

STAFF REPORT  
Sabal Palm by Prestige  
012-MP-07

A request to modify conditions of plat approval has been filed with the Planning and Development Management Division. This plat was approved by the Board of County Commissioners ("Board") on October 9, 2007, for 208 single family units, 288 townhouse units, an 8-acre park and 20,000 square feet of fire station use, on 119.04 acres. The property is located on southeast corner of West Commercial Boulevard and Rock Island Road, in the City of Tamarac. This plat was recorded on December 5, 2008 (Plat Book 178, Page 72).

On June 26, 2012, the Board approved a request to revise the note restriction and the plat was recorded on September 18, 2013 (Instrument No. 111815121). The plat note was amended to 434 single family detached units, an 8-acre park on Tract G and a 20,000 square foot fire station on Tract H.

A companion item to the request to amend the note on the plat has also been filed and is scheduled for Board consideration on May 7, 2019.

The applicant is also requesting to modify the conditions on the plat requiring a right turn lane on Rock Island Road. The applicant is requesting to eliminate the northbound right turn lane on Rock Island Road at the 50-foot opening north of Commercial Boulevard.

The attached letter from the City of Tamarac indicates no objection to this request.

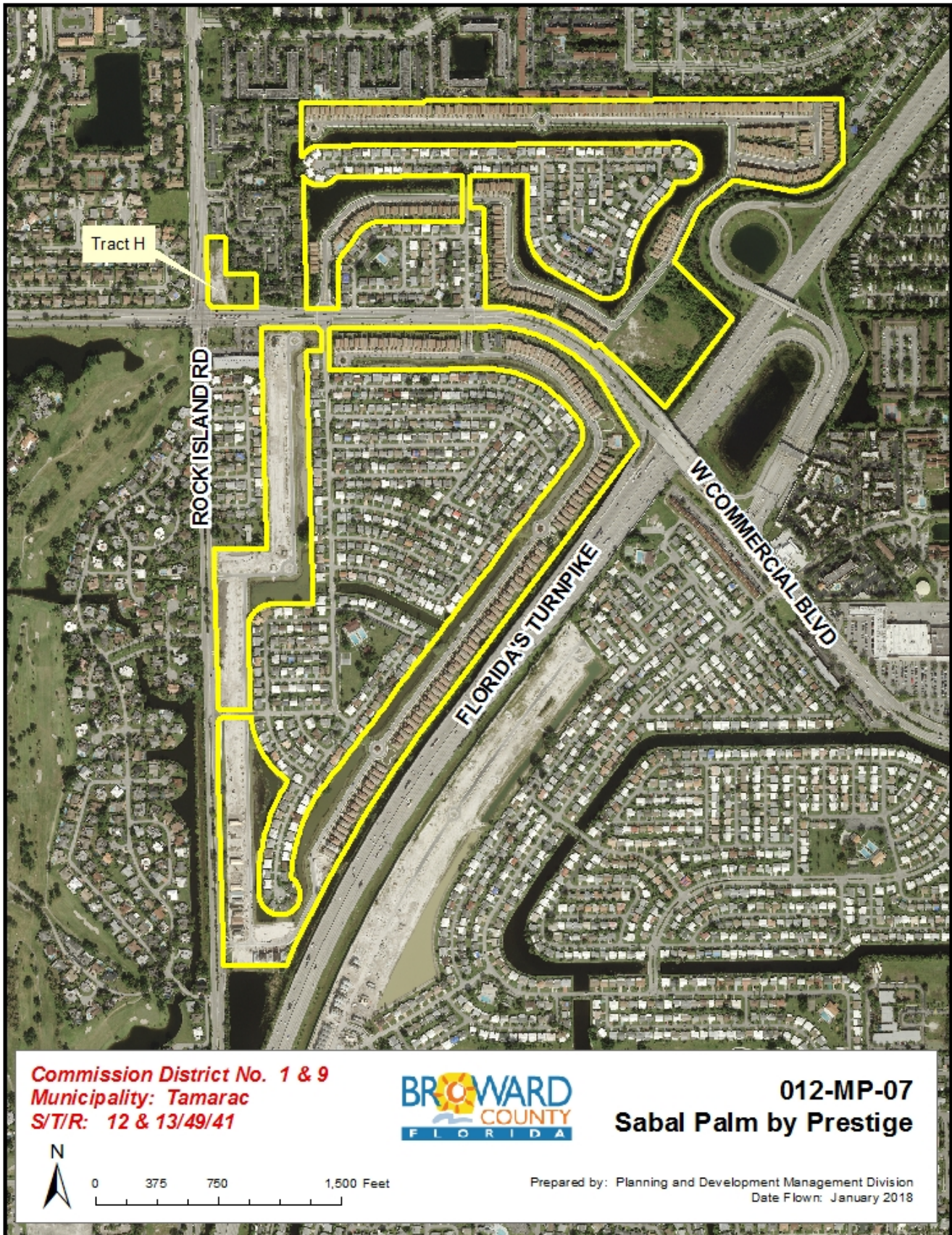
The attached letter to the adjacent City of North Lauderdale indicate no objection to this request.

Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend **APPROVAL** including the waiver of the right turn lane requirements (construction) pursuant to Section 5-182(c)(10) (see Findings) as provided in the conditions contained in the attached memorandum and shall meet the standards of the Broward County Development Code at the time of permit.

The attached comments from the Florida Department of Transportation ("FDOT") indicates approval with comments.

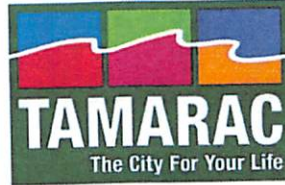
In addition, this approval is subject to the Board authorizing the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

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.





**COMMUNITY DEVELOPMENT  
DEPARTMENT**



**Maxine A. Calloway, Esq., AICP  
Director**

August 21, 2018

Thuy Turner, AICP, LEED AP BD+C,  
Planning Section Supervisor  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
1 North University Drive  
Plantation, Florida 33324

Re: Sabal Palm by Prestige Plat (PB 178/PG 71)– Amendment to NVAL/Conditions  
of Approval

Dear Thuy,

The City of Tamarac has reviewed the development application(s) submitted by Leigh Robinson Kerr & Associates, Inc. for the proposed Rock Island Self-Storage Facility and has no objection to the proposed changes to the Conditions of Approval for Tract H of the above referenced plat and also outlined below:

- SR#45 – Eliminate northbound right turn lane on Rock Island Road at the 50-foot opening north of Commercial Boulevard.

If you should have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Maxine A. Calloway".

Maxine A. Calloway,  
Director

Enclosures

*"Committed to Excellence... Always."*

**TAMARAC.ORG**



Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521 • 954-519-1412

October 4, 2018

Tammy Reed-Holguin, AICP, Director  
Community Development Department  
701 SW 71 Avenue  
North Lauderdale, FL 33068

RE: Municipal notification of application for Modification of Plat Approval adjacent to the municipal limits of North Lauderdale:

**Plat Name: Sabal Palm by Prestige**  
**Plat No.: 012-MP-07**

**Written comments must be received on or before October 18, 2018.**

Dear Ms. Reed-Holguin:

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

If your municipality desires to comment on this application, the comments must be in writing and electronically submitted to the Planning and Development Management Division on or before the above referenced date. Please send your comments via e-mail to our offices at [pdmndinfo@broward.org](mailto:pdmndinfo@broward.org).

Any written comments received will be forwarded to the applicant along with the comments from other agencies reviewing the application.

If you have any questions, please contact Karina da Luz at 954-357-6617 (or [kdaluz@broward.org](mailto:kdaluz@broward.org)).

Sincerely,

KARINA DA LUZ  
Digitally signed by  
KARINA DA LUZ  
Date: 2018.10.04  
11:21:27 -04'00'

Karina da Luz, Senior Planner  
Planning and Development Management Division



Public Works Department  
**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**  
1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

**MEMORANDUM**

DATE: January 31, 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: Delegation Request: Modify Conditions of Plat Approval  
Sabal Palm by Prestige (012-MP-07)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for modifications to the conditions of plat approval for the subject plat. In part, the application is a request to amend the requirement for a southbound right turn lane at the 50-foot opening along Rock Island Road adjacent to the plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

As a result of our review, staff has determined that the deletion of the southbound right turn lane on Rock Island Road at the 50-foot opening is not 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 modification to the Conditions of Approval subject to the following:

## FINDINGS

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 Rock Island Road at the 50-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 RECOMMENDATION TO BE REMOVED:

Recommendation number 45) which states:

- 45) A northbound right turn lane on Rock Island Road at the 50-foot opening north of Commercial Boulevard (SR 870) with 150 feet of storage# and 100 feet of transition.

**Is recommended for waiver by the County Commission.**





**Florida Department of Transportation**

RICK SCOTT  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

MIKE DEW  
SECRETARY

September 20, 2018

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **September 20, 2019**  
THIS LETTER IS NOT A PERMIT APPROVAL

J. Suzanne Danielsen  
Danielsen Consulting Engineers, Inc.  
12743 NW 13th Court,  
Coral Springs, FL

Dear J. Suzanne Danielsen:

RE: **September 20, 2018**- Pre-application Meeting for **Category B Driveway**  
Broward- Tamarac, Urban; SR 870; Sec. # 86014; MP: 2.040  
Access Class - 03; Posted Speed - 45; SIS - N; Ref. Project: FM 440087.1

**Request: Right-in/ right-out driveway on east side of Rock Island Rd., located approximately 340 ft north of W Commercial Blvd.**

**SITE SPECIFIC INFORMATION**

Project Name & Address: **Rock Island Storage – SR 870/Commercial Boulevard and Rock Island**  
Applicant/Property Owner: **City of Tamarac**  
Parcel Size: **1.76 Acres** Development Size: **130,000 SF/ Storage Facility**

**No Objection**

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

**Conditions:**

**Comments:**

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, or e-mail: [geysa.sosa@dot.state.fl.us](mailto:geysa.sosa@dot.state.fl.us).

Sincerely,

Ashok Sampath, M.S.  
District Access Management Manager

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2018-09-20\1. 86014 MP 2.040 SR 870\_Rock Island Storage Facility\86014 MP 2.040 SR 870\_Rock Island Storage Facility.docx

[www.dot.state.fl.us](http://www.dot.state.fl.us)



Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
**Application to Change or Waive Requirements  
of the Broward County Land Development Code**

**INSTRUCTIONS**

This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. These include changes or waivers to the following:

**ROADWAY RELATED**

1. Non-Vehicular Access Lines
- ② Roadway Improvements (such as turn lanes, busbays traffic signals, etc.)
3. Right-of-Way Dedications
4. Sidewalks and Paved Access
5. Design Criteria

**NON-ROADWAY RELATED**

6. Design Criteria
7. Waste Water Disposal/Source of Potable Water
8. Fire Protection
9. Parks and/or School Dedications
10. Impact/Concurrency Fee(s)
11. Environmental Impact Report
12. Other Changes

For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate documentation attached. Please type this application or print legibly in **black ink**.

**PROJECT INFORMATION**

Plat/Site Plan Name Sabal Palm by Prestige

Plat/Site Plan Number 012-MP-07 Plat Book - Page 178-71 (If recorded)

Owner/Applicant City of Tamarac Phone 954-597-3530

Address 7525 NW 88 Ave City Tamatac State FL Zip Code 33321

Owner's E-mail Address \_\_\_\_\_ Fax # \_\_\_\_\_

Agent Leigh Robinson Kerr & Assoc., Inc. Phone 954-467-6308

Contact Person Leigh Kerr

Address 808 E. Las Olas Blvd #104 City Fl. Lauderdale State FL Zip Code 33301

Agent's E-mail Address Lkerr808@bellsouth.net Fax # 854-467-6309

**PROPOSED CHANGES**

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).

Staff Recommendation No(s) #45

Land Development Code citation(s) \_\_\_\_\_

Have you contacted anyone in County Government regarding this request?  Yes  No

If yes, indicate name(s), department and date \_\_\_\_\_  
DG McGuire 08/03/2018

Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary):  
Please see Exhibit A.

Please see the reverse side of this form for Required Documentation and Owner/Agent Certification



**REQUIRED DOCUMENTATION:** Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

All requests listed on this application must include the following documents:

- ✓ Letter from the applicable municipality, dated within six (6) months of this application, stating the city's position on this request.
- ✓ Approved or recorded plat (a survey and site plan may be accepted for single family and duplex applications. Please consult with Planning and Development Management Division staff).
- ✓ A check for the application fees (if applicable) made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

For ROADWAY RELATED items (1 through 5) listed under INSTRUCTIONS on Page 1 of this form, the following additional documents are also required:

- ✓ The proposed site plan (2 original) which shows, at a minimum, the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). The site plan must provide relevant dimensions and must be drawn to scale.
- N/A ✓ Signed and sealed drawings (2 original) clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale.
- ✓ A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which about a Trafficway that is functionally classified as a State Road. This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the State.

For NON-ROADWAY RELATED items (6 through 12) listed under INSTRUCTIONS on Page 1 of this form, please consult with Planning and Development Management staff to determine any additional required documentation.

**OWNER/AGENT CERTIFICATION**

State of Florida  
County of Broward

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent \_\_\_\_\_

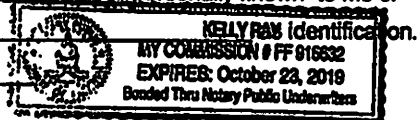
Sworn and subscribed to before me this 21 day of Sept. 2018

by Leigh Kerr

He/she is personally known to me or

Has presented \_\_\_\_\_

Signature of Notary Public [Signature]



Type or Print Name Kelly Ray

**FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY**

Time 12:00 PM Application Date 09/28/2018 Acceptance Date \_\_\_\_\_

Comments Due \_\_\_\_\_ C.C. Mtg. Date \_\_\_\_\_ Fee \$ \_\_\_\_\_

Report Due \_\_\_\_\_ Adjacent City North Lauderdale

Plats  Site Plans/Drawings  City Letter  FDOT Letter

Other (Describe) \_\_\_\_\_

Title of Request modify plat conditions

Distribute to:  Engineering  Traffic Engineering  Mass Transit

Other \_\_\_\_\_  Other \_\_\_\_\_

Comments \_\_\_\_\_

Received by [Signature]

**Leigh Robinson Kerr  
& Associates, Inc.**

Member, American Institute of Certified Planners

**EXHIBIT A**

The subject site is a +/- 1.76-acre parcel owned by the City of Tamarac and located at the northeast corner of Rock Island Road and Commercial Boulevard. The site is currently vacant and is the subject of Tract H of the Sabal Palm by Prestige Plat (178/71). Rock Island Storage Partners, LLC is the contract purchaser/developer and proposes to develop the site with a self-storage facility.

We are requesting to remove SR#45 requiring a right turn lane on Rock Island Road. Based upon our review of Broward County Code of Ordinances Section 5-195(b)(11)b1) and c)6)b regarding requirements for turning lanes, right turning lanes are required if the development generates one hundred (100) or more inbound right turn movements during the peak hour. In addition, the Engineering Division may accept a traffic engineering study demonstrating that the absence of the turn lane will not adversely impact traffic conditions.

A Traffic Impact Study prepared by DC Engineers, Inc. (see attached) demonstrates that the proposed warehouse facility will generate 13 trips during the AM peak hour (including 8 right turning inbound vehicles) and 21 trips during the PM peak hour (including 10 right turning inbound vehicles), well below the 100 peak hour trips noted previously. Therefore, the removal of the requirement for a right turn lane will not adversely impact traffic conditions.

- 42) A westbound left turn lane on Commercial Boulevard (SR 870) at the 50-foot roadway (Sabal Palm Avenue Tract B), with 240 feet of storage and 50 feet of transition. Design of this turn lane is subject to approval by Florida Department of Transportation.
- 43) A northbound left turn lane on Southwest 50 Avenue at Commercial Boulevard (SR 870) with 150 feet of storage# and 50 feet of transition.
- 44) A southbound left turn lane on the 80-foot roadway, Sabal Circle Tract C, at Commercial Boulevard (SR 870) with 150 feet of storage# and 50 feet of transition.
- \* [ 45) A northbound right turn lane on Rock Island Road at the 50-foot opening north of Commercial Boulevard (SR 870) with 150 feet of storage\* and 100 feet of transition.
- 46) A northbound right turn lane on Rock Island Road at Palms Drive Tract A with 150 feet of storage\* and 100 feet of transition.
- 47) A northbound right turn lane on Rock Island Road at Palms West Avenue with 150 feet of storage\* and 100 feet of transition.
- 48) A northbound right turn lane on Rock Island Road at Palms Court Tract B with 150 feet of storage\* and 100 feet of transition.

\* 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.

# Median opening design to include acceptable vehicular turning radii. The length of the storage lane is measured from the end of the taper to the point of curvature of the median opening.

#### SIDEWALK REQUIREMENTS (Secure and Construct)

- 49) Along both sides of Commercial Boulevard (SR 870) adjacent to this plat.
- 50) Along Rock Island Road adjacent to this plat.

#### SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 51) An 8-foot wide x 40-foot long expanded sidewalk for the bus landing pad (design must extend to the face of curb and gutter) on the south side of Commercial Boulevard commencing at the west plat limit and continuing east for 40 feet. Design is subject to review by the Mass Transit Division and the Paving and Drainage Section of the Highway Construction and Engineering Division.