 7/30/18
SCALE 1"=40
FIELD BK. N/A
DWNG. BY DDB
CHK. BY LP

| DATE | REVISIONS |
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LEGAL DESCRIPTION:

A NON-VEHICULAR ACCESS LINE ALONG THE EAST LINE OF PARCEL "B", BF POMPANO PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 180, PAGE 1 & 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE NORTH 10°59'57" EAST, ALONG THE EAST LINE OF SAID PARCEL "B", ALSO BEING THE WEST RIGHT OF WAY LINE OF STATE ROAD A-1-A (SOUTH OCEAN BOULEVARD), 2.19 FEET TO A POINT HEREAFTER REFERRED TO AS REFERENCE POINT "A" AND THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE.

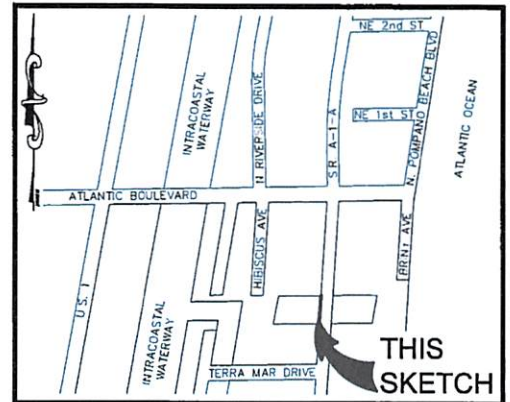
TOGETHER WITH:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 10°59'57" EAST, ALONG THE EAST LINE OF SAID PARCEL "B", 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 10°59'57" EAST, ALONG SAID LINE, 134.37 FEET TO A POINT HEREAFTER REFERRED TO AS REFERENCE POINT "B" AND THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE.

TOGETHER WITH:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "B"; THENCE NORTH 10°59'57" EAST, ALONG THE EAST LINE OF SAID PARCEL "B", 50.00 FEET TO A POINT OF BEGINNING; THENCE NORTH 10°59'57" EAST, ALONG SAID LINE, 18.69 FEET TO A POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE.

SAID LINE LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 10°59'57" EAST ALONG THE EAST LINE OF PARCEL "B", BF POMPANO PLAT, AS RECORDED IN PLAT BOOK 180, ON PAGES 1 & 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=40' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JULY 30, 2018 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

[Signature]
LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

SKETCH & DESCRIPTION

PROPOSED NVAL LINE FOR
PARCEL "B"
BF POMPANO PLAT
P.B. 180, PG. 1-2, B.C.R.

POMPANO BEACH, BROWARD COUNTY, FLORIDA

KEITH & ASSOCIATES, INC.
consulting engineers

301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 09781.00-SKETCH & DESCRIPTION.DWG

DATE 7/30/18

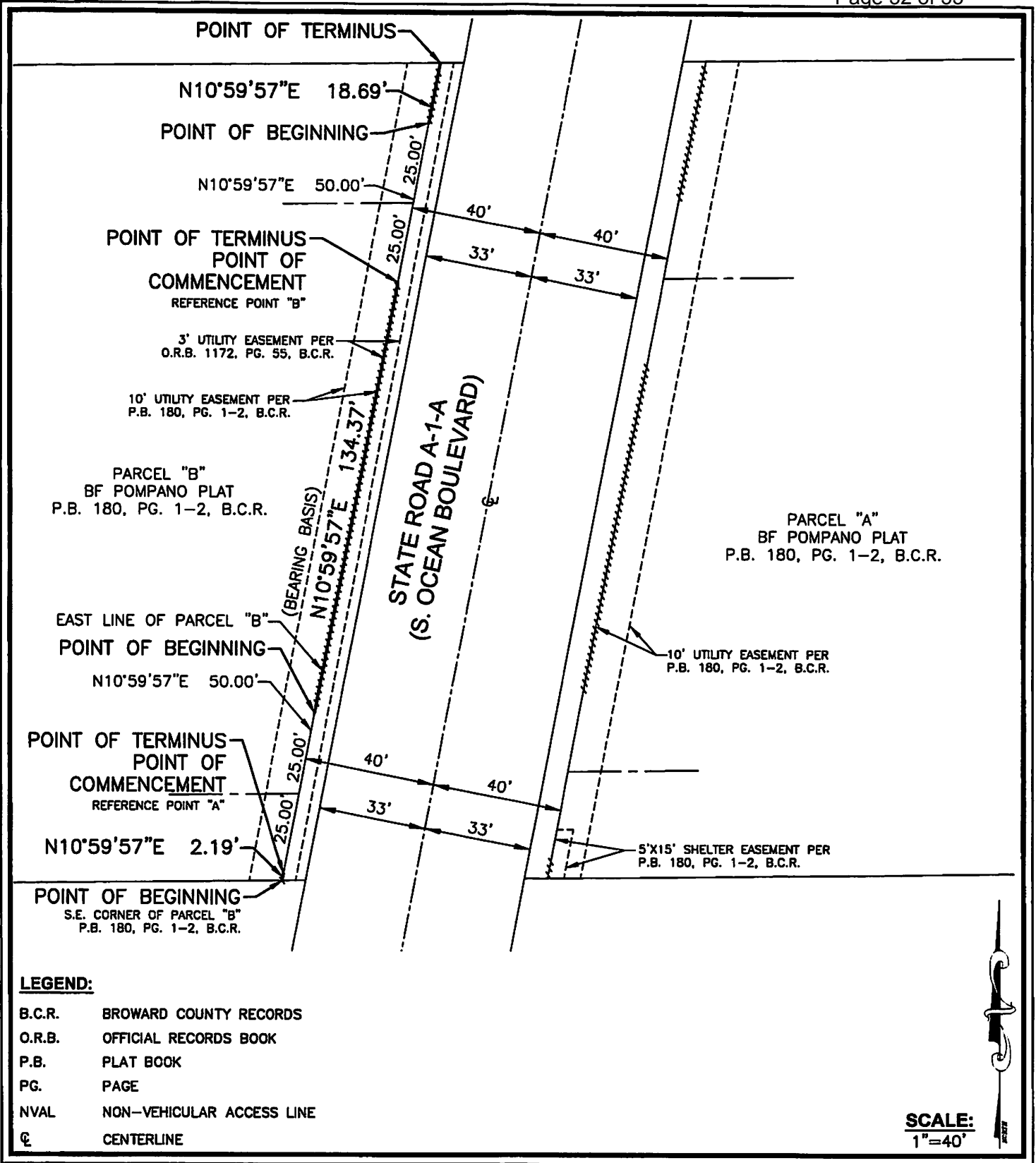
SCALE 1"=40

FIELD BK. N/A

DWNG. BY DDB

CHK. BY LP

| DATE | REVISIONS |
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SKETCH & DESCRIPTION

PROPOSED NVAL LINE FOR
PARCEL "B"
BF POMPANO PLAT
P.B. 180, PG. 1-2, B.C.R.

POMPANO BEACH, BROWARD COUNTY, FLORIDA

KEITH ASSOCIATES INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 2 OF 2
DRAWING NO. 02761.00-SKETCH & DESCRIPTION DWG

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|-----------|---------|------|-----------|
| DATE | 7/30/18 | DATE | REVISIONS |
| SCALE | 1"=40' | | |
| FIELD BK. | N/A | | |
| DWNG. BY | DDB | | |
| CHK. BY | LP | | |



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

September 6, 2018

Town Planner
Town of Lauderdale-By-The-Sea
4501 Ocean Drive
Lauderdale-By-The-Sea FL 33308

RE: Municipal notification for a new findings of adequacy adjacent to the city limits:

Plat name: BF Pompano Plat No. 013-MP-10

Written comments must be received on or before, September 28, 2018.

As per Broward County Commission Policy effective March 24, 1998, we are forwarding a copy of an application to all municipalities that are adjacent to the plat for your review.

Comments must be in writing and received at the Planning and Development Management Division on or before the above referenced date via e-mail to: PDMDInfo@broward.org

Any written comments received will be forwarded to the applicant.

If you should have any questions, please contact Thuy Turner at 954-357-6623.

Sincerely,

THUY TURNER

Digitally signed by THUY TURNER
DN: dc=cty, dc=broward, dc=bc,
ou=Organization, ou=BCC, ou=EPGM,
ou=DER, ou=Users, cn=THUY TURNER
Date: 2018.09.06 12:53:03 -04'00'

Thuy (twee) Turner, AICP, Planning Section Supervisor
Planning and Development Management Division