

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

PROJECT DESCRIPTION

Name:	WHALE OF A WASH	Number:	002-MP-18
Applicant:	John B. Kennelly	Comm. Dist.:	4
Agent:	Pulice Land Surveyors, Inc.	Sec/Twp/Rng:	06-48-43
Location:	South Side of Hillsboro Boulevard, Between Southwest 1 Terrace and South Dixie Highway	Platted Area:	0.493 Acres
City:	Deerfield Beach	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	Vacant	Effective Plan:	Deerfield Beach
Proposed Use:	6,000 Sq. Ft. Commercial	Plan Designation:	Commercial. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Commercial	North:	Commercial
South:	Commercial	South:	Commercial
East:	Commercial, Vacant	East:	Commercial
West:	Vacant	West:	Commercial
Existing Zoning:	B-1	Proposed Zoning:	B-1

RECOMMENDATION (See Attached Conditions)

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

Meeting Date:	03/28/19	Prepared:	HWC
Action Deadline:	05/07/19	Reviewed:	
Deferral Dates:		Approved:	

SERVICES

Wastewater Plant:	BCUD 4 (09/18)	Potable Water Plant:	Deerfield Beach (05/17)
Design Capacity:	95.0000 MGD	Design Capacity:	40.400 MGD
12-Mo. Avg. Flow:	71.7800 MGD	Peak Flow:	11.510 MGD
Est. Project Flow:	0.0006 MGD	Est. Project Flow:	0.001 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:	65	*	N/A
Total:	65	*	N/A

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

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STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 6,000 square feet of commercial use. This property is being platted because it does not qualify for an exemption to the mandatory platting rule. Although the property is less than five (5) acres in size, the plat boundaries are not specifically delineated on a recorded plat.
- 2) Trafficways approval is valid for 10 months. Approval was received on April 26, 2018. A two-month extension has been granted and approval will expire on April 26, 2019.
- 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 Deerfield Beach and is under the jurisdiction of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division. Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. 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
- 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. 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 at the earliest time 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) Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation regulations of the City of Deerfield Beach if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.
- 10) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>
- 11) 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) 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

Continued

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.

- 13) 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.
- 14) 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 Deerfield Beach and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Deerfield Beach's Planning Department at 954-480-4200 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org
- 15) 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.
- 16) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council.
- 17) See the attached comments from Florida Power & Light requesting additional utility easement for the proposed plat. For additional information, contact Akeem Bakare at 954-956-2010.
- 18) 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.

- 19) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

CONCURRENCY REVIEW

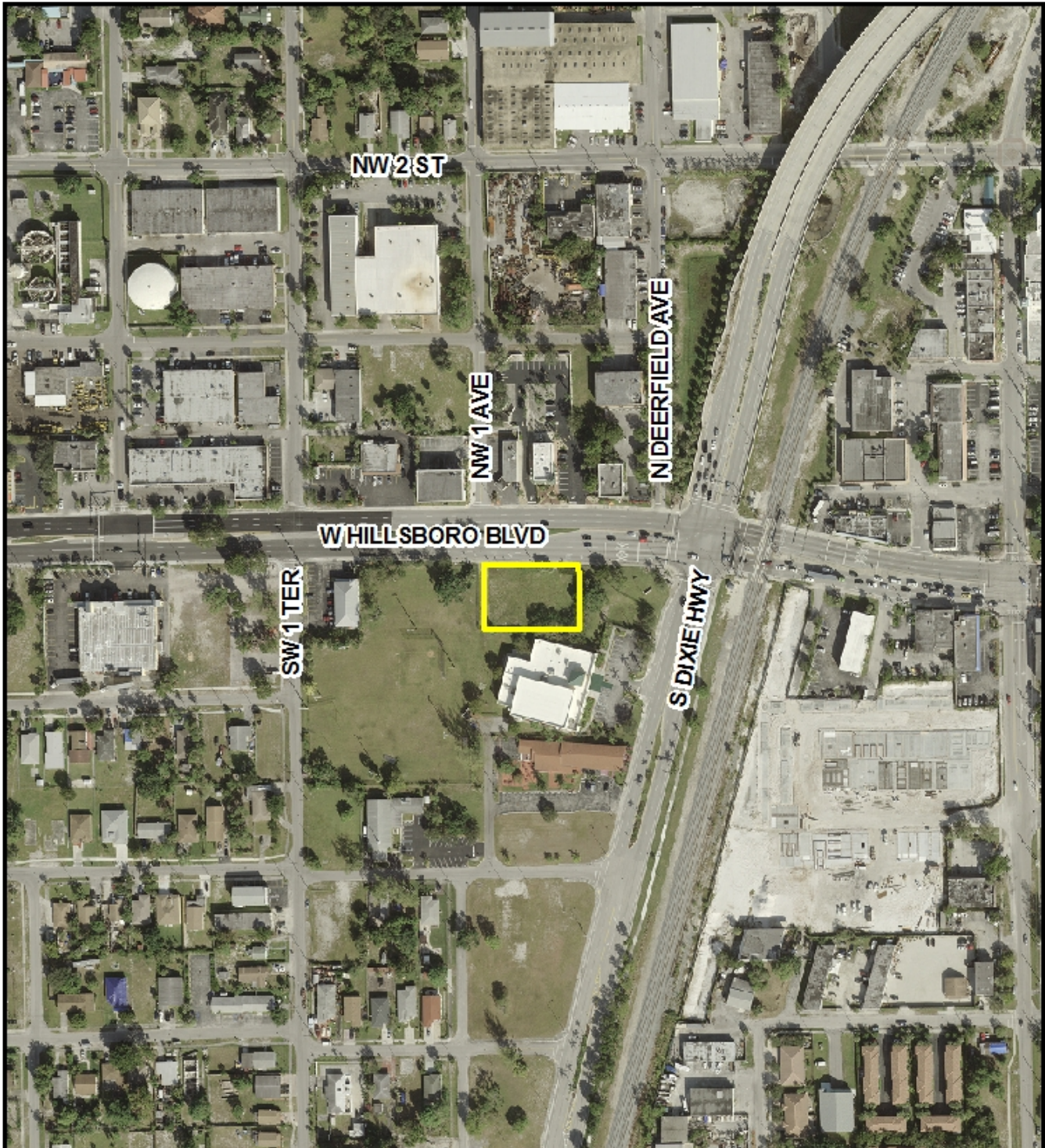
- 1) This plat is located within the Northeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This plat satisfies the solid waste disposal concurrency requirement of 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.
- 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 28, 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 28, 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 6,000 square feet of commercial use.
 - 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.
- 5) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

Continued



Commission District No. 4
Municipality: Deerfield Beach
S/T/R: 06/48/43



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Whale of a Wash



0 125 250 500 Feet

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



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: February 12, 2019

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
Whale of a Wash (002-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:

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 Hillsboro Boulevard except at 40-foot shared access opening with centerline located approximately 10 feet east of the event plat limits.

This opening is restricted to right turns only.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 3 A triangular area, encompassing an area bound by a 4.08 feet leg along the west property line and along the front of the plat to the north east plat corner, of right-of-way to comply with the Broward County Trafficways Plan on Hillsboro Boulevard, a 120 feet Arterial.
- 4 That portion of right-of-way necessary to complete the right turn lane at the intersection of Hillsboro Boulevard and Dixie Highway with a minimum width of 10.72 feet.

ACCESS EASEMENT REQUIREMENTS

- 5 Provide a 30 foot wide by 100 foot deep ingress/egress easement in the 40 feet opening on Hillsboro Boulevard. 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

- 6 The minimum distance from the non-vehicular access line of Hillsboro Boulevard, 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 35 feet.
- 7 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.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

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

SIDEWALK REQUIREMENTS (Secure and Construct)

- 9 Along Hillsboro Boulevard adjacent to this plat.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 10 Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below. Design and installation of the required markers and/or signs are subject to approval by Florida Department of Transportation for projects located on a FDOT jurisdictional roadway.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 11 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.

- 12 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)

- 13 Construction plans for the required improvements (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.

GENERAL RECOMMENDATIONS

- 14 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.

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- 15 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>.

- 16 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.

17 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. Correct the final course in both Legal Descriptions to read: "... on the aforementioned West Line of the West 177 feet of the East $\frac{1}{2}$ of ...". The total area shown on the calculated closure is 21,474 square feet, instead of 21,171 square feet. Please review to confirm the correct area.
- B. Identify any existing monuments found on the N.W. Corner of Section 6-48-43.
- C. Correct the description of the Point of Commencement on the plat drawing to read as follows: "Intersection of the West Line of the N.W. $\frac{1}{4}$ of Section 6-48-43 and the westerly extension of the North Line of 'BOYS & GIRLS CLUB PLAT'...".
- D. Remove Varied Width R/W from the westerly adjacent property and replace with A Portion of Tract 6, "NEWLANDER'S SURVEY" (P.B. 1, PG. 55, P.B.C.R.).
- E. Show the bearing, distance, and endpoint arrows along the east boundary of Parcel A of "BOYS & GIRLS CLUB PLAT", adjacent to the said adjacent Portion of Tract 6.
- F. Show the bearing, distance, and endpoint arrows along the west boundary of the said Portion of Tract 6, lying north of the present south right-of-way line of Hillsboro Boulevard.
- G. The boundary survey submitted with this plat shall be performed and prepared under the responsible direction and supervision of a professional surveyor and mapper preceding the initial submittal of the plat to the local governing body. This subsection does not restrict a legal entity from employing one professional surveyor and mapper to perform and prepare the boundary survey and another professional surveyor and mapper to prepare the plat.
- H. The platting surveyor shall submit Certified Corner Records for the N.W. Corner of Section 6-48-43. 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 from County Surveyor's Office.
- I. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

18 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Dedication language shall clearly dedicate all right-of-way and easements shown on the plat.
- B. Mortgagee dedication shall clearly join in the dedication of right-of-way.
- C. Show bearings and distances along the west and east boundaries of the 10' additional right-of-way per P.B. 166, PG. 23, B.C.R., lying west of your platted property.
- D. Remove South Right-of-Way Line and the three arrows at the said east boundary of said 10' additional right-of-way. This confined area is cluttered with too much text and lines. For a substitution, label the South R/W Line further west.
- E. Remove O.R.B. 36646, PG. 1127, B.C.R. from the "Southerly R/W Line" of Hillsboro Boulevard. This is already shown on the right-of-way parcel verification shown directly above the said text.
- F. Remove the incorrect measurement of 22.00' along the east plat boundary and the additional Hillsboro Boulevard right-of-way to the east. Show arrows at the endpoints and insert the correct distance.
- G. In order to reduce the excessive text on Hillsboro Boulevard, remove 100' R/W Dedication, O.R.B. 2664, PG. 37, B.C.R. from its present location and make it part of the 100' measurement shown to the east.
- H. Remove 100' R/W Dedication, O.R.B. 2583, PG. 976, B.C.R. further to the east. This right-of-way parcel does not touch the platted property as is not necessary to be shown.
- I. Relocate the text for the 5' R/W Dedication, O.R.B. 2852, PG. 104, B.C.R. from within the cluttered Hillsboro Boulevard right-of-way to just within Lot 6 of "CLOPTON ADDITION TO DEERFIELD".
- J. Centerlines of right-of-way and construction (if they are different), names, widths, angles, bearings, or azimuths distances, etc.; curved lines: arc distances, central angles, and radii, together with chord and chord bearing or azimuths shall be shown.

19 TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A. Plat review service charge form, review fee, and one copy of the plat with all changes from the original plat review application highlighted. The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title which shall:

- 1) be based upon a legal description that matches the plat. See Comment 1(A) for two possible corrections.
- 2) be based upon a search of the public records within forty-five (45) days of submittal.
- 3) contain the names of all owners of record.
- 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
- 5) contain a listing of all easements and rights-of-ways of record lying within the plat boundaries.
- 6) contain a listing of all easements and rights-of-ways which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

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>

For mylar review

The title certificate or an attorney's opinion of title shall be updated to reflect a comprehensive search of the Public Records within 30 days prior to plat recordation. If the updated title shows any change to property ownership, then a new dedication on the plat mylar shall be executed by the new owner(s) with the proper acknowledgements. If the updated title shows any changes to or additional mortgage holders, then a new Mortgagee consent shall be executed with the proper acknowledgements.

- B. The Dedication on the original mylar shall be executed by all record owners with original signatures. For property owned by an individual (or by individuals), the plat shall be executed in the presence of two witnesses for each signature.
- C. All mortgagees shall execute the plat with original signatures, seals, and witnesses.
- D. Acknowledgments and seals are required for each signature.

20 DRAFTING AND MISCELLANEOUS DATA

- A. See Comment 1(A) regarding the calculated area shown on the platted property.

- B. The plat original shall be drawn with black permanent drawing ink; or non-adhered scaled print on a stable base film.
- C. Correct City of Deerfield Beach in the Title Blocks on both sheets.
- D. Correct "BOYS & GIRLS CLUB PLAT" with an ampersand, not the word "and"; in addition to P.B. 166, PG. 23, B.C.R. with "B.C.R.", not "P.B.C.R."
- E. Insert commas within long Sectional breakdowns labelled along the west and east plat boundaries and on the westerly acreage. For example: West Line, West 177', East ½, S.W. ¼, N.W. ¼, N.W. ¼, Section 6-48-43 along the west plat boundary.
- F. Use a bolder text for the Northwest Corner, Section 6-48-43 and the North Line, N.W. ¼, Section 6-48-43 at the Section Corner.
- G. Use a larger and bolder text for the West Line, N.W. ¼, Section 6-48-43.
- H. Show arrows at the endpoints of the measurements 99.96' and 330.18' along the centerline of Hillsboro Boulevard.
- I. Use a bolder text for the measurement 0.29' on the centerline of Hillsboro Boulevard.
- J. Remove South Line, Block IV shown twice for "CLOPTON ADDITION TO DEERFIELD". These are unnecessary text clutter in a region already heavy on text.
- K. Include the following in the Legend: (M) Denotes: Measured and (P) Denotes: Plat.
- L. Show the Planning and Redevelopment Division file number 002-MP-18 inside the border in the lower right hand corner on each page.

21 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.
- B. The plat shall include space for signature by the Highway Construction and Engineering Director and Surveyor indicating that the plat has been reviewed for conformity with Chapter 177, Part 1 Florida Statutes.
- C. The plat shall include space for signature by the Broward County Environmental Protection and Growth Management Department.
- D. The plat shall include space for signature by Records Division - Minutes Section (County Commission). Correct the name to Broward County Finance and Administrative Services Department: County Records Division.
- E. The plat shall include space for signature by Planning Council Chair and Executive Director.
- F. The plat shall include proper dates for signatures.

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- G. Correct the names of the City of Deerfield Beach City Planning and Zoning Board and City of Deerfield Beach City Engineer signature blocks.
- H. Remove State of Florida, County of Broward} SS from the City of Deerfield Beach Clerk's Certificate signature block.
- I. The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by a copy of City (or Town) conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

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

- A. Planning Council Administrator Signature
- B. Completion of all POSSE Inputs; Impact Fee and Security reports printed
- C. County Surveyor Signature
- D. PRM's Verified
- E. Development Order, Planning & Redevelopment Director signature
- F. 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: Whale of a Wash (002-MP-18)
City of Deerfield Beach

DATE: February 26, 2018

The Future Land Use Element of the City of Deerfield Beach Comprehensive Plan is the effective land use plan for the City of Deerfield Beach. That plan designates the area covered by this plat for the uses permitted in the "Commercial" land use category. This plat is generally located on the south side of Hillsboro Boulevard, between Dixie Highway and Southwest 1 Terrace.

The proposed 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: Commercial
South: Commercial
East: Commercial
West: Commercial

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: Burgess Hanson, City Manager
City of Deerfield Beach

Eric M. Power, AICP, Director, Planning & Development Services
City of Deerfield Beach

BROWARD COUNTY, FLORIDA
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
COMMENTS FOR PLAT REPORT

TO: Anna Tupitsyna
DIVISION: Florida Power & Light Company
PLAT NAME: WHALE OF A WASH

Plat No. 002-MP-18

COMMENTS DUE DATE: March 1, 2018

Please find an application for the above Plat which was submitted to you for verification of the standards of the Broward County Land Development Code, as amended.

To comply with the review requirements mandated by the Code, your written comments must be submitted to this office by the date indicated above. **If your comments are not received by the above date, we will understand that to mean you have no objection to the plat as submitted.**

For your convenience you may e-mail your comments to Thuy Turner at: PDMDInfo@broward.org or call 954-357-6623.

Your cooperation is greatly appreciated.

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

- _____ NO OBJECTION TO THE PLAT AS SUBMITTED.
- _____ THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.
- X _____ THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

In the space provided please sign, print your name and phone number



Authorized Signature


Print Name


Telephone Number

COMMENTS:



330 SW 12th Ave Pompano Beach, FL 33069

March 12, 2018

Thuy Turner
Planning Section Supervisor
Broward County Planning and Development Management

RE: No Objection Letter for Whale of a Wash Plat No. 002-MP-18

Per your request, FPL has no objection to the proposed site plan for the Whale of a Wash with the following stipulations.

FPL does have existing facilities adjacent to site plan area. These facilities provide the main source of electric to the adjoining property. These facilities need to remain in their present location or be relocated at the owners expense. FPL will require an easement by instrument for any relocated or new FPL facilities from the owner or developer.

For the new construction project planned the customer will need to provide any additional easement requirements needed by FPL. These easements will be provided by instrument and will be provided prior to construction or installation of FPL facilities.

Should any FPL facilities be subsequently discovered that need to be relocated, then the applicant will pay for the total costs of any relocation or replacement of those FPL facilities as deemed necessary by FPL or requested by the applicant. Additionally the applicant will pay for any relocation costs associated with any relocation of FPL facilities due to turn lanes, de-acceleration lanes, road right-of-way vacations etc.

FPL will require a complete set of plans prior to construction. These would include site, civil, landscape, and electrical. As the FPL engineering, design, and construction process encompasses about a three to four month schedule it is imperative that complete plans be provided well in advance of construction.

If I can be of assistance feel free to contact me at 954-956-2010. My fax is 954-956-2020.

Sincerely,

A handwritten signature in blue ink that reads 'Akeem Bakare'.

Akeem Bakare
Customer Project Manager
Office 954-956-2010; Fax 954-956-2020