

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

PROJECT DESCRIPTION

Name:	LAUDERHILL MALL SOUTH OUT PARCELS	Number:	040-MP-18
Applicant:	Lauderhill Mall Investments, LLC	Comm. Dist.:	9
Agent:	Avirom & Associates, Inc.	Sec/Twp/Rng:	36-49-41
Location:	West Side of State Road 7/ U.S. 441 Between Northwest 12 Street and Northwest 16 Street	Platted Area:	9.2 Acres
City:	Lauderhill	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	16,289 Sq. Ft. Commercial	Effective Plan:	Lauderhill
Proposed Use:	220,260 Sq. Ft. Commercial (16,289 Sq. Ft. Existing; 203,971 Sq. Ft. Proposed)	Plan Designation:	Transit Oriented Corridor. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Institutional and Commercial	North:	Transit Oriented Corridor
South:	Commercial	South:	Transit Oriented Corridor
East:	Commercial	East:	Transit Oriented Corridor and Medium (16) Residential
West:	Multi-Family Residential	West:	Transit Oriented Corridor
Existing Zoning:	Community Commercial	Proposed Zoning:	Community Commercial

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: 03/05/19
Action Deadline: 04/16/19
Deferral Dates:

Prepared: HWC
Reviewed:
Approved:

SERVICES

Wastewater Plant:	BCUD 4 (09/18)	Potable Water Plant:	Lauderhill (03/18)
Design Capacity:	95.0000 MGD	Design Capacity:	16.000 MGD
12-Mo. Avg. Flow:	71.7800 MGD	Peak Flow:	7.280 MGD
Est. Project Flow:	0.0204 MGD	Est. Project Flow:	0.022 MGD

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

PARKS

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

TRANSPORTATION

Concurrency Zone:	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Central			
Res. Uses:	N/A	N/A	N/A
Non-Res. uses:	1,005	*	N/A
Total:	1,005	*	N/A

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

LAUDERHILL MALL SOUTH OUT PARCELS
020-MP-16

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 220,260 square feet of commercial (16,289 square feet existing; 203,971 square feet proposed). This property is being platted because it does not qualify for an exception to the mandatory platting rule, as the plat boundaries are not specifically delineated on a recorded plat.
- 2) Trafficways approval is valid for 10 months. Approval was received on December 6, 2018.
- 3) This plat is located within a Transportation Concurrency Management Area. It is also located within the Lauderhill City Center Development of Regional Impact (DRI). On December 15, 2009, the County Commission adopted Ordinance No. 090-09-146 (attached) finding that compliance with the conditions of the DRI Development Order satisfies the provisions of the Regional Transportation Network of the Land Development Code for plats within the DRI.

Transportation concurrency fees 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, unless a letter is received from the City of Lauderhill confirming that the proposed use for this application is consistent with the current DRI Development Order. If the municipal letter states that the proposed use on this plat is consistent with the DRI Development Order, then this plat will not be subject to transportation concurrency fees.

- 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 Lauderhill 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. Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Environmental Engineering and Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
- 6) The Environmental Engineering and 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 Environmental Engineering and Permitting Division at 954-519-1483.

- 7) Review of available information by staff of the Aquatic and Wetland Resources 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 Aquatic and Wetland Resources 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 of the Environmental Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of south Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section.
- 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 Lauderhill. 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.

Continued

- 11) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Aquatic and Wetland Resources Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 12) A demolition notice of the existing commercial use may be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
- 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, approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Engineering and Permitting Division 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 consulting archaeologist notes that this plat is located in the City of Lauderhill and within the jurisdictional boundaries of Broward County Historic Preservation Ordinance 2014-32. If any archaeological materials are discovered during the course of development, the property owner/agent must notify the Broward County Historic Preservation Officer, Richard

Continued

(Rick) Ferrer, of the Planning and Development Management Division at 954-357-9731 or rferrer@broward.org, and the project may proceed in accordance with Ordinance 2014-32, Section 5-536.5(g). In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

- 17) 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 approval letter from the Florida Department of Transportation.
- 18) 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.
- 19) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council.
- 20) 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.
- 21) 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 Central Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code. This plat is also located within the Lauderhill City Center Development of Regional Impact (DRI). Traffic concurrency requirements have been satisfied through the DRI.

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

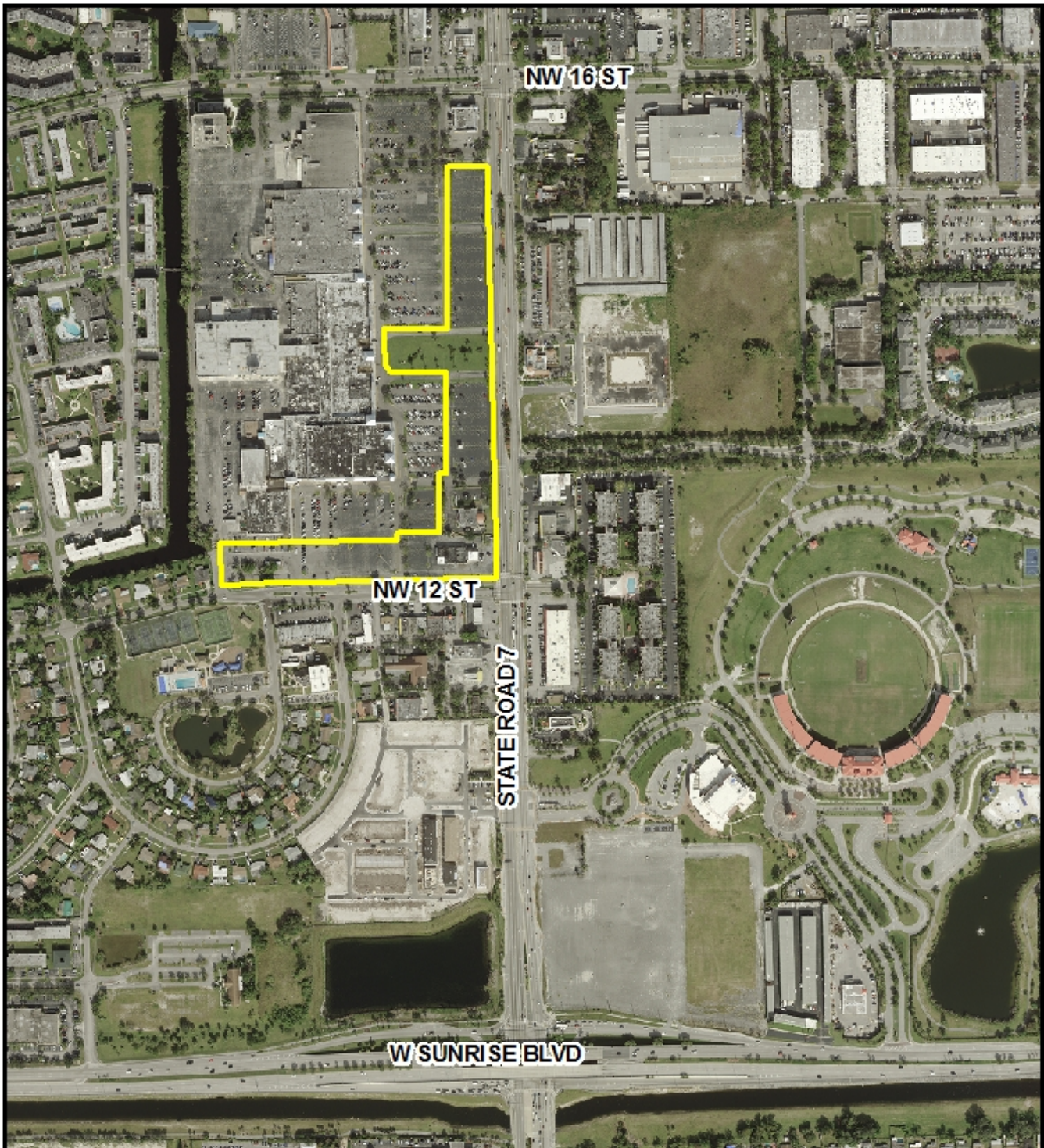
GENERAL RECOMMENDATIONS

- 1) Applicant must pay transportation concurrency fees 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, unless a letter is received from the City of Lauderdale Hills confirming that the proposed use for this application is consistent with the current DRI Development Order.
- 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 **March 5, 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 **March 5, 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.
 - D) This plat is restricted to 220,260 square feet of commercial use (16,289 square feet existing; 203,971 square feet proposed).
 - 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

Continued

owner or owners of property within this plat who took title to the property with reference to this plat.

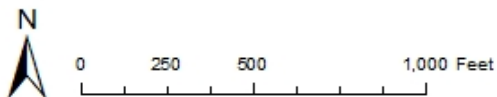
- 3) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



Commission District No. 9
Municipality: Lauderhill
S/T/R: 36/49/41



040-MP-18
Lauderhill Mall South
Out Parcels



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

PREPARED BY AND RETURN TO:
J. Michael Marshall, Esq.
Siemon & Larsen, P.A.
433 Plaza Real, Ste. 339
Boca Raton, Florida 33432

CFN # 109029098
OR BK 48733 Pages 1252 - 1299
RECORDED 12/15/09 15:05:45
BROWARD COUNTY COMMISSION
DEPUTY CLERK 3305
#1, 48 Pages

**NOTICE OF ADOPTION OF DEVELOPMENT ORDER
FOR THE LAUDERHILL CITY CENTER DEVELOPMENT OF REGIONAL IMPACT
IN THE CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA**

NOTICE IS HEREBY GIVEN in accordance with Section 380.06(15)(f), Florida Statutes, that the City of Lauderhill, by Ordinance No. 090-09-146 ("Development Order"), has adopted the Development Order for the Lauderhill City Center Development of Regional Impact ("LCC DRP").

1. The legal description of the property included in the LCC DRI and subject to the Development Order ("Property") is attached to and made of part of this Notice as Exhibit "A."
2. Ordinance NO. 090-09-146 was adopted on November 9, 2009, and is attached hereto as Exhibit "B." As of the date of this Notice, there are no modifications to the Development Order.
3. The Development Order constitutes a land development regulation applicable to the Property.
4. The Development Order runs with the land and is binding on the applicant of the LCC DRI, its successors and/or assigns, jointly and severally.

5. The recordation of this Notice and Development Order shall not constitute a lien, cloud, or encumbrance on the Property, or actual or constructive notice of the same.

J. Michael Marshall
J. Michael Marshall
Siemon & Larsen, P.A.
433 Plaza Real, Ste. 339
Boca Raton, Florida 33432

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 15 day of December 2009 by J. Michael Marshall, who is personally known of has produced _____ as identification.

[Notary Seal]



Notary Public: Lisa G Hoffman

Printed Name: LISA G Hoffman

My Commission Expires: Aug 22, 2012

Exhibit A

"Property"

The Property is located in Section 36, Township 49 South, Range 41 East. The legal description is contained below:

The Mall parcel

Parcel 1:

Lots 1 through 6, in Block 28, of FLAIR SUBDIVISION NO. 3, according to the Plat thereof recorded in Plat Book 51, page 39, of the Public Records of Broward County, Florida.

AND

A portion of land lying in the East 1/2 of Section 36, Township 49 South, Range 41 East, Broward County, Florida, and that portion of a canal lying North of the aforementioned Lots 1 through 6, in Block 28, of FLAIR SUBDIVISION NO. 3, being more particularly described as follows:

Commence at the Southeast corner of said Section 36, run North 00° 54' 30" West, along the Easterly line of said Section 36, for a distance of 1,911.74 feet; thence run South 89° 05' 30" West, along the North Right-of-Way line of NW 12th Street, as shown on the aforementioned Plat of FLAIR SUBDIVISION NO. 3, for a distance of 53.00 feet to the POINT OF BEGINNING of the tract of land hereinafter described; thence continue South 89° 05' 30" West, along the last described course for a distance of 597.0 feet to the Southeast corner of the aforementioned Lot 1, in Block 28; thence run North 00° 54' 30" West, along the East boundary of said Lot 1, for a distance of 100.0 feet to the Northeast corner of said Lot 1; thence run South 89° 05' 30" West, along the North boundary of said Block 28, for a distance of 260.0 feet to a point of curvature; thence run along circular curve to the left (continuing along the North boundary of said Block 28) having a radius of 1,630.00 feet, and a central angle of 7° 15' 08", for an arc distance of 206.32 feet to the Northwest corner of the aforementioned Lot 6, in Block 28; thence run North 8° 09' 38" West, radial to the last mentioned curve (along its Northerly prolongation of the Westerly lot line of said Lot 6), for a distance of 100.0 feet to a point on the next mentioned curve; thence run Westerly along a circular curve to the left, having a radius of 1,730.0 feet and a central angle of 1° 19' 28" for an arc distance of 39.99 feet (said last mentioned curve being coincident with the Northerly Right-of-Way line of the aforementioned canal); thence run North 0° 54' 30" West, along a line that is parallel with and 1,168.0 feet West of as measured at right angles to the East line of said Section 36, for a distance of 1,438.78 feet to a point on the next mentioned curve; said point bearing North 5° 35' 30" West, from the center point of said curve; thence run Easterly along a circular curve to the right having a radius of 3,160.00 feet, and a central angle of 3° 10' 25", for an arc distance of 175.03 feet; thence run North 0° 54' 30" West, along the West line of and parallel with the aforementioned East line of Section 36, for 175.06 feet to a point on a curve, said point bearing North 2° 20' 20" West from the center point of the next described curve; thence run Easterly along a circular curve to the right having a radius of 3,335.00 feet, and a central angle of 1° 25' 50", for an arc distance of 83.26 feet to a point of tangency; thence run North 89° 05' 30" East, along a line that is parallel with and 1,805.00 feet North of, as measured at right angles to, the North Right-of-Way line of NW 12th Street, as shown upon said Plat of FLAIR SUBDIVISION NO. 3, for a distance of 707.00 feet; thence run South 0° 54' 30" East along a line that is parallel with and 203.00 feet West of, as measured at right angles to the East line of said Section 36, for a distance of 150.00 feet; thence run North 89° 05' 30" East, at right angles to the last described course for 150.00 feet; thence run South 0° 54' 30" East at right angles to the last described course for 1,655.00 feet to the POINT

OF BEGINNING, (said last mentioned course being parallel with and 53.00 feet West of, as measured at right angles to the said East line of said Section 36); lying and being in the City of Lauderdale, Broward County, Florida.

Parcel 2:

A portion of the Northeast 1/4 of Section 36, Township 49 South, Range 41 East, lying in the City of Lauderdale, Broward County, Florida, and being more particularly described as follows:

Commence at the most northeasterly corner of FLAIR SUBDIVISION NO. 4-D, according to the Plat thereof, as recorded in Plat Book 60, Page 49, of the Public Records of Broward County, Florida, and run South 0° 54' 30" East, along the East line of said Plat of FLAIR SUBDIVISION NO. 4-D, for 85.25 feet to a point on a curve, said point bearing North 5° 20' 43" West, from the center point of the last described curve; thence run Easterly along a circular curve to the right having a radius of 3,335.00 feet and a central angle of 4° 26' 13" for an arc distance of 258.26 feet to a point of tangency; thence run North 89° 05' 30" East, for 707.00 feet to the POINT OF BEGINNING of a parcel of land hereinafter described; thence run South 0° 54' 30" East, at right angles to the last described course for 150.00 feet; thence run North 89° 05' 30" East at right angles to the last described course for 150.00 feet; thence run North 0° 54' 30" West at right angles to the last described course for 150.00 feet, said last mentioned course being parallel with and 53.00 feet West of, as measured at right angles to, the East line of the aforementioned Northeast 1/4 of Section 36; thence run South 89° 05' 30" West, at right angles to the last described course for 150.00 feet to the POINT OF BEGINNING.

TOGETHER WITH

The Ideal Building parcel

A portion of the Northeast 1/4 in Section 36, Township 49 South, Range 41 East, lying in the City of Lauderdale, Broward County, Florida and being more particularly described as follows:

Commence at the most Northeasterly corner of said FLAIR SUBDIVISION NO. 4-D, according to the Plat thereof, as recorded in Plat Book 60, Page 49, of the Public Records of Broward County, Florida and run South 00°54'30" East along the Easterly line of said Plat of FLAIR SUBDIVISION NO. 4-D for 85.25 feet to the POINT OF BEGINNING of a parcel of land hereinafter described; thence continue South 00°54' 30" East along the last described course for 175.56 feet to a point on a curve said point bears North 5°35' 30" West from the center point of the next described curve: thence run Easterly along a circular curve to the right having a radius of 3160.0 feet and a central angle of 3°10' 25" for an arc distance of 175.03 feet; thence run North 00°54' 30" West along a line East of and parallel with the aforementioned East line of FLAIR SUBDIVISION NO. 4-D for 175.06 feet to a point on a curve, said point bearing North 02°20' 20" West from the center point of the next described curve; thence run Westerly along a circular curve to the left having a radius of 3335.00 feet and a central angle of 3° 00' 23" for an arc distance of 175.00 feet to the POINT OF BEGINNING.

Also known as Tract A LOB Plat, according to the Plat thereof, as recorded in Plat Book 75, Page 24, of the Public Records of Broward County, Florida.



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Blvd.
Fort Lauderdale, FL 33309

RACHEL D. CONE
INTERIM SECRETARY

June 20, 2018

5th EXTENSION

John J. McWilliams
Kimley-Horn
600 North Pine Island Road, Suite 450
Plantation, Florida 33324

Dear Mr. McWilliams:

RE: June 20, 2018 Variance Committee Review (Extension) to allow for Category E Driveway
Applicant & Property Owner: Lauderhill Mall Investment, LLC
Broward County, In the City of Lauderhill
State Road: 7 Section: 86100 MP: 12.008 Access Class: 05 Posted Speed: 35 mph SIS: N
Proposed Land Use: Shopping Center
Project Name & Address: Lauderhill Mall Redevelopment
Date of Pre-application Review: December 20, 2012, Date of Previous AMRC Meeting: March 3, 2016

Request:

- Driveway #1: Right-in/right-out driveway 250 feet south of NW 16th Street
- Driveway #2: Right-in, right-out driveway 210 feet south of driveway #1.
- Driveway #3: A signalized eastbound left-turn/right-turn out (buses only), and a signalized southbound to eastbound left-turn (cars only) located 385 feet south of Driveway #2.
- Driveway #4: A signalized northbound left-turn in (buses + cars), a southbound right-turn in (buses + cars), and an eastbound right-out (cars only) driveway located 105 feet south of Driveway #3.
- Driveway #5: A right-in, right-out driveway located 365 feet south of Driveway #4.
- Driveway #6: A right-in only driveway located 240 feet south of Driveway #5.

The proposed location implies a Variance of Standard 1320 feet – Proposed 860 feet from NW 12th Street = 460 feet or 35 %.

This request is: **Approved with Conditions**

Conditions/Comments:

A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point, shall be provided for right-in, right-out driveways and a driveway length of 50 feet for signalized left-in driveways.

Right turn lanes are required for Driveways #2, #5 and # 6 and must include bicycle lane width.

The queue length for the proposed left turn lane and any adjacent affected left turn lanes must be determined by a traffic study approved by the District Traffic Access Manager.

Mr. McWilliams – (Lauderhill Mall Redevelopment) Access Variance
June 20, 2018
Page 2

- 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 if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP))
- If additional right-of-way is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.
- All existing driveways not approved in this letter must be fully removed and the area restored.

Comments:

Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. Earlier Department decisions on this request shall be voided unless expressly approved herein. If the above concept is approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these 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. **Please note that 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.

Committee approvals and conditions which are at variance with Department rules or standards are not binding in the permitting process for more than 12 months.

Please submit a copy of this letter with your permit application. Contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding the permit application at telephone number 954-777-4377, fax number 954-677-7893 or e-mail: geysa.sosa@dot.state.fl.us.

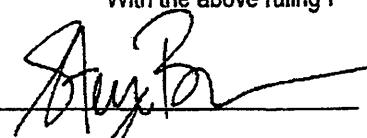
For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>: Click on Statewide Permit News. Scroll down to District 4. Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

THE DISTRICT ACCESS MANAGEMENT REVIEW COMMITTEE

With the above ruling I

Agree Disagree

Steven C. Braun, P.E.
District Design Engineer



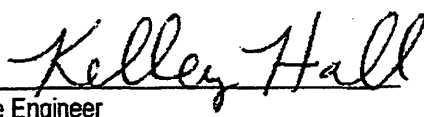
June 20, 2018

Mark Plass, P.E.
District Traffic Operations Engineer



June 20, 2018

Morteza Alian, P.E.
District Maintenance Engineer



June 20, 2018

FOR

cc: Roger Lemieux
File S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2016-03-03 & Variance\AMRC Meeting\1. 86100 MP 12.008 SR 7_Lauderhill Mall Redevelopment\86100 MP 12.008 SR 7_Lauderhill Mall Redevelopment.doc



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: December 20, 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: Final Report
Lauderhill Mall South Out Parcels plat (040-MP-18)

The Highway Construction and Engineering Division, Traffic Engineering, and the Transportation Department, Transit Division have reviewed the application for a new plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), and any previously recorded plats.

As a result of our review, staff has determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code.

STAFF COMMENT

RATIONAL NEXUS REVIEW

- 1 This plat has been evaluated by staff for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code. Staff has made a finding that the proposed development meets the threshold 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 comments:

- 2 Along the ultimate right-of-way for State Road 7 including a corner chord and extending 100 feet along NW 12th Street, except at the following:
 - A) A 50-foot opening with centerline located approximately 227 feet south of the north plat limits. This opening is restricted to right turns only.
 - B) A 40-foot opening with centerline located approximately 649 feet south of the north plat limits. This opening is restricted to turns out only.
 - C) A 40-foot opening with centerline located approximately 788 feet south of the north plat limits. This opening is restricted to right turns in, right turns out and left turns in.
 - D) A 50-foot opening with centerline located approximately 1175 feet south of the north plat limits. This opening is restricted to right turns only.
 - E) A 25-foot opening with centerline located approximately 1446 feet south of the north plat limits. This opening is restricted to and physically channelized for right turns IN only.
- 3 The opening(s) on State Road 7 are subject to the approval of the Florida Department of Transportation. The applicant should consult with and obtain approval of the Florida Department of Transportation. Please contact the District Access Management Engineer, at 777-4350 to discuss permissible access.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 4 Twenty-Two (22) feet of right-of-way to comply with the Broward County Trafficways Plan on SR 7 (US441), a 150-foot Arterial. The right-of-way to be dedicated is located along a roadway functionally classified as a State of Florida right-of-way. The area to be dedicated shall be noted on the plat as a distinct parcel and specific dedication language shall be provided on the dedication page of the plat. Please contact the State or the County for the specific conveyance text.
- 5 Right-of-way for a corner chord based on a 30-foot radius at the intersection of State Road 7 and NW 12th Street.

ACCESS EASEMENT REQUIREMENTS

- 6 Provide a 40-foot wide by 128-foot deep ingress/egress easement in the south 40-foot opening on State Road 7. 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

- 7 The minimum distance from the non-vehicular access line of State Road 7, at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 25 feet unless otherwise restricted.
- 8 A channelized driveway shall consist of one lane with a pavement width of 15 feet, with minimum entrance radii of 50 feet.
- 9 For the two-way driveway that will be centered in a 40-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.
- 10 For the 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 50 feet.
- 11 Alternate pavement width or entrance radii may be approved if acceptable to the Florida Department of Transportation and the Paving and Drainage Section of the Highway Construction and Engineering Division.
- 12 The applicant shall consult with the Permit Section of The Florida Department of Transportation regarding the design elements of these connections (954-777-4383).

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 13 A two-way driveway that will be centered in the 50-foot opening with centerline located approximately 227 feet south of the north plat limits.
- 14 A one-way driveway that will be centered in the 40-foot opening with centerline located approximately 649 feet south of the north plat limits.
- 15 A two-way driveway that will be centered in the 40-foot opening with centerline located approximately 788 feet south of the north plat limits.
- 16 A two-way driveway that will be centered in the 50-foot opening with centerline located approximately 1175 feet south of the north plat limits.
- 17 The physical channelization of the driveway in the 25-foot opening on State Road 7 as specified under the non-vehicular access line requirements.
- 18 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)

- 19 Southbound right turn lane on State Road 7 at the north 50-foot opening with 135 feet of storage and 50 feet of transition. A bike lane, conforming to current FDOT standards, shall be included. Design of this turn lane is subject to approval by Florida Department of Transportation.
- 20 Southbound right turn lane on State Road 7 at the intersection of State Road 7 and NW 12th Street with 275 feet of storage and 50 feet of transition. A bike lane, conforming to current FDOT standards, shall be included. Design of this turn lane is subject to approval by Florida Department of Transportation.
- 21 Southbound combination bus bay and right turn lane on State Road 7 commencing at the 706 feet north of the south plat limits and extending through the south 50-foot opening. A bike lane, conforming to current FDOT standards, shall be included. Design of this turn lane is subject to approval by Florida Department of Transportation.
- 22 Northbound left turn lane on State Road 7 at south 40-foot opening with 200 feet of storage and 50 feet of transition. Design of this turn lane is subject to approval by Florida Department of Transportation.
- 23 Southbound left turn lanes on State Road 7 at the north 40-foot opening with 200 feet of storage and 50 feet of transition. Design of this turn lane is subject to approval by Florida Department of Transportation.

RELOCATE EXISTING BUS SHELTER (Secure and Construct)

- 24 Relocate an existing cast-in-place bus shelter approximately 480 feet north of the south plat limit along SR 7 commencing 545 feet north of the south plat limit and continuing north of 15 feet. Design is subject to review by the Service and Capital Planning Section of the Transit Division, Paving and Drainage Section of the Highway Construction and Engineering Division and the Permits Section of the Florida Department of Transportation.

SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 25 An 8-foot-wide x 90-foot long expanded sidewalk for the bus landing pad (design must extend to the face of curb and gutter) on SR 7 commencing 560 feet north of the south plat limit and continuing north for 90 feet. Design is subject to review by the Service and Capital Planning Section of the Transit Division, Paving and Drainage Section of the Highway Construction and Engineering Division and the Permits Section of the Florida Department of Transportation.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 26 Along State Road 7 adjacent to the ultimate right-of-way line of the plat.

SIGNALIZATION IMPROVEMENTS – TRANSIT CENTER (Constructed by Broward County)

- 27 100 percent of the installation cost of a traffic signal at the intersection of State Road 7 and the 40-foot opening.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 28 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.
- 29 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.

The Installation of Required Improvements Agreement shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to NVAL Amendment Agreement recordation and/or commencement of construction. Security amounts shall be based upon the one of the following:

- a. Approved construction plans. When security is based on approved construction plans, the security will be calculated at one hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
- b. Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
- c. All forms are available on the Highway Construction & Engineering Division's web page at: <http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

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

- 30 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.

GENERAL RECOMMENDATIONS

- 31 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.
- 32 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).
 - 1) State of Florida Department of Transportation:
 - 2) "Roadway and Traffic Design Standards."
 - 3) "Standard Specifications."
 - 4) "FDOT Transit Facilities Guidelines."
 - B) 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>.

- 33 This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant shall request a current tax letter be forwarded from the Revenue Collection Division to HCED Plat Section.

F.S. 177 PLAT REVIEW COMMENTS

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.

34 SURVEY DATA

- A) The legal description in the title opinion or certificate shall match the legal description on the plat. The plat drawing shall follow the legal description.
 - 1. Review the Special Warranty Deed to the State of Florida recorded in O.R.B. 2588, PG. 817, B.C.R. as it pertains to F.D.O.T. right-of-way at the northwest corner of State Road 7 and N.W. 12th Street. Additionally, review F.D.O.T. map Section 86100-2509. Revise the description and plat boundary as necessary.
 - 2. Verify the Section number of the F.D.O.T. Right-of-Way Map that applies to State Road 7 abutting the plat and revise the description as necessary.
- B) Review and revise the perimeter bearings and distances as necessary, based on Comment 38.A.1.
- C) Review and revise the State Plane Coordinates on all P.R.M.s and the land ties as necessary, based on Comment 38.A.1.
- D) Show coordinates on all P.R.M.s and plat boundary corners.
- E) Fully dimension all parcels created by the plat.
- F) Provide closure reports, with areas, of the plat boundary and parcels created by the plat, based on Comment 38.A.1.
- G) Revise the Area Tabulation Table as necessary, based on Comment 38.A.1.
- H) Provide a revised Boundary Survey, based on Comment 38.A.1., as necessary.
- I) Verify the identification of the monument at the southeast corner of Section 36-49-41. The monument shown on the plat differs from the monument shown on the applicable F.D.O.T. Right-of-Way Map. Review and revise as necessary. The platting surveyor shall 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 shall submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available at the following website:
<http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx>
- J) The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

35 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A) Address any easements, rights-of-way, or specific purpose parcels to be created by this plat in the Dedication language. There is a Dedication for Parcel 2 in the Dedication Block, but no Parcel 2 appears on the plat. Review and Revise as necessary.
- B) Proposed right-of-way shall be clearly labeled and dedicated by the plat.
- C) Depict the entire right-of-way width of State Road 7, N.W. 12th Street and N.W. 13th Street adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.
 - 1. Verify the width of the right-of-way for State Road 7 created by Right-of-Way Map Book 4, PG. 43, B.C.R. and revise as necessary.
- D) Depict and label with type, width, and recording information for any applicable existing easements within the plat as identified in the title work or provide evidence of their release/vacation. Verify the extents of the easement created by the instrument recorded in O.R.B. 4612, PG. 598, B.C.R. Additionally, identify the type/purpose of the easement. Review and revise as necessary.

36 TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The title shall be updated for review of any agreements and 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 & Engineering Division or by visiting our web site: <http://bcegov2.broward.org/bcengineering/index.asp>

37 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. Verify the recording information for the GEORGETOWN plat shown as a source of right-of-way for N.W. 13th Street east of State Road 7 and revise as necessary.

38 SIGNATURE BLOCKS


- A) The Surveyor's Certification shall be signed and the plat sealed by professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision and complies with all of the survey requirements of FS Chapter 177. Revise the Surveyor's Certificate to remove the reference to PART 1 of Chapter 177, Florida Statutes and to add "LS" to the platting surveyor's registration number.

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

- A) Planning Council Executive Director or Designee Signature
- B) Completion of all POSSE Inputs; Impact Fee and Security reports printed
- C) County Surveyor Signature
- D) Permanent Reference Monuments Verified
- E) Development Order, Planning & Development Management Director Signature
- F) Highway Construction and Engineering Director Signature
- G) City/District scanned copy of mylar, as required.



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

FROM: Barbara Blake Boy, Executive Director 

RE: Lauderhill Mall South Out Parcels (040-MP-18)
City of Lauderhill

DATE: October 31, 2018

The Future Land Use Element of the City of Lauderhill Comprehensive Plan is the effective land use plan for the City of Lauderhill. That plan designates the area covered by this plat for the uses permitted in the "Transit Oriented Corridor" land use category. This plat is generally located on the west side of State Road 7/ U.S. 441, between Northwest 12 Street and Northwest 16 Street, in the City of Lauderhill.

Regarding the existing and proposed commercial use, Planning Council staff notes that the subject "Transit Oriented Corridor" permits a maximum of 5,229,208 square feet of commercial uses. To date, including this proposed development, information submitted by the City indicates that 2,670,333 square feet of commercial uses have been proposed by plat or granted development permits. Therefore, the existing and proposed 220,260 square feet of commercial use is in compliance with the permitted uses of the effective land use plan.

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

- North: Transit Oriented Corridor
- South: Transit Oriented Corridor
- East: Transit Oriented Corridor and Medium (16) Residential
- West: Transit Oriented Corridor

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

BBB:KJW

cc: Charles Faranda, City Manager
City of Lauderhill

Stephen Tawes, City Planner, Planning & Zoning Department
City of Lauderhill