

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

PROJECT DESCRIPTION

Name:	M.A.S. CAFE	Number:	046-MP-18
Applicant:	Solidsoccer, LLC	Comm. Dist.:	7
Agent:	Pulice Land Surveyors, Inc.	Sec/Twp/Rng:	03-50-42
Location:	Northwest Corner of Northwest 4 Avenue and Sistrunk Boulevard	Platted Area:	0.16 Acre
City:	Fort Lauderdale	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	Vacant	Effective Plan:	Fort Lauderdale
Proposed Use:	2,000 Sq. Ft. of Commercial	Plan Designation:	Downtown Regional Activity Center. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Multi-Family Residential	North:	Downtown Regional Activity Center
South:	Park	South:	Downtown Regional Activity Center
East:	Multi-Fam Res. (Under Const.)	East:	Downtown Regional Activity Center
West:	Commercial	West:	Downtown Regional Activity Center
Existing Zoning:	RAC-UV	Proposed Zoning:	RAC-UV

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:	06/04/19	Prepared:	HWC
Action Deadline:	08/13/19	Reviewed:	
Deferral Dates:		Approved:	

SERVICES

Wastewater Plant:	G.T. Lohmeyer (12/18)	Potable Water Plant:	Pompano Beach (02/18)
Design Capacity:	48.0000 MGD	Design Capacity:	90.000 MGD
12-Mo. Avg. Flow:	37.7600 MGD	Peak Flow:	53.520 MGD
Est. Project Flow:	0.0014 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

Local:  
Regional:

	Land Dedication	Impact Fee	Admin. Fee
Local:	N/A	N/A	N/A
Regional:	N/A	N/A	N/A

TRANSPORTATION

Concurrency Zone: Central	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	N/A	N/A	N/A
Non-Res. Uses:	22	*	N/A
Total:	22	*	N/A

\* See Staff Comments No. 3  
See Finding No. 1  
See General Recommendation No. 1

M.A.S. CAFE  
046-MP-18

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 2,000 square feet of commercial use. This property is being platted because it does not qualify for an exception to the mandatory platting rule and the plat boundaries are not specifically delineated on a recorded plat.
- 2) Trafficways approval is valid for 10 months. Approval was received on January 24, 2019.
- 3) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval. These fees shall be based on the gross square footage of any building(s) as defined in the ordinance, including canopies and overhangs for drive-thru facilities and for outdoor restaurant seating. In addition, in cases where a building floor may have both commercial and office uses, the entire floor will be assessed as commercial use.
- 4) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 5) This plat is located in the City of Fort Lauderdale and is under the jurisdiction of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division. Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. The surface water management licensing requirements of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction. Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
- 6) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system.

Continued

For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.

- 7) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 8) The Water and Environmental Licensing Section encourages that all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.
- 9) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:  
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>
- 10) Review of aerial photographs indicates that the subject site contains tree canopy. If trees are to be removed or relocated, development of the site must comply with the Tree Preservation regulations of the City of Fort Lauderdale. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.
- 11) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 12) The subject plat is in the vicinity of known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting

Continued

Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.

- 13) 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.
- 14) 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.
- 15) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The archaeologist notes that this property is located in the City of Fort Lauderdale and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Fort Lauderdale's Urban Design and Planning Division at 954-828-7101 or to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200, or Email: [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org), <http://www.broward.org/MedicalExaminer>
- 16) This plat is served by BC Transit Routes 50 on Northeast 3 Avenue.

Continued

- 17) 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.
- 18) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council. This plat is subject to the recorded "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center" (O.R.B. 34094, PG.1407-1412, B.C.R.). It requires the City to monitor development activity and to enforce permitted land use densities and intensities within the Regional Activity Center.
- 19) 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.
- 20) 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

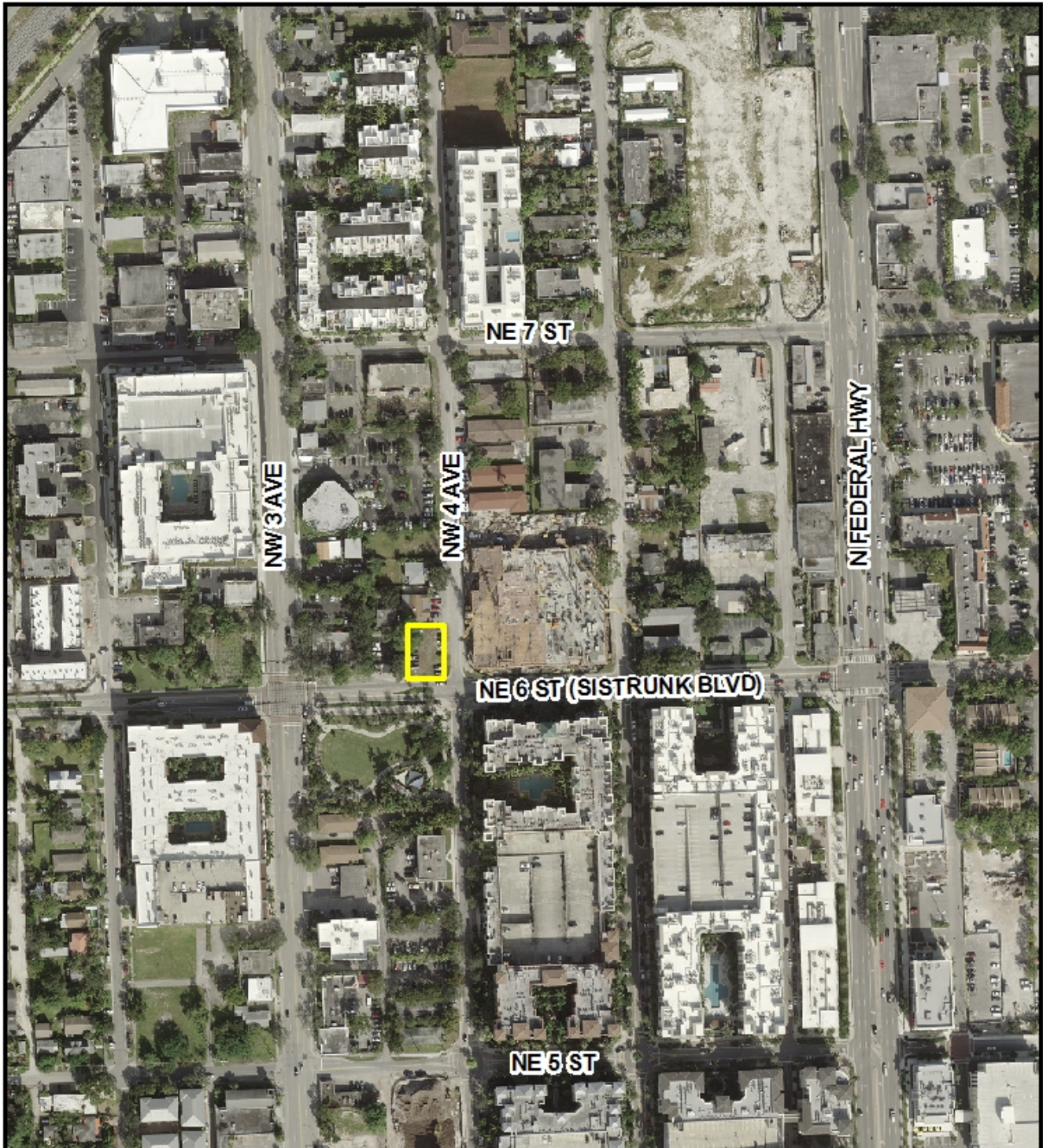
- 1) This plat is located within the Central Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This plat satisfies the solid waste disposal concurrency requirement of 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:  
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 **June 11, 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 **June 11, 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 2,000 square feet of commercial use. 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.
- 4) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

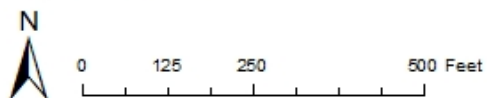




**Commission District No. 7**  
**Municipality: Fort Lauderdale**  
**S/T/R: 23/49/42**



**046-MP-18**  
**M.A.S. Cafe**



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

## MEMORANDUM

Date: April 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: Letter to Proceed  
M.A.S. Café plat (046-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:

New Plat  
M.A.S. Café plat (046-MP-18)  
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## 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 NE 6<sup>th</sup> Street. Said non-access line will include corner chord(s) and extend along NE 4<sup>th</sup> Avenue for a minimum of 50 feet beyond the chord.

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

- 3 Twenty feet of right-of-way to comply with the Broward County Trafficways Plan on NE 6<sup>th</sup> Street, an 80-foot Collector.

### TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 4 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)

- 5 Along NE 6<sup>th</sup> Street adjacent to this plat.

### PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 6 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 minimum security amount for pavement markings and signs is \$1,000.

## IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 7 Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction & Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.

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

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

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

- 8 Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review for conformance to Plat recommendations, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County.

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M.A.S. Café plat (046-MP-18)  
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#### GENERAL RECOMMENDATIONS

- 9 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.
- 10 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>.

- 11 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).

New Plat  
M.A.S. Café plat (046-MP-18)  
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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.

## 12 SURVEY DATA

- A) The legal description in the title opinion or certificate shall match the legal description on the plat. The plat drawing shall follow the legal description.
  - 1) Revise the description in the Opinion of Title to include the City in which the plat is located.
  - 2) Revise the label on the north plat boundary line to indicate that it is the north line of LOT **21**, Block 316
- B) Two land ties to two independent land corners or one land corner and one other recorded corner shall be shown. Show found monumentation at both corners.
- 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).

## 13 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A) Depict the entire right-of-way width of NE 6<sup>th</sup> Street (Sistrunk Blvd.) and N.E. 4<sup>th</sup> Avenue Street adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.
  - 1. Review the map recorded in R,M.B. 14, PG. 63, B.C.R. It does not create right-of-way. Revise as necessary.
  - 2. Verify the source of right-of-way for NE 4<sup>th</sup> Avenue south of NE 6<sup>th</sup> Street. Refer to the plats recorded in P.B. 1, PG. 48, D.C.R. and P.B. 1, PG. 182, D.C.R. Review and revise as necessary.
- B) Verify the location of the north end of the alley vacation per O.R.B. 46867, PG. 1431, B.C.R. Additionally, verify the status of the corridor as an alley or a reservation per P.B. 1, PG. 182, D.C.R. Review and revise as necessary.



14 TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

The title shall be updated for review of any agreements and the recordation process.

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.

15 DRAFTING AND MISCELLANEOUS DATA

- A) Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B) Change the labels of the lots west of this plat from REMAINDER to **PORTION** of 21,22,23 Block 316 "Progresso" PB 2 PG. 18 D.C.R.

16 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 proper dates for signatures.

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

- A) Planning Council Executive Director or Designee Signature
- B) Completion of all POSSE Inputs; Impact Fee and Security reports printed
- C) County Surveyor Signature
- D) Permanent Reference Monuments Verified
- E) Development Order, Broward County Environmental Protection and Growth Management Department 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: M.A.S. Cafe (046-MP-18)  
City of Fort Lauderdale

DATE: November 7, 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 "Downtown Regional Activity Center" land use category. This plat is generally located on the northwest corner of Northeast 4 Avenue and Sistrunk Boulevard, in the City of Fort Lauderdale.

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

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

North: Downtown Regional Activity Center  
South: Downtown Regional Activity Center  
East: Downtown Regional Activity Center  
West: Downtown Regional Activity Center

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

BBB:KJW

cc: Lee Feldman, City Manager  
City of Fort Lauderdale

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

Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
**Plat/Site Plan Application**

Plat/Site Plan Number 046-MP-18

**INSTRUCTIONS**

For your application to be officially accepted for processing, you must complete this application in full. The owner/agent certification must be signed and notarized with the appropriate supplemental documentation attached. If any information requested is not applicable, please identify it as such. Please type this application or print legibly in **black ink**.

**PROJECT INFORMATION**

Plat/Site Plan Name M.A.S. CAFE  
 Owner's Name SOLIDSOCCKER, LLC. Phone (954) 684-7699  
 Address 1166 BIRCHWOOD ROAD City WESTON State FL Zip Code 33327  
 Owner's E-mail Address SANTIAGO@MASCAFE.CO Fax # N/A  
 Agent PULICE LAND SURVEYORS, INC. Phone (954)-572-1777  
 Contact Person ELIZABETH TSOUROUKDISSIAN  
 Address 5381 NOB HILL ROAD City SUNRISE State FL Zip Code 33351  
 Agent's E-mail Address ELIZABETH@PULICELANDSURVEYORS.COM Fax # (954) 572-1778

**LOCATION**

Jurisdiction CITY OF FORT LAUDERDALE  
 Section 3 Township 50 S Range 42 E  
 Additional section/township/range if applicable N/A  
NORTH Side of NE 6TH STREET at/between NE 4TH AVENUE and \_\_\_\_\_  
north... street name street name street name

**APPLICATION STATUS**

- Has this project been previously submitted?  Yes  No  Don't Know  
Check the appropriate answer to each question if the project was previously submitted.
- This is a resubmittal of:  Entire Project  Portion of Project
- What was the project number assigned by the Planning and Development Management Division?  
Project Number \_\_\_\_\_  Don't Know
- What was the project name? \_\_\_\_\_
- Are the boundaries of this project **exactly** the same as the previously submitted project?  Yes  No
- Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?  
 Yes  No  Don't Know  
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

**REPLAT STATUS**

- Is this plat a replat of a plat approved and/or recorded after March 20, 1979?  Yes  No  
If yes, please answer the following questions.
- Name and Project Number of underlying approved and/or recorded plat. \_\_\_\_\_
- Is the underlying plat all or partially residential?  Yes  No  
if yes, please answer the following questions.
- Number and type of units approved in the underlying plat. \_\_\_\_\_
- Number and type of units proposed to be deleted by this replat. \_\_\_\_\_
- Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat. \_\_\_\_\_

**SCHOOL CONCURRENCY (Residential Plats, Replats and Site Plan Submissions)**

- Does this application contain any residential units? If "No," please skip the remaining questions.  Yes  No
- If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?  Yes  No
- If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?  Yes  No
- Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?  
If the answer is "Yes" to questions 1-4, please see reverse side of application for "Required Documentation" for "School Concurrency Submission Requirements."  Yes  No

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

Application Type MUNI PLAT Time \_\_\_\_\_ Application Date 10/5/18  
 Acceptance Date 10/17/18 Fee \$4,780 Comments Due 11/15/18  
 Report Due 12/31/18 Adjacent City NONE  
 Plats  Surveys  Site Plans  Landscaping Plans  Lighting Plans  
 Other (Describe) TITLE WORK, CH RECEIPT Received By MONICA RODRIGUEZ  
 Comments \_\_\_\_\_

Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
**Project Characteristics**

**INSTRUCTIONS**

The information on this form will be used to determine the project's overall impact on urban service delivery facilities and programs. The "Existing Land Use" and "Proposed Use" sections will be used to calculate impact fees and Traffic Concurrence. A note will be placed on the plat restricting the property in accordance with the proposed use(s) specified below.

**LANDUSE AND ZONING**

<p><b>EXISTING</b> Land use plan <u>Downtown Regional Activity Center</u> Designation(s) _____  Zoning District(s) <u>RAC-UV Urban Village District</u> _____</p>	<p><b>PROPOSED</b> Land use plan <u>SAME</u> Designation(s) _____  Zoning District(s) <u>SAME</u> _____</p>
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**EXISTING LAND USE- ARE THERE ANY EXISTING STRUCTURES ON THE SITE?**  Yes  No

A credit against impact fees may be given for the site's current or previous use. **No credit will be granted for any demolition occurring more than 18 months (60 months for mobile homes) of Environmental Review of construction plans.** To receive a credit, complete the following table. Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within 18 months of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?

\*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

**PROPOSED USE**

Please specify the proposed use in accordance with the land use categories listed on the reverse side of this form. Please Note: Residential uses must be expressed based upon DWELLING UNIT TYPES listed on the reverse side of this form. COMMERCIAL, OFFICE, and CHURCH USES must be expressed in terms of gross building square footage. If there are any unique factors which may affect traffic generation, attach a separate sheet and describe fully.

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Type of Unit	Number of Units	Land Use	Net Acreage or Gross Floor Area
		COMMERCIAL	2,000 SQ. FT.

**Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
Project Questionnaire**

Check the appropriate "Yes" or "No" box for each question below. If additional space is required to explain a response, attach and label continuation sheets. - **ALL QUESTIONS MUST BE ANSWERED** -

1. Why is this property being platted? Attach additional sheet if necessary.  
This is not a lot of record and platting is required for its development.
2. Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If YES, indicate DRI or FQD name.  YES  NO  
DRI or FQD NAME \_\_\_\_\_  
If yes, provide the latest ordinance number and/or Official Record Book and page number.  
ORDINANCE # \_\_\_\_\_ O.R. BOOK & PAGE # \_\_\_\_\_
3. Is the project subject to any existing or proposed agreement(s) with Broward County or a municipality? If YES, state the title and subject of the agreement(s) and attach a copy(s)  YES  NO
4. Are any off-site roadway improvements being required by any government agency or proposed by the applicant? If YES, attach sheet and describe fully.  YES  NO
5. Does this property or project have an adjudicated or vested rights status? If YES, attach appropriate documentation.  YES  NO
6. Does the owner have any financial interest in properties near or adjacent to this project? If YES, attach sheet and describe fully.  YES  NO
7. Does this property abut a State Road? If yes, see Supplemental Documentation Requirement No. 19 for required letter from Florida Department of Transportation (FDOT).  YES  NO
8. Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If YES, attach sheet and describe fully.  YES  NO
9. Are bikeways and walkways to be provided to connect residential areas to school or recreational sites? If YES, attach five drawings showing such facilities. (If not shown on plat).  YES  NO
10. Is credit being requested for private recreational facilities? If YES, attach two sets of plans showing facilities. (APPLIES TO PROJECTS IN UNINCORPORATED AREA ONLY.)  YES  NO
11. Has any discussion with the School Board taken place? If YES, state the name and title of the person contacted.  YES  NO  
NAME/TITLE \_\_\_\_\_
12. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?  YES  NO
13. Are there any natural features located on the property (e.g. wetlands, dunes, areas of native tree canopy, wildlife, habitats, etc.)? If YES, attach sheet and describe fully. For information, contact Aquatic and Wetland Resources Section, Environ. Licensing & Bldg. Permitting (ELBP) Division  YES  NO
14. Does the property contain any portion of lands identified as "Natural Resource Areas?" If YES, see Supplemental Documentation Requirement No. 8. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).  YES  NO
15. Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern?" If YES, see Supplemental Documentation Requirement No. 9. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).  YES  NO
16. Does the property contain any portion of lands identified as a "Cultural Resource Category Local Area of Particular Concern" which include archaeological sites and historic sites and structures? If YES, for archaeological sites, see Supplemental Documentation Requirement No. 10. For locations, contact the Broward County Historic Preservation Officer.  YES  NO
17. Will any dredging or major filling operation be necessary, or is a waterway involved in the proposed project? If YES, permits may be required from Broward County. Please contact Broward County Aquatic and Wetland Resources Section (ELBP Division).  YES  NO
18. Is the project to be served by an approved potable water system? If YES, state name of facility and facility address.  YES  NO  
Facility Name: Charles Fiveash Water Treatment Plant  
Address: 4321 NW 9th Avenue
19. Is this project to utilize on-site wells for its potable water? If YES, see Supplemental Documentation Requirement No. 13 for required letter.  YES  NO
20. Is this project to be served by an approved wastewater (sewage) treatment plant? If YES, state name of facility and facility address.  YES  NO  
Facility Name: Charles Fiveash Water Treatment Plant  
Address: 4321 NW 9th Avenue
21. Will SEPTIC TANKS serve this project? If YES, see Supplemental Documentation Requirement No. 12 for required letter.  YES  NO
22. Have provisions been made for the collection of solid waste for this project? If YES, state name of collector.  YES  NO  
SOLID WASTE COLLECTOR: \_\_\_\_\_
23. Has any contact been made with FPL and AT&T regarding service availability and easement requirements? If YES, state name and title of person contacted.  YES  NO  
FPL - Name/Title: \_\_\_\_\_  
AT&T - Name/Title: \_\_\_\_\_
24. Estimate or state the total number of on-site parking spaces to be provided. SPACES: 4
25. If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including places of worship. SEATING: 30



**SUPPLEMENTAL DOCUMENTATION**

Refer to the "Application Types" and "Required Documentation" sections below to determine the supplemental documentation required with each application. The "Application Types" section lists the corresponding numbers of the "Required Documentation" section for each application type. Read the documentation requirements carefully, some documentation is only required in certain circumstances.

**APPLICATION TYPES**

SKETCH PLAT: Required Documentation Numbers 1, 6  
PLAT: Required Documentation Numbers 2, 5, 6, 8, 9, 10, 11, 12, 13, 16, 17, 19, 20  
CONCEPTUAL SITE PLAN: Required Documentation Numbers 3, 6, 11, 16, 18  
FINAL SITE PLAN: Required Documentation Numbers 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19

**REQUIRED DOCUMENTATION- All copies of plats, site plans, surveys, or drawings must be folded to a size approximately 9"X12"**

1. 22 copies of Sketch Plat and 22 copies of Conceptual Site Plan **if available**. See Land Development Code, Division 3.
2. 23 copies of proposed plat, survey no older than six (6) months and site plan **if available** or conceptual access plan (see below for more information). Additional copies may be required if the plat is adjacent to another municipality (s). See Land Development Code, Division 3.  
  
The survey must show the location of all existing structures, paved areas, and easements on the property and show existing roadway details adjacent to the property (see Section 5-189(b)(4) for specific requirements).  
  
The site plan or conceptual access plan must clearly illustrate dimensions for all proposed access locations on all public rights-of-way abutting the plat, including the centerline locations (see Section 5-189(b)(3) for specific requirements).
3. 22 copies of proposed Conceptual Site Plan. See Land Development Code, Division 4.
4. 22 copies of proposed final site plan and survey showing all existing structures, topography, and natural features, including trees. Additional copies may be required and this will be determined at the pre-application conference. See Land Development Code, Division 4.
5. One (1) current receipt or letter from the appropriate municipality verifying that a plat application has been filed (for municipal plats only).
6. One (1) copy of the Property Tax Notice. May be obtained from the Records, Taxes and Treasury Division.
7. One (1) copy of a signed Pre-Application Conference Receipt from the Planning and Development Management Division, indicating the date the conference was held.
8. Two (2) copies of a Generalized Resource Survey for property within "Natural Resource Areas." See Land Development Code, Section 5-195(a)(14).
9. Six (6) copies of Environmental Review Form for property within an "Urban Wilderness Area" or "Local Area of Particular Concern." Forms are available at the Planning and Development Management Division. See Land Development Code, Section 5-182(j) or Section 5-182(j)(1)(e), for exemptions.
10. Five (5) copies of an Archaeological Report, as required by the Land Development Code, Sections 5-182(j) or 5-195(a)(15) for sites identified in the Broward County Land Development Land Use Plan map series (countywide) or in the Florida Site File (Broward County municipal services district only).
11. One (1) copy of Industrial Review form (for industrial development and projects which utilize fuel storage tanks). Forms are available at the Planning and Development Management Division.
12. If project is to utilize septic tanks, one (1) copy of current letter from appropriate utility service area stating location of closest existing sanitary sewer line and exact distance to plat. Information pertaining to utility service areas may be obtained from Environmental Review Section of the Planning and Development Management Division.
13. If project is to utilize wells, one (1) copy of current letter from appropriate utility service area stating location of closest approved potable water system and exact distance to plat.
14. Three (3) copies of Landscaping Plan as required by the Landscaping Code and three (3) copies of Lighting Plan as required by the Zoning Code. Additional copies may be required and this will be determined at the pre-application conference.
15. Two (2) copies of Site Plan delineating proposed Street Name(s) and Address Number(s).
16. A check made payable to Broward County Board of County Commissioners for APPLICATION FEES, as per published fee schedule (which includes Planning and Development Management fees and sign deposit for Final Site Plans).
17. **RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board** for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.
18. Non-residential site plans, within 300 feet of a residential land use plan category, residential zoning district, and/or existing residential development must provide written documentation demonstrating the specific measures to prevent or minimize impacts upon adjacent residential property. See Land Development Code, Section 5-194(d).
19. A valid Pre-Application approval letter from the Florida Department of Transportation is required for applications which abut and propose direct vehicular access to a Trafficway that is functionally classified as a State Road.
20. A copy of the title documentation used to create the plat and adjacent right-of-way and easement documentation. See Land Development Code, Section 5-189 (b) (6) and the Highway Construction and Engineering Division's web page at <http://bcegov2.broward.org/bcengineering/Plats/PlatsForms.asp>.

**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 is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent [Signature]

Sworn and subscribed to before me this 3rd day of October, 2018

By Elizabeth Tsouroukdissian  He/she is personally known to me or

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

Signature of Notary Public [Signature] Type or Print Name \_\_\_\_\_

