

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

PROJECT DESCRIPTION

Name:	PEARL RIVERLAND	Number:	034-MP-18
Applicant:	Clarkson-Bergman Family Partnership, LTP	Comm. Dist.:	9
Agent:	Lochrie & Chakas, PA	Sec/Twp/Rng:	08/50/42
Location:	South Side of Broward Boulevard Between Riverland Road and Southwest 25 Terrace	Platted Area:	11.20 Acres
City:	Fort Lauderdale	Gross Area:	NA
Replat:	N/A		

LAND USE

Existing Use:	112 Mobile Homes	Effective Plan:	Fort Lauderdale
Proposed Use:	276 Mid-Rise Units	Plan Designation:	Medium-High (25) Residential
Adjacent Uses:		Adjacent Plan Designations:	
North:	Commercial	North:	Commercial and Med-High (25) Residential
South:	Church and Warehouse	South:	Commercial
East:	Single Family Residential	East:	Low-Medium (8) Residential
West:	Commercial and Multi-Family Res.	West:	Commercial and Med-High (25) Residential
Existing Zoning:	MHP	Proposed Zoning:	RMM-25

RECOMMENDATION (See Attached Conditions)

**APPROVAL:** Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances.  
**WAIVER:** Waiver of Right of Way, Access, Turn lane Improvements and Construction Requirements pursuant to Sec. 5-182(c)(10). See Staff Comment 21, Finding 3, Highway Construction and Engineering Recommendations 1, 6, 10 and 13.

Meeting Date:	05/07/19	Prepared:	HWC
Action Deadline:	06/11/19	Reviewed:	
Deferral Dates:		Approved:	

SERVICES

Wastewater Plant:	G.T. Lohmeyer (12/18)	Potable Water Plant:	Fort Lauderdale (05/18)
Design Capacity:	48.0000 MGD	Design Capacity:	90.000 MGD
12-Mo. Avg. Flow::	39.9700 MGD	Peak Flow:	53.400 MGD
Est. Project Flow:	0.0690 MGD	Est. Project Flow:	0.0978 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
276	*	Regional:	1.24 Acres	*	*

\* See Staff Comment No. 6  
See Finding No. 2  
See General Recommendation No. 1

\* See Staff Comment No. 7  
See Finding No. 5  
See General Recommendation No. 1

TRANSPORTATION

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

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

PEARL RIVERLAND  
034-MP-18

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the uses being 276 mid-rise units. This property is being voluntarily platted by the owner to redevelop into residential use.

In accordance with Ordinance 2013-30, effective October 4, 2013, mid-rise units are defined as four (4) or more attached dwelling units in a building with four (4) to eight (8) stories (exclusive of parking levels).

- 2) Trafficways approval is valid for 10 months. Approval was received on November 22, 2018.
- 3) At the time of plat application, the applicant stated that 112 mobile home units (11 one-bedroom; 65 two-bedroom; 33 three-bedroom; and 2 undetermined bedroom trailers) existed on this site, which will be demolished. Section 5-182(a)(3)b) of the Land Development Code provides credit for existing structures to be demolished, provided the demolition occurs within certain time periods.
- 4) Section 723.083 Florida Statutes states that no agency of municipal, local, county or state government shall take any official action which would result in the removal or relocation of mobile home owners residing in a mobile home park without first determining that other adequate suitable facilities exist for the relocation of the mobile home owners. The applicant has submitted the attached affidavit verifying that all of the lots within the mobile home park are owned by the applicant and all of the mobile homes are owned by the mobile home park operator. The owner's affidavit indicates that notice will be provided to any remaining tenants and/or mobile home owner prior to closing the mobile home park and rent will be collected on a monthly basis until that time. Therefore, the County Attorney's office has opined that Section 723.083 FS is not applicable, and no determination by the County Commission is required.
- 5) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 6) This plat generates more than one student at one or more levels (i.e., elementary, middle and high), and in accordance with Section 5-182(m)(1)a) of the Land Development Code, is subject to the requirements of public school concurrency. School Board staff has reviewed this application and determined that it satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. Therefore, this plat will be subject to school impact fees which will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of

- construction plans submitted for County environmental review approval. See the attached School Capacity Availability Determination received from the School Board.
- 7) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact and administrative fees for the proposed 276 mid-rise units will be paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
  - 8) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
  - 9) This plat is located in the City of Fort Lauderdale and is in a dependent water control district under the jurisdiction of the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division. Surface water management plans must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances and the criteria of the Water Control District No. 4. A surface water management license from the Water and Environmental Licensing Section will be required 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.
  - 10) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. For additional information, please contact the Water and Environmental Licensing Section at 954-519-1483.
  - 11) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

- 12) 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.
- 13) 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>
- 14) 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 Fort Lauderdale 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.
- 15) 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.
- 16) A demolition notice of the existing mobile homes may be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
- 17) The subject plat is in the vicinity of a known contaminated site 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 Assessment and Remediation Section of the Environmental Engineering and Permitting Division must approve any dewatering activities at this site.
- 18) 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.

- 19) This property is within 20,000 feet of Fort Lauderdale-Hollywood International Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>.
- 20) 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 will not have an adverse effect on any known historical or archeological resources or areas of archeological or paleontological sensitivity. The archaeologist notes that this property is located in the City of Fort Lauderdale and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Fort Lauderdale Urban Design and Planning Division, at 954-828-7101 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 by telephone at 954-357-5200, Email at [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org) or Website at: <http://www.broward.org/MedicalExaminer>
- 21) 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. Staff have recommended the **WAIVER** of the right turn lane right-of-way and construction subject to the conditions contained in the attached memorandum. In addition, the recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 22) This site is currently serviced by BC Transit Routes 9, 22 and 81 on Broward Boulevard.
- 23) The attached comments received from the Broward County Planning Council indicate that the proposed mid-rise use is in compliance with the permitted uses of the effective land use plan. The plat was not the subject of a Broward County Land

Use Pla amendment, and therefore not subject Policy 2.16.2 related to affordable housing.

- 24) The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
- 25) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at: [www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf](http://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.
- 2) This plat has been reviewed by the School Board, and satisfies the public school concurrency requirements of Section 5-182(m)(1)a) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board.
- 3) A Traffic Study was submitted to the Public Works Department and they determined that the study demonstrates that the absence of a right turn lane on Southwest 27 Avenue will not adversely affect traffic conditions. This determination provides the basis for the County Commission to waive the right turn lane right-of-way and construction requirement pursuant to Section 5-182(c)(10) of the Broward County Land Development Code.
- 4) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.
- 5) This plat satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

## GENERAL RECOMMENDATIONS

- 1) Applicant must pay transportation concurrency fees, school impact fees and regional park impact and administrative fees during the review of construction plans submitted for County environmental review approval by the Development Management and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land

Development Code. Regional park impact and administrative fee amounts are subject to adjustment each October 1.

- 2) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

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.

- 3) Place a note on the face of the plat reading:

- A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **May 7, 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

- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **May 7, 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.

- C) This plat is restricted to 276 mid-rise units.

- D) 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.

- E) Any structure within this plat must comply with Section 2B.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

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



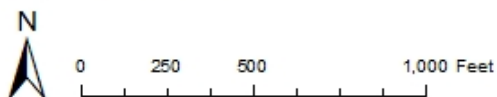
Continued



**Commission District No. 9**  
**Municipality: Fort Lauderdale**  
**S/T/R: 08/50/42**



**034-MP-18**  
**Pearl Riverland**



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

**AFFIDAVIT  
OF  
CAROL GROSS CLARKSON**

BEFORE ME, the undersigned authorized to administer oaths, personally appeared CAROL GROSS CLARKSON, who after being duly sworn according to law, deposes and states as follows:

1. I am the President of CLARKSON-BERGMAN, INC., the general partner of CLARKSON-BERGMAN FAMILY PARTNERSHIP, LTD., a Florida limited partnership ("CLARKSON").
2. CLARKSON is the owner of the mobile home park known as Sunset Colony Mobile Home Park located at 400 SW 27<sup>th</sup> Avenue, Ft. Lauderdale, FL 33312 ("Mobile Home Park").
3. The Mobile Home Park is the subject of an application for plat approval for a plat entitled "Pearl Riverland."
4. CLARKSON owns all the lots within the Mobile Home Park.
5. Sunset Operators, LLC owns all of the mobile homes in the Mobile Home Park with the exception of two (2) mobile homes.
6. Rent will be collected on a monthly basis from any individual renting a lot and trailer or a lot only until the Mobile Home Park is closed.
7. Notice of the Mobile Home Park closing will be provided to any remaining tenants and/or mobile home owners.

FURTHER AFFIANT SAYETH NAUGHT.

CLARKSON-BERGMAN FAMIOLY PARTNERSHIP,  
LTD, a Florida limited partnership

By: Clarkson-Bergman, Inc., a Florida corporation, its general partner

By: *Carol Gross Clarkson*  
Carol Gross Clarkson, President

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing affidavit was acknowledged before me this 28 day of January, 2019, by Carol Gross Clarkson as President of CLARKSON-BERGMAN, INC., the general partner of CLARKSON-BERGMAN FAMILY PARTNERSHIP, LTD., a Florida limited partnership who is personally known to me or has produced FDL CA0210745564 as identification or is known to me personally.

*FDL  
CA0210745564  
2/24/2021*

NOTARY PUBLIC:

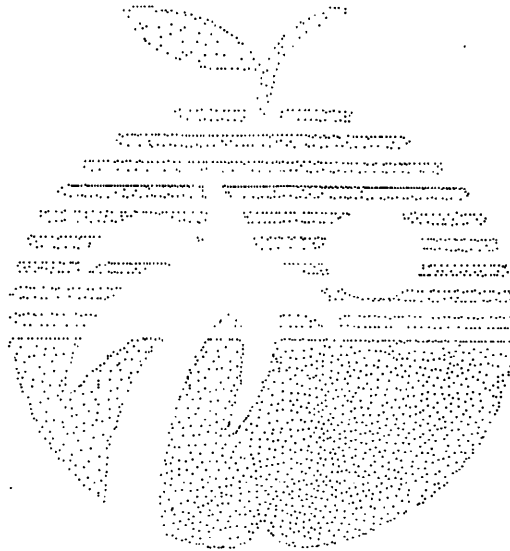
Sign: *[Signature]*  
My Commission expires: \_\_\_\_\_



The School Board of Broward County, Florida  
**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION**

**PLAT**  
**SBBC-2479-2018**  
**County No: 034-MP-18**  
**Riverland Pearl**

**February 1, 2019**



**Growth Management**  
**Facility Planning and Real Estate Department**  
**600 SE 3rd Avenue, 8th Floor**  
**Fort Lauderdale, Florida 33301**  
**Tel: (754) 321-2177 Fax: (754) 321-2179**  
**[www.browardschools.com](http://www.browardschools.com)**

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date: February 1, 2018	Single-Family:		Elementary: 8
Name: Riverland Pearl	Townhouse:		Middle: 4
SBBC Project Number: SBBC-2479-2018	Garden Apartments:		High: 6
County Project Number: 034-MP-18	Mid-Rise: 276		Total: 18
Municipality Project Number: PL 18007, SP R18043	High-Rise:		
Owner/Developer: Clarkson-Bergman Family Partnership, Ltd.	Mobile Home:		
Jurisdiction: Fort Lauderdale	Total: 276		

**Comments**

District staff initially reviewed and issued a Preliminary School Capacity Availability Determination (SCAD) Letter for this concurrent plat and site plan application dated August 16, 2018. This concurrent rezoning, plat and site plan application indicated that there were 112 mobile homes onsite, which were determined to generate 40 (20 elementary and 20 middle school) students. The application proposed to modify the zoning from MHP to RMM-25 to enable the development of 276 (two or more bedroom) midrise units, which were determined to generate 18 (8 elementary, 4 middle, and 6 high school) students.

This application was reviewed utilizing 2017/18 school year data because the current school year (2018/19) data was not available at the time of the review. The school concurrency service areas (CSA) impacted by the project in the 2017/18 school year included Riverland Elementary, New River Middle and Stranahan High Schools. This application was determined to satisfy public school concurrency on the basis that adequate school capacity was anticipated to be available to support the project as proposed. However, the School District Capacity Allocation Team (CAT) convened on August 15, 2018 and determined to allocate the student stations that may be needed for the project to Parkway Middle School.

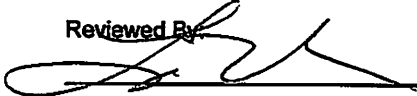
This preliminary determination (for a maximum of 276 (two or more bedroom) midrise units) was due to expire on February 11, 2019. However, the applicant requested an extension of this preliminary School Capacity Availability Determination (SCAD) prior to its expiration date. As such, the preliminary determination shall be valid for a one-time extension of an additional 180 days from the original expiration date (February 11, 2019) and shall expire on August 9, 2019. This preliminary school concurrency determination shall be deemed to be void unless prior to August 9, 2019, notification of final approval to the District has been provided. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code

SBBC-2479-2018 Meets Public School Concurrency Requirement  Yes  No

2/1/19  
\_\_\_\_\_  
Date

Reviewed By:   
\_\_\_\_\_  
Signature  
Lisa Wight  
\_\_\_\_\_  
Name  
Planner  
\_\_\_\_\_  
Title



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: March 15, 2019

To: Thuy Turner, Manager - Planning Section  
Planning and Development Management Division

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

Noemi Hew, Planner  
Service and Capital Planning and Transportation Department

Sharon Gross  
Engineering Division

Subject: Application for New Plat – Letter to Proceed  
Pearl Riverland plat (034-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.

## FINDINGS

- 1 The applicant has submitted a traffic study for the development proposed for this plat. Staff of the Public Works Department have determined that the traffic study demonstrates that the absence of a right turn lane on SW 27<sup>th</sup> Avenue at the 100-foot opening will not adversely affect traffic conditions. This determination provides the basis for the County Commission to waive the right turn lane right-of-way and construction requirements pursuant to Section 5-182(c) (10) of the Broward County Land Development Code.

## STAFF COMMENT

### RATIONAL NEXUS REVIEW

- 2 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:

- 3 Along the ultimate right-of-way for SW 27<sup>th</sup> Avenue (Riverland Road) except at 100-foot opening with centerline located approximately 300 feet north of the south plat limits.
- 4 Along the ultimate right-of-way for SW 27<sup>th</sup> Avenue (Riverland Road) except for that portion of a 24-foot opening (approximately nine (9) feet) located along the south plat limits.

### RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 5 Six (6) feet of right-of-way to comply with the Broward County Trafficways Plan on SW 27<sup>th</sup> Avenue (Riverland Road), an 80-foot Collector.
- 6 Right-of-way for a northbound right turn lane on SW 27<sup>th</sup> Avenue (Riverland Road) at the 100-foot opening with 150 feet of storage and 50 feet of transition.

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

#### ACCESS EASEMENT REQUIREMENTS (SEPARATE INSTRUMENT)

- 7 Provide a nine (9) foot wide by 350-foot-deep ingress/egress easement along the south plat limits at the 24-foot opening on SW 27<sup>th</sup> Avenue (Riverland Road). 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

- 8 The minimum distance from the non-vehicular access line of SW 27<sup>th</sup> Avenue (Riverland Road), at any ingress or egress driveway, to the outer edge of any interior service drive, gate or parking space with direct access to such driveway shall be 100 feet.
- 9 Any driveway in the 100-foot opening(s): shall be centered in the opening, shall consist of a minimum of two egress lanes, each 12 feet in width, and one 16-foot-wide ingress lane, with minimum entrance radii of 40 feet.
- 10 The length of turn lane storage is measured from the end of taper (transition) to the point of curvature of the driveway radius, or corner chord in the case of intersecting road right-of-way.

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

#### TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 11 A driveway at the 100-foot opening along the ultimate right-of-way for SW 27<sup>th</sup> Avenue (Riverland Road) consisting of two egress lanes, each 12 feet in width, and one 16-foot-wide ingress lane, with minimum entrance radii of 40 feet.
- 12 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)

- 13 A northbound right turn lane on SW 27<sup>th</sup> Avenue (Riverland Road) at the 100-foot opening with 150 feet of storage and 50 feet of transition.

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

#### SIDEWALK REQUIREMENTS (Secure and Construct)

- 14 Along SW 27<sup>th</sup> Avenue (Riverland Road) adjacent to this plat.



## PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 15 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

- 16 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.
- 17 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)

- 18 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

- 19 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.
- 20 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>.

- 21 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](mailto: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.

#### 22 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.
- B) Show the P.R.M. that is 10' offset of the southwest corner of the plat as being on line or show a tie from the P.R.M. to the plat boundary.
- C) 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>
- D) The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).


#### 23 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A) 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.

- 24 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://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx>
- 25 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.
- 26 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. The printed name and registration number of the professional surveyor and mapper shall appear directly below the Surveyor's Certificate, along with the printed name, address, and certificate of authorization number of the legal entity. Show the address of the legal entity in the Surveyor's Certificate. Additionally, show the letters "LS" in the registration number of the platting surveyor.
- 27 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: Pearl Riverland (034-MP-18)  
City of Fort Lauderdale

DATE: September 18, 2018

The Future Land Use Element of the City of Fort Lauderdale Comprehensive Plan is the effective land use plan for the City of Fort Lauderdale. That plan designates the area covered by this plat for the uses permitted in the "Medium-High (25) Residential" land use category. This plat is generally located on the east side of Southwest 27 Avenue, between Broward Boulevard and Southwest 6 Court.

The density of the proposed development of 276 dwelling units on approximately 11.2 net acres of land is 24.6 dwelling units per net acre, which is in compliance with the permitted uses and densities of the effective land use plan.

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

North: Commercial and Medium-High (25) Residential  
South: Commercial  
East: Low-Medium (8) Residential  
West: Commercial and Medium-High (25) Residential

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

BBB:GSM

cc: Lee Feldman, City Manager  
City of Fort Lauderdale

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