

STAFF REPORT
Alpha 250 North
007-MP-08

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 on March 10, 2009, for 1,212,000 square feet of industrial use, a conservation easement and a lake on 127.2 acres. The property is located on north side of Copans Road, east of the Florida Turnpike, in the City of Pompano Beach. This plat was recorded on January 6, 2012 (Plat Book 180, Page 14).

On January 10, 2012, the Board approved a request to amend the note. The plat is currently restricted to 250,000 square feet of industrial use on Parcel A, 300,000 square feet of industrial use and ancillary fuel station on Parcel B, a lake on Parcel C, a conservation easement on Parcel D, 342,000 square feet of industrial use on Parcel E, and 737,352 square feet of industrial use on Parcel F (Instrument No. 110507399).

The applicant is requesting to modify Staff Recommendation No. 19 which will allow for the use of the existing right-turn lane instead of creating a new right-turn lane. In addition, the applicant has requested to delete Staff Recommendation Nos. 20 through 22 related to the construction of a new right-turn lane on westbound Copans Road at the 50-foot access opening.

A companion item to the request to amend the note on the plat to subdivide Parcel F has also been filed and is scheduled for Board consideration on June 11, 2019.

Staff Recommendation No. 19 currently requires the removal of the chevron markings west of the 50-foot opening on Copans Road and the conversion of this pavement to a westbound through/merge lane, including the appropriate signing. The applicant requests to amend it as follows:

- 19) Modify the pavement markings west of the 50-foot opening on Copans Road to allow for a separate right turn line servicing the adjoining parcel to the west with 150 feet of storage and 50 feet of transition. The existing markings forming the right-turn lane servicing the 50-foot opening shall remain.

Additionally, the applicant is requesting to delete Staff Recommendation Nos. 20, 21 and 22 which required the following:

- 20) The installation of chevron markings west of the 50-foot opening on Copans Road to complete the west end of the merge lane.
- 21) A westbound right turn lane on Copans Road at the 50-foot opening with 150 feet of storage and 75 feet of transition.
- 22) The removal of the existing turn lane Markings to the east of the 50-foot opening on Copans Road and the conversion of this pavement to a westbound through lane.

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

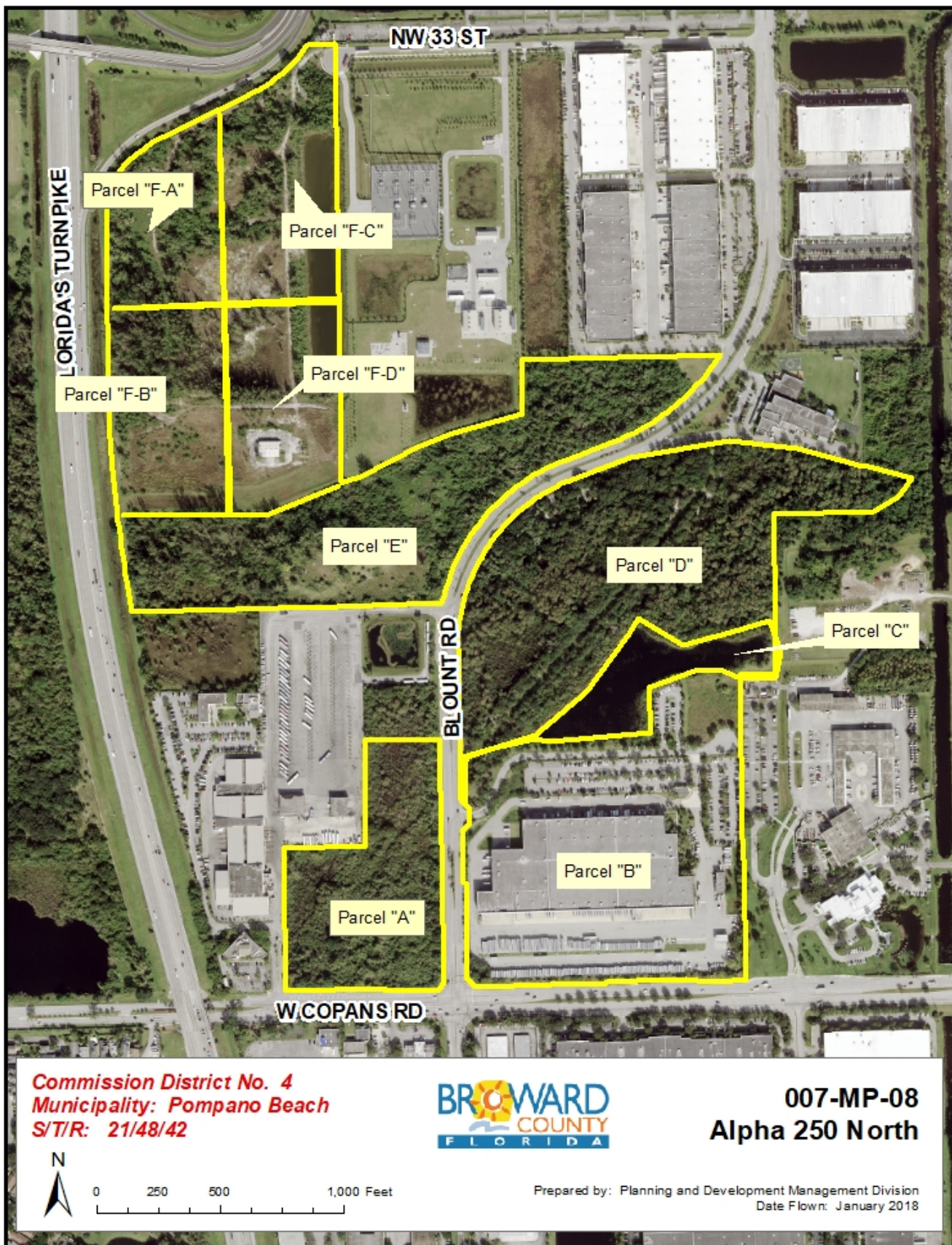
The attached letter sent to the adjacent City of Coconut Creek indicates no objection to this request.

Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend **APPROVAL** including the conditions contained in the attached memorandum and shall meet the standards of the Broward County Development Code at the time of permit.

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.

JWP



David L. Recor, ICMA-CM, Development Services Director
E: david.recor@copbfl.com | P: 954.786.4664 | F: 954.786.4504

March 12, 2019

Zoning Letter Number: 19-02000041

Thuy Turner
Planning Section Supervisor
Broward County Environmental
Protection and Growth Management Department
1 N. University Drive
Plantation, Florida 33324

Re: Pompano Business Center AKA Alpha 250 North Plat

Dear Ms. Turner,

Please be advised that the City of Pompano Beach has no objection to the Delegation Request (attached) to modify the plat conditions within the Development Review Report on the Alpha 250 North Plat, County Plat Number 007-MP-08, dated February 15, 2009 and approved by the County Commission on March 10, 2009, as follows:

Remove Staff Recommendation #20
Remove Staff Recommendation #21
Remove Staff Recommendation #22

Modify Staff Recommendation #19:

FROM:

The removal of the chevron pavement markings west of the 50-foot opening on Copans Road and the conversion of this pavement to a westbound through/merge lane, including the appropriate signing.

TO:

The removal of pavement markings west of the 50-foot opening on Copans Road to allow for a right turn lane of the adjoining access with a minimum of 150' of storage and minimum of 50' of transition.

I trust the information submitted is sufficient for your needs and should you have any questions or require any additional information please free to call.

Sincerely



David L. Recor, ICMA-CM
Development Services Director

Enclosure



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

May 7, 2019

Scott Stoudenmire, Deputy Director
Sustainable Development
4800 West Copans Road
Coconut Creek, FL 33063

RE: Municipal notification of a delegation request to amend the "Note" (approved level of development) and modify conditions of plat approval for land adjacent to the municipal limits of Coconut Creek:

Plat Name: Alpha 250 North
Plat No.: 007-MP-08

Written comments must be received on or before May 14, 2019.

Dear Mr. Stoudenmire:

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 pdmindinfo@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 Jean-Paul W. Perez at 954-357-6637 (or jpperez@broward.org).

Sincerely,

JEAN-PAUL W. PEREZ Digitally signed by
JEAN-PAUL W. PEREZ
Date: 2019.05.10
13:45:06 -04'00'

Jean-Paul W. Perez, 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: April 9, 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
(Amendment to Non-Vehicular Access Line)
Alpha 250 North (007-MP-08)

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 non-vehicular access line (NVAL) along Blount 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 new and 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 NVAL amendment subject to the following:

1. Staff recommendation Number 19, approved by the Broward County Board of County Commissioners on March 10, 2009 (Item Number 45), which states:

19. The removal of the chevron pavement markings west of the 50-foot opening on Copans Road and the conversion of this pavement to a westbound through / merge lane, including the appropriate signing.

Is hereby amended to read:

19. Modify the pavement markings west of the 50-foot opening on Copans Road to allow for a separate right turn lane servicing the adjoining parcel to the west with 150-feet of storage and 50 feet of transition. The existing markings forming the right turn lane servicing the 50-foot opening shall remain.

2. Staff recommendations Number 20 through 22, approved by the Broward County Board of County Commissioners on March 10, 2009 (Item Number 45), which state:

20. The installation of chevron markings west of the 50-foot opening on Copans Road to complete the west end of the merge lane.

TURN LANE IMPROVEMENTS (Secure and Construct)

21. A westbound right turn lane on Copans Road at the 50-foot opening with 150 feet of storage* and 75 feet of transition.

22. The removal of the existing turn lane markings to the east of the 50-foot opening on Copans Road and the conversion of this pavement to a westbound through lane.

Are hereby deleted.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

3. As previously stated, this plat was approved by the Broward County Board of County Commissioners on March 10, 2009 (Item Number 45). At the time of plat recordation, the previous property owner entered into a Security/Lien Agreement for Required Improvements that was recorded in BK47381/PG1961; and a security in the amount of \$165,180.00 was posted for construction of certain improvements, as amended. The property was not developed as anticipated and the improvements have not been completed. The improvements listed in this Development Review Report are intended to replace and supersede or delete certain previous plat requirements. Approval of this delegation request should include authorization for Highway Construction and Engineering Division staff to process a release of that portion of the previous Agreement relating to the modifications noted above.

dgm

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 Alpha 250 North Plat/Pompano Business Center

Plat/SitePlan Number 007-MP-08 Plat Book - Page 180/14 (If recorded)

Owner/Applicant Industrial Developments International LLC Phone 770.841.1500

Address 1100 Peachtree Street Suite 1000 City Atlanta State GA Zip Code 30309

Owner's E-mail Address gary.minor@idilogistics.com Fax # _____

Agent Sun-Tech Engineering, Inc Phone (954)777-3123 ext 310

Contact Person Michael Gai

Address 4577 Nob Hill Road suite 102 City Sunrise State FL Zip Code 33351

Agent's E-mail Address mgai@suntecheng.com Fax # (954)777-3114

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) 19, 20, 21, 22

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 _____

David McGuire Plat section Highway Construction and Engineering division Meeting date 2/13/19

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

See attached Sheet

**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.
- **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 _____

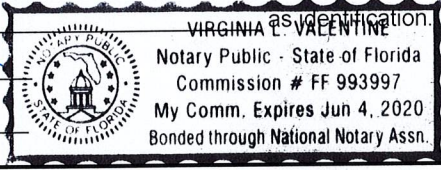
Sworn and subscribed to before me this 18th day of March, 2019

by Michael Gai He/she is personally known to me or

Has presented _____

Signature of Notary Public Virginia L. Valentine

Type or Print Name Virginia L. Valentine



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time 3/18/19 ^{N/A} Application Date 3/18/2019 Acceptance Date 3/26/2019

Comments Due 4/9/2019 C.C. Mtg. Date TBD Fee \$ 2090

Report Due 4/16/2019 Adjacent City BNISD & COCONUT CREEK

Plats Site Plans/Drawings City Letter FDOT Letter

Other (Describe) NARRATIVE

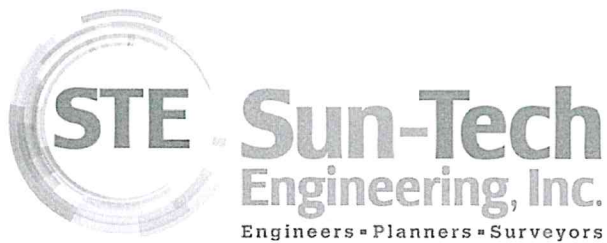
Title of Request ALPHA 250 NORTH - MODIFY CONDITIONS OF PLAT APPROVAL

Distribute to: Engineering Traffic Engineering Mass Transit

Other BCRC Other _____

Comments _____

Received by _____ JEAN-PAUL PEREZ, SENIOR PLANNER



May 14, 2019

John-Paul Perez
Senior Planner
Broward County Environmental Protection
And Growth Management Department
Planning and Development Management Division
1 N. University Drive
Plantation, Florida 33324

RE: Alpha 250 North Plat (007-MP-08)
Delegation Request to amend plat conditions

At this time we would like to request the following changes to plat conditions for the Alpha 250 North Plat, based upon the following justifications:

In reviewing the county MPO 2040 plan Copans Road is not intended to be expanded from a 4 -lane section to a 6 -lane section from Blount Road west. Furthermore if this was to happen the existing underpass beneath the turnpike may have to be altered to accommodate this improvement. What we are proposing is to utilize the existing right turn only lane as the project right turn lane for our right-in/right-out access on to Copans Road. In doing so it will make the turning movements in and out of the property less confusing at this time. The proposed project currently under construction consists of 133,814sf of warehouse distribution which equates to 259 Daily Trips, 41AM peak and 44PM peak Trips. The access off of Copans Road is set up for standard vehicular access only, no trucks. Currently there is a full median opening on Blount Road that will be utilized for all of the truck access as this driveway is a direct connection to the loading area. If we were to assume 50% of the traffic will be at each driveway this would equate to 130 Daily Trips, 21AM Peak and 22PM peak for the proposed Copans Road Entrance. The County requirement for a right turn lane based upon turning movements is 100, which we are well below.

Based upon this we are requesting that the item 19 "removal of the chevron pavement marking west of the 50-foot opening on Copans Road and the conversion of this pavement to a west bound through/lane, including appropriate signing" be modified to "modify the pavement markings west of the 50-foot opening on Copans Road to allow for a separate right turn lane servicing the adjoining parcel to the west with 150-feet of storage and 50 feet of transition. The existing marking forming the right run lane servicing the 50-foot opening shall remain." This modification is required based upon the utilization of the existing right turn lane for project right-in/right-out access into the property. Furthermore a separate right turn lane for this property, as well as the one to the east will be provided, resulting in improved safe and adequate access in and out of the site.

We are also requesting the removal of following Staff Recommendations:

Staff Recommendation Number 20 “the installation of chevron markings west of the 50-foot opening on Copans Road to complete the west end of the merge lane” Based upon the requested modification this item is no longer applicable as there will be no merge lane required.

Staff Recommendation Number 21 “A west bound right turn lane on Copans road at the 50-foot opening with 150 feet of storage and 75’ of transition.” This item is no longer required as the existing right turn lane only will be utilized as a right turn lane as well based upon the peak hour right turn movements a right turn lane would not be required.

Staff Recommendation Number 22 “the removal of the existing turn lane marking to the east of the 50’ opening on Copans Road and the conversion of this pavement to a westbound through lane.” This is no longer required as we will be utilizing the existing right turn lane only for access to the site and therefore the conversion is not necessary.

We have met with both The Highway Construction and Engineering Division and Broward County Traffic Engineering Division who support this request. Also the City of Pompano Beach in support of the request.

Should you have any questions or require any additional information please feel free to call

Sincerely
SUN-TECH ENGINEERING, INC

Michael Gai
Principal