

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

PROJECT DESCRIPTION

| | | | |
|------------|--|---------------|-----------|
| Name: | PROGRESSO COMMONS | Number: | 009-MP-17 |
| Applicant: | Project Andrews, LLC | Comm. Dist.: | 7 |
| Agent: | Pulice Land Surveyors, Inc. | Sec/Twp/Rng: | 03-50-42 |
| Location: | South Side of West Sunrise Boulevard Between North Andrews Avenue and Northwest 2 Avenue | Platted Area: | 5.2 Acres |
| City: | Fort Lauderdale | Gross Area: | N/A |
| Replat: | N/A | | |

LAND USE

| | | | |
|------------------|---|-----------------------------|--|
| Existing Use: | Vacant | Effective Plan: | Fort Lauderdale |
| Proposed Use: | 29,400 Sq. Ft. Commercial and Service Station/Convenience Store with 20 Fueling Positions | Plan Designation: | Northwest Regional Activity Center. See attached comments from the Planning Council. |
| Adjacent Uses: | | Adjacent Plan Designations: | |
| North: | Commercial | North: | Commercial |
| South: | Single Family Residential | South: | Northwest Regional Activity Center |
| East: | Commercial | East: | Northwest Regional Activity Center |
| West: | Single and Multi-Family Residential | West: | Northwest Regional Activity Center |
| Existing Zoning: | B1, RMM-25, NWRAC-MUNE | Proposed Zoning: | NWRAC-MUNE |

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: | 02/12/19 | Prepared: | HWC |
| Action Deadline: | 03/19/19 | Reviewed: | |
| Deferral Dates: | | Approved: | |

SERVICES

| | | | |
|--------------------|------------------------|----------------------|-----------------|
| Wastewater Plant: | G. T. Lohmeyer (09/18) | Potable Water Plant: | Fiveash (02/18) |
| Design Capacity: | 48.0000 MGD | Design Capacity: | 90.000 MGD |
| 12-Mo. Avg. Flow: | 39.9700 MGD | Peak Flow: | 52.700 MGD |
| Est. Project Flow: | 0.0005 MGD | Est. Project Flow: | 0.003 MGD |

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

PARKS

SCHOOLS

| Dwelling Units | Impact Fee |
|----------------|------------|
| N/A | N/A |

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

TRANSPORTATION

| Concurrency Zone: Eastern Core | Trips/Peak Hr | Transit Concurrency Fee | Road/Admin. Fee |
|-----------------------------------|---------------|----------------------------|--------------------|
| Res. Uses: | N/A | N/A | N/A |
| Non-Res. Uses: | 481 | * | N/A |
| Total: | 481 | * | N/A |

* See Staff Comment No. 3
See Finding No. 1
See General Recommendation No. 1

PROGRESSO COMMONS
009-MP-17

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the uses being 29,400 square feet of commercial use and a service station/convenience store with twenty (20) fueling positions. This property is being platted to combine multiple parcels into a unified plat for development.
- 2) Trafficways approval is valid for 10 months. Approval was received on August 23, 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 for drive-thru facilities and for outdoor restaurant seating. In addition, in cases where a building floor may have both commercial and office uses, the entire floor will be assessed as commercial use.
- 4) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 5) This plat is located in the City of Fort Lauderdale and is under the jurisdiction of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division. Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. The surface water management licensing requirements of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction. 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. Any vehicle washing facility not connected to a sanitary sewer system must recycle 100% of its wash water and no discharge to the drainage system will be permitted.
- 6) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the

proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.

- 7) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 8) 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.
- 9) 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>
- 10) 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 Fort Lauderdale. 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.
- 11) 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.

- 12) A Storage Tank License may be required if there will be fuel storage associated with a service station. Contact the Environmental and Consumer Protection Division at 954-519-1260 for specific license requirements.
- 13) The subject plat is in the vicinity of known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.
- 14) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 15) The Broward County Aviation Department has no objections to this plat. However, the information submitted with this plat application does not indicate the height of any proposed buildings. The applicant is advised by staff of the Aviation Department that any proposed construction on this property with a height exceeding 200 feet, or the use of cranes or other high-lift equipment, must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply to this development. Based on the location of the proposed project, the FAA may need to conduct a review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.
- 16) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The archaeologist notes that this property is located in the City of Fort Lauderdale and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Fort Lauderdale's Urban Design and Planning Division at 954-828-7101 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 be notified. Such activity shall not resume unless specifically authorized by the

Continued

district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200, or Email: med_exam_trauma@broward.org

- 17) This site is currently serviced by BC Transit Route 36 on Sunrise Boulevard and bus stop ID #3895. In addition, it is serviced by BC Transit Route 60 on Andrews Avenue and bus stop ID #2034.
- 18) 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.
- 19) The attached memorandum from the Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division indicates that they have reviewed the plat application and have determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 20) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council. This plat is subject to the recorded "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center" (O.R.B. 34094, PGS. 1407-1412, B.C.R.). Section 2.1 of the Agreement requires the City to monitor development activity and to enforce permitted land use densities and intensities within the Regional Activity Center.
- 21) 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.
- 22) 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

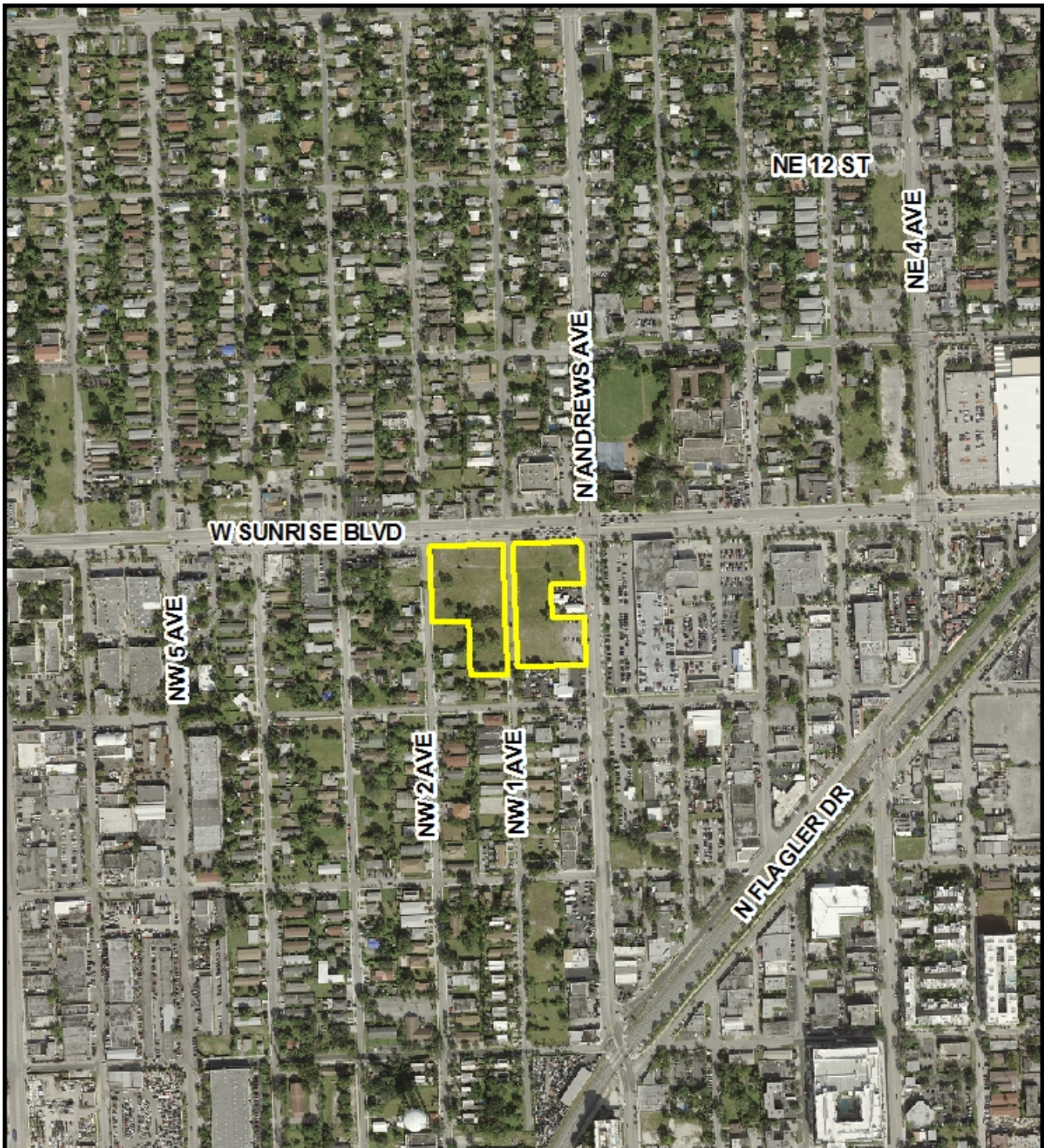
- 1) This plat is located within the Eastern Core Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.

GENERAL RECOMMENDATIONS

- 1) Applicant must pay transportation concurrency fees, school impact fees and regional park impact and administrative fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code. Regional park impact and administrative fee amounts are subject to adjustment each October 1.
- 2) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:
 - A) 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.
 - B) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **February 12, 2024**, 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
 - C) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **February 12, 2024**, 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.

Continued

- D) This plat is restricted to 24,900 square feet of commercial use and a service station/convenience store with twenty (20) fueling positions.
 - E) 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.
- 3) 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. 7
Municipality: Fort Lauderdale
S/T/R: 03/50/42



009-MP-17
Progresso Commons



0 250 500 1,000 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**

March 8, 2018

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **March 8, 2019**
THIS LETTER IS NOT A PERMIT APPROVAL

Noel Barnett
Thomas Engineering Group LLC
1000 Corporate Drive, Suite 250
Fort Lauderdale, FL 33334

Dear Noel Barnett:

RE: March 8, 2018 - Pre-application Meeting for Category E Driveway
Broward County - City of Fort Lauderdale, Urban; SR 838; Sec. # 86110; MP: 7.620
Access Class - 05; Posted Speed - 40 mph; SIS - Influence Area; Ref. Project: FM 440074.1-Lighting-PM Robert Lopes
Request: Right-in/right-out driveway on SR 838/West Sunrise Boulevard located approximately 325 feet west of North Andrews Avenue.

SITE SPECIFIC INFORMATION
Project Name & Address: Andrews Project Development - SWC of SR 838/Sunrise Blvd. and Andrews Ave.
Applicant/Property Owner: Andrews LLC
Parcel Size: 5.130 Acres Development Size: 23,000 SF Grocery Store & 20 F.P. Gas Station with 6,400 SF Convenience Store & 6,400 SF Restaurant

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- A minimum driveway length of 30 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.
- Right turn lanes are required and must meet FDOT design standards and include space for bicycle lane.
- Right turn lane at the intersection of SR 838/W Sunrise Boulevard and North Andrews Avenue is required.
- Right turn lane is required at the driveway on SR 838/ West Sunrise Boulevard.

Comments:

- Department does not accept any configuration of driveway that does not include the right turn lane.
- Coordination with Broward County Transit will be required during the Permit time.
- Coordination with Safety Engineer (Yujing Xie) will be required during the Permit time.
- 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.

for AS

Sincerely,

Aidin Massahi, Ph.D.
District Access Management Manager

cc: Roger Lemieux
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\Pre-application Letter Template.docx

www.dot.state.fl.us



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

MEMORANDUM

DATE: December 13, 2018

TO: Josie Sesodia, Director
Planning and Development Management Division

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

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Letter to Proceed
Progresso Commons (009-MP-18)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the letter to proceed request from the applicant and offers the following modifications to the Development Review Report for the subject plat. Pursuant to the request by the applicant, staff reviewed the information contained in the request, 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 the DRR may be amended address the applicant's specific request and that new or 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 request subject to the following:

FINDINGS

RATIONAL NEXUS REVIEW

- 1) 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 West Sunrise Boulevard except at the 50-foot opening with centerline located approximately 300 feet west of the east plat limits. Said non-access line will include a corner chord at the intersection of West Sunrise Boulevard and North Andrews Avenue.

This opening is restricted to right turns only.

- 2) Along the ultimate right-of-way for North Andrews Avenue except at the following:

- A) A 15-foot opening with centerline located approximately 135 feet south of the north plat limits. Said non-access line shall extend along the north side of the ingress/egress easement for 25 feet and along the entire south side of the ingress/egress easement except for the west 25 feet.

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

- B) A 50-foot (shared) opening with centerline located approximately 150 feet north of the south plat limits. Said non-access line shall extend along both sides of the ingress/egress easement except for the west 35 feet.

This opening is restricted to right turns only.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 3) Ten feet of right-of-way to comply with the Broward County Trafficways Plan on West Sunrise Boulevard, a 120-foot Arterial.
- 4) Nine feet of right-of-way to comply with the Broward County Trafficways Plan on North Andrews Avenue, an 88-foot Collector.
- 5) Right-of-way for a corner chord based on a 30-foot radius at the intersection of West Sunrise Boulevard and North Andrews Avenue.
- 6) Two feet of right-of-way on West Sunrise Boulevard and North Andrews Avenue to comply with bikeway requirements.
- 7) Right-of-way for an eastbound right turn lane on West Sunrise Boulevard at the 50-foot opening with 135 feet of storage and 50 feet of transition.
- 8) Right-of-way for an eastbound right turn lane on West Sunrise Boulevard at the North Andrews Avenue with 135 feet of storage and 50 feet of transition.

Note: The required storage length is excluded from the entrance radius and the transition length.

ACCESS EASEMENT REQUIREMENTS

- 9) Provide a 15-foot wide by 100-foot deep ingress/egress easement in the 15-foot opening on North Andrews Avenue. The dimensions may be modified to more closely approximate the proposed driveway dimensions. Any proposed modifications are subject to the review and approval of the Highway Construction and Engineering Division prior to plat recordation.
- 10) Provide a 50-foot wide by 100-foot deep ingress/egress easement in the 50-foot opening on North Andrews Avenue. The dimensions may be modified to more closely approximate the proposed driveway dimensions. Any proposed modifications are subject to the review and approval of the Highway Construction and Engineering Division prior to plat recordation.

ACCESS REQUIREMENTS

- 11) The minimum distance from the non-vehicular access line of West Sunrise Boulevard, at any driveway in the 50-foot opening, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 30 feet.

- 12) A channelized driveway shall consist of one lane with a pavement width of 15 feet, with minimum entrance radii of 50 feet.
- 13) For any two-way driveway that will be centered in a 50-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.

BUS SHELTER REQUIREMENTS (Easement)

- 14) An 8-foot-wide x 20 feet long bus shelter easement on Sunrise Boulevard (SR 838) commencing 332 feet east of the west plat limit and continuing east for 20 feet.
- 15) An 8-foot-wide x 20 feet long bus shelter easement on Andrews Ave commencing 50 feet south of the north plat limit and continuing south for 20 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 16) The physical channelization of the driveway in the 15-foot opening on North Andrews Avenue as specified under the non-vehicular access line requirements.
- 17) The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

TURN LANE IMPROVEMENTS (Secure and Construct)

- 18) Eastbound right turn lane on West Sunrise Boulevard at the 50-foot opening with 135 feet of storage and 50 feet of transition.
- 19) Eastbound right turn lane on West Sunrise Boulevard at North Andrews Avenue with 135 feet of storage and 50 feet of transition.

Design of this turn lane is subject to approval by Florida Department of Transportation. The length of turn lane storage is measured from the end of taper (transition) to the point of curvature of the driveway radius, or corner chord in the case of intersecting road right-of-way.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 20) Along West Sunrise Boulevard and North Andrews Avenue adjacent to this plat and located along the ultimate right-of-way line.

SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 21) An 8-foot wide x 40-foot long expanded sidewalk with a maximum cross slope of 2% for the bus landing pad (design must extend to the face of curb and gutter) on Sunrise Boulevard commencing 312 feet east of the west plat limits and continuing east for 40 feet.

Design is subject to review by the Service and Capital Planning Section of the Transit Division, the Paving and Drainage Section of the Highway Construction and Engineering Division, and the Permits Section of the Florida Department of Transportation.

- 22) An 8-foot wide x 40-foot long expanded sidewalk with a maximum cross slope of 2% for the bus landing pad (design must extend to the face of curb and gutter) on Andrews Avenue commencing 35 feet south of the north plat limits and continuing south for 40 feet.

Design is subject to review by the Service and Capital Planning Section of the Transit Division, the Paving and Drainage Section of the Highway Construction and Engineering Division.

SIGNALIZATION IMPROVEMENTS (Secure Construction)

- 23) Any necessary modifications to the existing traffic signal at the intersection of West Sunrise Boulevard and North Andrews Avenue to provide for the required improvements.

SIGNAL/COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)

- 24) The developer shall be responsible for replacement of the signal/communication conduit/interconnect that is damaged by construction of the required improvements. The security amount for communication conduit/interconnect along West Sunrise Boulevard and North Andrews Avenue shall be determined by the Traffic Engineering Division.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 25) Construction of the required improvements shall include the installation of pavement markings and signs. All pavement markings shall be thermoplastic. Pavement markings and sign materials shall be fully reflectorized with high intensity materials. 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

- 26) 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.
- 27) 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/Punlicworks/BCEEngineering/Pages/Default.aspx>

IMPROVEMENT PLAN SUBMITTAL REQUIREMENTS

- 28) Construction plans for the required improvements on Andrews Avenue (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for

pavement markings and signing shall not be released without field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.

- 29) Construction plans for the required improvements along Sunrise Boulevard (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.
- 30) 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.

FLORIDA STATUTES CHAPTER 177 REQUIREMENTS

The following comments note the corrections necessary for the plat mylar to comply with the requirements of Florida Statutes Chapter 177. If additional clarification is necessary, please contact Jason Espinosa at (954) 577-4593 or via email at JESPINOSA@BROWARD.ORG.

Please note that additional changes made to the plat mylar beyond this list of corrections may necessitate additional review time; delay recordation; and result in additional review fees.

All resubmittals shall include a paper copy of the plat with changes from the original plat review application highlighted.

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

31) SURVEY DATA

- C) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description.
 - 1) Review the description preamble and plat subtitles as they pertain to the identification of 1st Avenue (NW or SW) and revise as necessary.
 - 2) For consistency, revise the description to remove the term “**FOR**” as it is used in some distance dimension calls.

- D) Provide closure reports, with areas, of the plat boundary and parcels created by the plat.
- E) Review and revise the geometry on the centerlines of West Sunrise Boulevard, North Andrews Avenue and Northwest 2 Avenue, based on any revisions to the plat boundary necessitated by examination of the closure reports.
- F) 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.
- G) Review the bearing – distance tie from the northwesterly end of the 25.00' radius curve at the northeast corner of the plat boundary to the P.R.M. at the northwest end of the adjacent right-of-way chord. Revise as necessary.
- H) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor must submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available from the County Surveyor's Office.
- I) The survey provided with the plat submittal does not encompass the same parcel described and depicted on the plat. Prepare and provide a current (no older than six [6] months per Broward County Land Development Code Sec. 5-189) survey that matches the plat.
- J) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.

32) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

- K) Address any easements, rights-of-way, or specific purpose parcels to be created by this plat in the Dedication language.
- L) Obtain and provide a copy of the latest FDOT Right-of-Way map for West Sunrise Boulevard adjacent to the plat to the Highway Construction and Engineering Division for review.
- M) All proposed easements must be clearly labeled and dimensioned.
- N) Create four separate parcels for right-of-way to be created by the plat to delineate the portion to be dedicated to the Florida Department of Transportation and the portions to be dedicated to the public. Show areas for each parcel.
- O) Depict the entire right-of-way width of W. Sunrise Boulevard, N. Andrews Avenue, NW 1st Avenue and NW 2nd Avenue adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.
- P) Review the width of the Access Opening on W. Sunrise Boulevard. It is

labeled as a 50' opening. It scales at 60'. Review and revise as necessary. Revise the distances on the Non-Vehicular Access Lines east and west of the opening as necessary.

- Q) Explain the location of the label for R/W DEDICATION PARCEL 129, OR.B. 3815, PG. 774 within the proposed right-of-way for Sunrise Boulevard. Review and revise as necessary.

33) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The title must be updated for the review of any agreements and for the recordation process. Standard format for "Title Certificates," "Opinions of Title," the "Adjacent Right-of-Way Report," and a "Guide to Search Limits of Easements and Right-of-Way" may be obtained by contacting the Highway Construction and Engineering Division or by visiting the Division's web site: <http://bcegov2.broward.org/bcengineering/index.asp>

The title certificate or an attorney's opinion of title must 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 must 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 must be executed with the proper acknowledgements.

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

34) 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) In the Title block correct the text "THE RIGHT OF WAY OF NW 1ST AVENUE".
- C) No text on the plat drawing should be obstructed or overlapped by lines or other text.
- D) Correct the Section number on the Location Map.
- E) Explain the depiction of the curve data within Parcel "A" on sheet 3.

35) 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 Florida Statutes Chapter 177.
- B) The plat must include proper dates for signatures.

36) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

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

- A) Planning Council Executive Director Signature.
- B) Completion of POSSE Inputs; Impact Fee and Security reports printed.
- C) County Surveyor sign-off.
- D) P.R.M.s verified.
- E) Development Order, Planning and Development Management Director Signature.
- F) Highway Construction and Engineering Director Signature.
- G) City of Fort Lauderdale – Transmit scanned copy of mylar for review:

NOTES:


- 1) The applicant may request a copy of the Florida Statutes 177 check print by calling Luis Gaslonde at 954-577-4598.
- 2) Additional changes made to the original plat mylar (beyond this list of corrections) may cause delays in review and recordation and may result in additional review fees.

GENERAL RECOMMENDATIONS

- 37) 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.
- 38) 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>



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

FROM: Barbara Blake Boy, Executive Director 

RE: Progresso Commons (009-MP-17)
City of Fort Lauderdale

DATE: May 22, 2018

The Future Land Use Element of the City of Fort Lauderdale Comprehensive Plan is the effective land use plan for the City of Fort Lauderdale. That plan designates the area covered by this plat for the uses permitted in the "Northwest Regional Activity Center" land use category. This plat is generally located on the south side of Sunrise Boulevard, between Andrews Avenue and Northwest 2 Avenue.

Regarding the proposed commercial/convenience store use with 20 fueling positions, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center," as recorded in Official Record Book 34094, Pages 1407-1412.

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

North: Commercial
South: Northwest Regional Activity Center
East: Northwest Regional Activity Center
West: Northwest Regional Activity Center

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:KJW

cc: Lee Feldman, City Manager
City of Fort Lauderdale

Anthony Fajardo, Director, Department of Sustainable Development
City of Fort Lauderdale