



Resilient Environment Department  
**URBAN PLANNING DIVISION**

1 N. University Drive, Box 102 Plantation, FL 33324 T: 954-357-6666 F: 954-357-6521

Matthew Giani  
Shah, Drotos & Associates  
3410 North Andrews Avenue  
Pompano Beach, FL 33064

SUBJECT: Development Review Report  
& Notification of Readiness

PLAT NAME: U-Haul North Pompano

PLAT NO: 030-MP-21

TRANSMITTAL DATE: December 1, 2021

LETTER OF OBJECTIONS OR  
NO OBJECTIONS MUST BE  
RECEIVED BY: January 31, 2022

COMMISSION REFERRAL: Pending

TRAFFICWAYS EXPIRATION: November 27, 2022

Dear Mr. Giani:

As per the requirements Section 5-181 of the Broward County Land Development Code, we have completed the Development Review Report for the above referenced plat application. A copy of this report is attached.

**REQUIRED RESPONSE TO DEVELOPMENT REVIEW REPORT**

Please review the attached report carefully. Pursuant to Section 5-181(f) of the Land Development Code, either a *Letter of Objections* or a *Letter of No Objections* must be submitted to the Urban Planning Division Director within sixty (60) days of the date of this transmittal. If no objection, the Urban Planning Director shall provide notification to the applicant that the application will be presented to the County Commission. Pursuant to FS 12.022, applicant or developer may request for a waiver due to any unforeseen circumstance(s).

A *Letter of Objections* must specify the portions of the Development Review Report the applicant does not agree with and the reasons for the disagreement. The Urban Planning Division Director will distribute the letter to the appropriate review agencies and transmit a written response to the applicant or agent within twenty-six (26) days of receipt of the letter. Please be advised the Commission Referral cannot be submitted until the response to the *Letter of Objections* is transmitted by the Urban Planning Division Director. Please note pursuant to Section 5-181(i) of the Land development Code an extension of time may be granted by the Urban Planning Division for a maximum of eighteen (18) months.



Broward County Board of County Commissioners  
Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Dale V.C. Holness • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine  
[www.broward.org](http://www.broward.org)

PZ21-14000018  
1/26/2022

Matthew Giani  
November 30, 2021

Pursuant to Section 5-181(g) of the Land Development Code, the Urban Planning Division Director shall forward the application and supporting documentation to the County Administrator, if appropriate, or schedule the application on the next available agenda of the County Commission.

If there are any objections to the Development Review Report, they must be specified in the response letter. **If the letter to proceed contains any objections not previously raised in the *Letter of Objections*, staff may recommend deferral of the plat at the County Commission meeting. If any new objections are raised after the submission of the letter to proceed, staff will recommend deferral of the plat at the County Commission meeting.**

#### HIGHWAY CONSTRUCTION AND ENGINEERING RECEIPT

Please note that the plat will not be heard by the Commission until proof or a receipt from the Highway Construction and Engineering Division documenting that the plat mylar has been accepted by that Division. For Highway Construction and Engineering Division submittal requirements.

#### TRAFFICWAYS APPROVAL

A valid Trafficways approval is required in order for a plat to be recommended for approval to the County Commission. The Trafficways expiration date is shown above. You may request, in writing, one 2-month extension if not previously granted. The request for extension must be received prior to the above referenced Trafficways expiration date.

If you have any questions, please contact Howard W. Clarke at 954-357-5760 or [hoclarke@broward.org](mailto:hoclarke@broward.org)

Sincerely,



Karina da Luz, Planning Section Supervisor  
Urban Planning Division

Attachment

cc: Review Agencies  
Mayor/Planning Director – Pompano Beach

Davina Bean, VP  
790 Southwest 12 Avenue  
Pompano Beach, FL 33064

**P&Z**

PZ21-1400018  
1/26/2022



Resilient Environment Department  
**URBAN PLANNING DIVISION**

1 N. University Drive, Box 102, Plantation, FL 33324 T: 954-357-8695 F: 954-357-6521

**DEVELOPMENT REVIEW REPORT FOR A NEW PLAT**

Project Description			
Plat Name:	U-Haul North Pompano	Number:	030-MP-21
Application Type:	New Plat	Legistar Number:	N/A
Applicant:	Matthew Giani	Commission District:	4
Agent:	Shah, Drotos & Associates	Section/Twn./Range:	13/48/42
Location:	Southeast corner of Dixie Highway/F.E.C. Railroad and Northeast 48 Street.	Platted Area:	1.62 Acres
Municipality:	Pompano Beach	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	Deferral: Until the plat mylar is submitted Deferral: Until Trafficways approval is received		
FS 125.022 Waiver	N/A		
Meeting Date:	TBD		

A location map of the plat is attached as **Exhibit 2**.

Existing and Future Land Use	
Existing Use:	5,795 Sq. Ft. Commercial
Proposed Use:	4,000 Sq. Ft. Commercial and 17,000 Sq. Ft. Industrial
Plan Designation:	Industrial
<b>Adjacent Uses</b>	<b>Adjacent Plan Designations</b>
North: Industrial	North: Industrial
South: Industrial	South: Industrial
East: Industrial	East: Industrial
West: Commercial	West: Commercial (Deerfield Beach)
<b>Existing Zoning</b>	<b>Proposed Zoning</b>
I-1	I-1



**1. Land Use**

Planning Council staff has reviewed this application and determined that the City of Pompano Beach’s Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat uses permitted in the “Industrial” land use category. The proposed industrial use is in compliance with the permitted uses and densities of the effective land use plan. In addition, staff has received written confirmation from the City of Pompano Beach that the proposed commercial use is regarded as accessory to the principal industrial use and is therefore considered in compliance with the effective land use plan. Planning Council Memorandum is attached.

**2. Adjacent City**

An Adjacent City Letter was sent to the City of Deerfield Beach and no response was received.

**3. Trafficways**

Trafficways review is scheduled for January 27, 2022. This plat must be recommended for DEFERRAL until Trafficways approval has been received.

**4. Access**

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code, as shown in the attached memorandum. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.

**5. Concurrency – Transportation**

This plat is located in the Northeast Transportation Concurrency Management Area, which is subject to transportation concurrency fees, as defined in Section 5- 182.1.(a)(1)a) of Land Development Code. The proposed plat will be a decrease of 8 PM trips per peak hours.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	NA	NA
Non-residential	63	55
Total		55

**6. Concurrency - Water and Wastewater Capacity**

This plat receives water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	City of Deerfield Beach	City of Deerfield Beach
Plant name:	Broward County WTP (2A) (06/21)	BC North Reg. BCUD 4 (06/21)
Design Capacity:	30.00 MGD	95.00 MGD
Annual Average Flow:	16.95 MGD	71.70 MGD
Estimated Project Flow:	0.006 MGD	0.002 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this plat note does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system.



**7. Impact Fee Payment**

Transportation concurrency and administrative fees will be calculated by Urban Planning Division, Development and Environmental Review Section; assessed based on construction plans submitted for environmental review approval and must be paid on date of building permit issuance.

At the time of plat application, 5,795 square feet of commercial use existed on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182.13 of the Land Development Code, this structure may be eligible for credit towards road impact fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. **No credit will be granted for demolition occurring more than three (3) years prior to the review of construction plans submitted for County environmental review approval.**

**8. Environmental Review**

This plat has been reviewed by Environmental Permitting Division. See the attached environmental review report which provide recommendations to the developer regarding environmental permitting for the future development.

Natural Resource Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

**9. Additional Environmental Protection Actions**

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 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.

**10. Historic and Archaeologic Resources**

This plat has been reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See the attached historic and archaeological comments.

**11. Aviation**

This property is within 20,000 feet of the City of Pompano Beach's Pompano Beach Airpark. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>. To initiate the local municipality review, please contact the City of Pompano Beach directly.

**12. Utilities**

Florida Power and Light (FPL) and AT&T have been advised of this plat application and no responses were received.

### 13. Notice to Applicant

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.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available on the Urban Planning Division's web page at: [www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf](http://www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf)

### FINDINGS

Staff have reviewed the application and found that it meets the requirement of the Land Development Code and satisfies requirements for Concurrency:

1. This plat is located within the Northeast Concurrency Management Area. This district meets the regional transportation concurrency standards as specified in Section 5-182.1.(a)(1)a) of the Land Development Code.
2. This plat satisfies the drainage, water, wastewater and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.

### RECOMMENDATIONS

Based on the review and findings, staff recommends **APPROVAL** of this application, subject to the following conditions which shall assure compliance with the standards and requirements of the Land Development Code:

1. Conditions attached in the Highway Construction and Engineering Memorandum, see attached memorandum.
2. Place note of the face of the plat, preceding municipal official's signature, reading:

Concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

3. Place a note on this face of the plat reading:
  - a. This plat is restricted to 4,000 square feet of commercial use and 17,000 square feet of industrial use.
  - b. 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.
  - c. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

[HWC/CD]

**P&Z**

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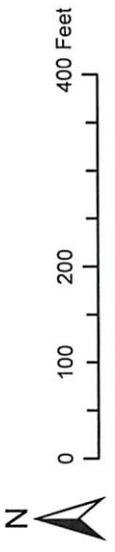


**Commission District No. 4**  
**Municipality: Pompano Beach**  
**S/T/R: 13/48/42**



**030-MP-21**  
**U-Haul**  
**North Pompano**

Prepared by: Urban Planning Division  
 Date Flown: January 2021



**P & Z**



TO: Josie P. Sesodia, AICP, Director  
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director

A handwritten signature in blue ink, appearing to read "BBB", is written over the name "Barbara Blake Boy".

RE: U-Haul North Pompano (030-MP-21)  
City of Pompano Beach

DATE: November 15, 2021

The Future Land Use Element of the City of Pompano Beach Comprehensive Plan is the effective land use plan for the City of Pompano Beach. That plan designates the area covered by this plat for the uses permitted in the "Industrial" land use category. This plat is generally located on the southeast corner of Dixie Highway/F.E.C. Railroad and Northeast 48 Street.

The proposed industrial use is in compliance with the permitted uses of the effective land use plan.

Regarding the proposed commercial use, Planning Council staff has received written confirmation from the City of Pompano Beach that said use is accessory to the principal industrial use, and is therefore considered in compliance with the effective land use plan.

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

North:	Industrial
South:	Industrial
East:	Industrial
West:	Commercial (City of Deerfield Beach)

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:CME

cc: Gregory P. Harrison, City Manager  
City of Pompano Beach

David Recor, Director, Development Services  
City of Pompano Beach

A large, stylized logo consisting of the letters "P" and "Z" in a bold, red, sans-serif font, with an ampersand "&amp;" between them.



Resilient Environment Growth Department  
**URBAN PLANNING DIVISION**  
1 North University Drive, Box 102 • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

October 25, 2021

Eric M. Power, AICP, Director  
Planning & Zoning Division  
City of Deerfield Beach  
6591 Orange Drive  
Deerfield Beach, FL 33314

RE: Municipal notification of plat adjacent to the Municipal limit of Deerfield Beach

Plat Name: U-Haul North Pompano  
Plat No: 030-MP-21

Written comments must be received on or before **November 15, 2021**.

As per Broward County Commission Policy effective March 24, 1998, we are forwarding a copy of an application for a plat 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 Urban Planning Division on or before the above referenced date. Please send your comments via e-mail to our office at [padminfo@broward.org](mailto:padminfo@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 question, please contact me at 954-357-5760 or [hoclarke@broward.org](mailto:hoclarke@broward.org)

Sincerely,

A handwritten signature in blue ink, appearing to be "H. Clarke", enclosed in a circular scribble.

Howard W. Clarke, Senior Planner  
Urban Planning Division

Broward County Board of County Commissioners

Mark Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Dale V.C. Holness • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine  
[www.broward.org](http://www.broward.org)

**P&Z**

PZ21-14000018

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Public Works Department

**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

**M E M O R A N D U M**

DATE: November 10, 2021

TO: Josie Sesodia, Director  
Urban Planning Division

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

Noemi Hew, Planner  
Transportation Department, Service Development

SUBJECT: Application for New Plat  
U-Haul North Pompano (030-MP-21)

The Highway Construction and Engineering Division, Traffic Engineering, and the Transportation Department, Transit Division have reviewed the application for a new plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), and any previously recorded plats.

As a result of our review, staff has determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code.

**P&Z**

Broward County Board of County Commissioners  
[www.broward.org](http://www.broward.org)

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1/26/2022

## 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:

- 1 Along the ultimate right-of-way for NE 48<sup>th</sup> Street except at the following:
  - A) 30-foot opening with centerline located approximately 66 feet east of the west plat limits. This opening is restricted to and physically channelized for right turns IN only.
  - B) 30-foot opening with centerline located approximately 116 feet east of the west plat limits. This opening is restricted to and physically channelized for right turns OUT only.

### ACCESS REQUIREMENTS

- 2 The minimum distance from the non-vehicular access line of NE 48<sup>th</sup> Street, at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 50 feet.
- 3 A channelized driveways shall consist of one lane each with a pavement width of 16 feet and a minimum inside radius of 40 feet.

### TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 4 The physical channelization of the driveway in each 30-foot opening on NE 48<sup>th</sup> Street as specified under the non-vehicular access line requirements.
- 5 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)

- 6 Along NE 48<sup>th</sup> Street adjacent to this plat.

### COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)

- 7 The developer shall be responsible for replacement of communication conduit/interconnect that is damaged by construction of the required improvements. The security amount for communication conduit/interconnect along NE 48<sup>th</sup> Street shall be determined by the Traffic Engineering Division.

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

- 8 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**

- 9 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)**

- 10 Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.
- 11 Communication Conduit/Interconnect plans (3 sets and a cost estimate) shall be submitted to the Traffic Engineering Division. Any easements necessary for relocation and maintenance of the conduit must be provided and shown on the submitted plans. No security shall be released without field inspection and final approval of all materials, installations and locations by the Traffic Engineering Division.

**GENERAL RECOMMENDATIONS**

- 12 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.
- 13 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>.

- 14 This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant shall request a current tax letter be forwarded from the Revenue Collection Division to HCED Plat Section.

#### F.S. 177 PLAT REVIEW COMMENTS

The following comments note the corrections necessary for the plat mylar to comply with the requirements of Florida Statutes Chapter 177. If additional clarification is necessary, please contact Jason Espinosa at (954) 577-4593 or via email at [JESPINOSA@BROWARD.ORG](mailto:JESPINOSA@BROWARD.ORG).

Please note that additional changes made to the plat mylar beyond this list of corrections may necessitate additional review time; delay recordation; and result in additional review fees.

All resubmittals shall include a paper copy of the plat with changes from the original plat review application highlighted.

#### 15 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. Explain the calls in the description to monuments that do not appear on the plat. The monuments appear not to be calls in the vesting deed for the parcel to be platted. If the monuments were found on the survey and replaced with P.R.M.s, note such on the survey. If applicable, remove the calls to the monuments from the description. Review and revise as necessary.
- B. Show any found monumentation at the Point of Commencement.
- C. Bearings and distances shall be on all lines.
- D. Plat boundary perimeter closure shall be within +/- 0.03 feet
- E. Land corner coordinates shall be verified with resurvey.
- F. P.R.M. coordinates shall be accurate within +/- .05 feet. (Resurvey sections).
- G. Square footage shall be shown for each parcel. The total area shall be accurate to the nearest square foot.
- H. Bearings, angles, and dimensioning shall be shown for each lot or parcel. Curvilinear lot lines shall show the radii, arc distances, and central angles. Radial lines will be so designated.

- I. Full dimensioning and square footage shall be shown on all right-of-way dedicated by this plat.
- J. P.R.M.s shall be shown at every change of direction, not more than 1,400 feet apart P.R.M.s shall be labeled "Found" or "Set".
- K. Show P.C.P.s as appropriate.
- L. 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. Identify the location of the found monument 510.03' east of the southeast corner of this plat.
- M. Identify a well-established and monumented Basis of Bearings reference line. Depict the line with its monumentation and ties to the plat boundary. Describe the line in the Plat Notes.
- N. Fully describe NGS Control Point "N 548", including its location and type of monument.
- O. Define the adjustment (e.g., 1990, 2011) of the NAD 83 bearings and coordinates shown on the plat.
- P. Revise Plat Note #1 to indicate that the **BOUNDARY** information was established by the referenced survey firm.
- Q. Show bearing – distance dimensions from the intersection of the northerly extension of the east plat boundary with the north line of the underlying Tract 1 to the apparent westernmost northwest corner of PARCEL "A" per P.B. 183, PG. 234, B.C.R. Show a label for that corner.
- R. Show a distance dimension from the above-mentioned plat corner to the northwest corner of this plat.
- S. Explain the depiction of the 95.05' distance dimension on the north line of this plat. If applicable, remove the dimension and associated leader arrow.
- T. Explain or remove the leader arrow on the north line of Tract 1 north of the west end of the above mentioned 95.05' distance dimension.
- U. Explain or remove the 203.30' distance dimension on the west line of this plat.
- V. Identify or remove the leader arrows at the south end of the west line of this plat.
- W. Explain the depiction of the 139.32' distance dimension at the west end of the south line of this plat. If applicable, remove the dimension and associated leader arrows.
- X. Tie the benchmark shown to the plat boundary.
- Y. All interior excepted parcels shall be clearly indicated and labeled as: "NOT A PART OF THIS PLAT."
- Z. 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:  
<http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx>.

- AA. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

**16 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE**

- A. Dedication language shall clearly dedicate all right-of-way, specific purpose parcels and easements shown on the plat.
1. Remove the reference to PARCEL "A" in the Dedication.
  2. Explain the inclusion of the Section, Township and Range in the Dedication. That information is typically not shown on Broward County plats. Additionally, the Section number in the Dedication does not match the description. Review and revise as necessary.
  3. The name of the plat as shown in the Dedication differs from the name on the plat title. Review and revise as necessary.
  4. Explain the reference to PARCELS "B" and "D" in the Dedication. Those parcels do not appear on the plat drawing. Review and revise as necessary.
- B. Mortgagee dedication shall clearly join in the dedications on the plat, if applicable.
- C. Proposed right-of-way shall be clearly labeled and dedicated by the plat.
- D. Depict the entire right-of-way width of N.E. 48<sup>th</sup> 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.
- E. Centerlines of right-of-way and construction (if they are different) shall be shown.
- F. All proposed easements shall be clearly labeled and dimensioned. Utility easements should be granted to the public (or to the City– but not to any specific utility company). Utility easements created by the plat should NOT be located within any road right-of-way.
- G. All existing easements shall be clearly labeled and dimensioned. Refer to the Opinion of Title and Adjacent Right-of-Way Report.

**17 TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS**

- A. Plat review service charge form, review fee, and one copy of the plat with all changes from the original plat review application highlighted. The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title which shall:
- 1) be based upon a legal description that matches the plat.
  - 2) be based upon a search of the public records within forty-five (45) days of submittal.
  - 3) contain the names of all owners of record.

- 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
- 5) contain a listing of all easements and rights-of-ways of record lying within the plat boundaries.
- 6) contain a listing of all easements and rights-of-ways which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

NOTE: The name of the owner as shown on the plat differs from the owner listed in the Opinion of Title. Review and revise as necessary.

The title shall be updated for review of any agreements and the recordation process. Standard format for Title Certificates, Opinions of Title, the Adjacent Right-of-way Report, and a Guide to Search Limits of Easements and Right-of-way may be obtained by contacting the Highway Construction & Engineering Division or by visiting our web site: <http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx>

- B. The Dedication on the original mylar shall be executed by all record owners with original signatures. For property owned by an individual (or by individuals), the plat shall be executed in the presence of two witnesses for each signature. Property owned by corporations shall be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer shall also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat shall be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust shall provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.
- C. All mortgagees shall execute the plat with original signatures, seals, and witnesses.
- D. Acknowledgments and seals are required for each signature.
- E. Reverse the order of the owner dedication and acknowledgement signature blocks.

## 18 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. Notes and/or Legend shall be shown on ALL drawing pages.

- C. The "NOTICE" requirement re: graphic vs. digital format and "additional restrictions that are not recorded on this plat" per 177.091(27) shall be included.
- D. The Utility Easement Note per FS 177.091(28) shall be included.
- E. Plat borders shall be 1/2-inch on three sides with a 3-inch margin on the left side.
- F. Location Map and Scale (Depicting 2 major street names; one North/South and one East/West) shall be shown.  
Remove one of the two north arrows on the Location Map.
- G. Scale and Scale Bar shall be shown on each drawing sheet with standard engineering scale of 1" = 20', 30', 40', 50', 60', and 100' or as approved by the Engineering Division.  
Remove one of the two graphic scale bars on the plat drawing sheet. Label the beginning and end points of the scale bar.
- H. The plat shall be prepared by a professional surveyor and mapper with the name of the professional surveyor and mapper or legal entity, along with the street and mailing address, shall be shown on each sheet included.
- I. The sheet page numbers, and total of pages shall be shown on each page.
- J. Title block shall include the name of Plat, Subtitle/Replat, Section-Township-Range, City, County, and State.
  - 1. In the plat subtitle, indicate that this plat is a REPLAT of a portion of the underlying Tract 1.
  - 2. Show the City, County and State in which the plat lies in the plat subtitle.
- K. The plat original shall be drawn with black permanent drawing ink; or nonadhered scaled print on a stable base film.
- L. The sheet size shall be 24 inches by 36 inches.
- M. North Arrow(s) shall be shown on each drawing page.
- N. Adjacent plats shall be identified or unplatted parcels shall be identified as "Acreage."  
Remove the folio numbers and ownership information from the labels for this plat and the abutting parcels. Show a label for a portion of the Tract per the underlying plat in the easterly abutting parcel.
- O. Lot, Block, Tract, or Parcel #s or letters shall be shown.  
Identify the parcel created by this plat on the plat drawing.
- P. Space for Plat Book and Page shall be shown inside the border in the upper right-hand corner on each page.
- Q. Plat limits shall be labeled and shown with a heavy line.
- R. Match Lines shall be shown for multi-page plats.
- S. The Planning and Development Management Division file number 030-MP-21 shall be shown inside the border in the lower right-hand corner on each page.
- T. Tabular data shall be verified.
- U. Lettering on the plat shall be no smaller than 0.10" (10-point font).
- V. No text on the plat drawing should be obstructed or overlapped by lines or other text.
- W. Remove the depiction of the railroad tracts in the Florida East Coast Railroad right-of-way.

- X. Identify or remove the solid lines on both sides of and adjacent to the centerline of the 100-foot-wide railroad right-of-way.

## 19 SIGNATURE BLOCKS

- A. The Surveyor's Certification shall be signed, and the plat sealed by professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of FS Chapter 177. The printed name and registration number of the professional surveyor and mapper shall appear directly below the Surveyor's Certificate, along with the printed name, address, and certificate of authorization number of the legal entity.
  - 1. Show the Certification of Authorization number of the entity preparing the plat beneath the address.
  - 2. Remove Part 1 from the references to F.S. 177 in both signature blocks where it appears.
- B. The plat shall include space for signature by the **Highway Construction and Engineering Division** Director and Surveyor indicating that the plat has been reviewed for conformity with Chapter 177, Florida Statutes. Add the letters **LS** to the registration number of the H.C.E.D. reviewing surveyor.
- C. The plat shall include space for signature by the **Broward County Environmental Protection and Growth Management Department**.
- D. The plat shall include space for signature by Records Division - Minutes Section (County Commission).
  - 1. The text in the referenced signature block is incorrect. Refer to the plat recorded in P.B. 183, PG. 496, B.C.R. and revise as necessary.
- E. The plat shall include space for signature by Planning Council Chair and Executive Director.
- F. If applicable, the plat shall include space for approval of Drainage District, City, special improvement district, or taxing district (including space for seals). The language preceding the designated municipal official's signature on the plat drawing shall include the following wording:

"Concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance"

Revise the text in the City of Pompano Beach signature block, as necessary.
- G. The plat shall include proper dates for signatures.

H. The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by a copy of the City of Pompano Beach conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

20 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. PRM's Verified
- E. Development Order, Planning & Development Management Division Director Signature
- F. Highway Construction and Engineering Director Signature
- G. City/District scanned copy of mylar, as required.



Environmental Protection and Growth Management Department  
**ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION**  
 1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

**MEMORANDUM**

**DATE:** 11/15/2021

**TO:** Josie P. Sesodia, Director, PDMD  
[PDMDInfo@broward.org](mailto:PDMDInfo@broward.org)



**SUBJECT:** Plat Review

The Environmental Engineering and Permitting Division (EPPD) has reviewed the application for 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.

<b>REVIEW OF PLAT APPLICATION</b> (please submit electronically)	
<b>Plat Number:</b> 030-MP-21	<b>Folio:</b> 484213010023
<b>Plat Name:</b> U-Haul North Pompano	
<b>Comments Due Date:</b> 11/15/2021	<b>Return Comments To:</b> PDMDInfo@broward.org
<b>Applicant's Request:</b> New Plat Reviews	
<b>Division:</b> Environmental Engineering and Permitting	

Staff proposes the following disposition:

**P&Z**

PZ21-1400018  
 1/26/2022

**Reviewer's Name: Yvel Rocher**

**Program: Domestic and Non-Domestic Wastewater  
And Surface Water Management**

Any objection to the plat as submitted.

Answer: No

This plat is subject to the comments noted below.

Answer: Yes

**Plat Comments, as needed:**

1. The Broward County Domestic Wastewater Licensing Program has no objection to the described plat. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact the Environmental Engineering and Permitting Division at 954-519-1483 or [WWLicense@broward.org](mailto:WWLicense@broward.org) for specific code requirements.
2. The Broward County Non-Domestic Wastewater Program has no objection to the described plat because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Engineering and Permitting Division at 954-519-1483 or [NDDLICENSE@broward.org](mailto:NDDLICENSE@broward.org) for specific code requirements.
3. A Surface Water Management License (No. SWM2001-049-10) has been issued for this site.

Any objection to the plat as submitted.

Answer: No

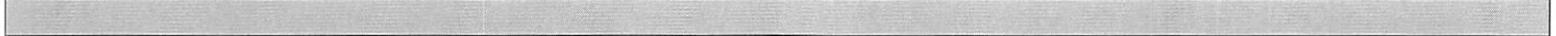
This plat is subject to the comments noted below.

Answer: Yes

**Plat Comments, as needed:**

1. Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division determined that, at this time, there are no indications of 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.
2. The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at <https://www.fleppc.org/list/list.htm>.
3. Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Engineering and Permitting Division at 954-519-1483 or [AWRLicense@broward.org](mailto:AWRLicense@broward.org) for specific code requirements.

<b>Reviewer's Name: Peter Burke</b>	<b>Program: Tree Preservation</b>
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Any objection to the plat as submitted.  
 Answer: No

This plat is subject to the comments noted below.  
 Answer: Yes

**Plat Comments, as needed:**

This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.

<b>Reviewer's Name: David Vanlandingham</b>	<b>Program: Clean-Up and Waste Regulation</b>
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Any objection to the plat as submitted.  
 Answer: No

This plat is subject to the comments noted below.  
 Answer: Yes

**Plat Comments, as needed:**

The subject plat is within one-quarter mile of known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Engineering and Permitting Division (EPPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954) 519-1483 or [EAR@broward.org](mailto:EAR@broward.org).



**Reviewer's Name: Robert Wong**

**Program: Air Program**

Any objection to the plat as submitted.

Answer: No

This plat is subject to the comments noted below.

Answer: Yes

**Plat Comments, as needed:**

If any existing facility (e.g. existing structures on site including residential building(s) and/or utility building(s)) or facility component (including roof system, insulation, walls, attached piping, mechanical systems, etc.) is planned to be demolished or renovated, the project shall comply with applicable asbestos regulations. More information on the asbestos requirements can be found at:

<http://www.broward.org/ePermits/Search/Pages/PermitDetails.aspx?permitID=395>. Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at [ePermits.broward.org](http://ePermits.broward.org) at least 10 working-days before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. Depending on the type and size of roof, wall, flooring, and insulation, piping and mechanical systems affected, an asbestos survey, FDEP Notice of Demolition or Asbestos Renovation form 62-257.900(1) and applicable asbestos project fee(s) may also be required at least 10 working-days before commencing work. For assistance, contact Broward County's asbestos program at [AsbestosHelp@broward.org](mailto:AsbestosHelp@broward.org) or call 954-519-0340.



Resilient Environmental Department  
**URBAN PLANNING DIVISION**

1 North University Drive, Box 102 • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521 • 954-519-1412

e-COMMENTS for  
**New Plat Application**



**TO:** Review Agencies

**PLAT NAME:** U-Haul North Pompano

**PLAT NO.:** 030-MP-21

**COMMENT DUE DATE:** November 15, 2021

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

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

**Please note that all agency comments should now be e-mailed to the Urban Planning Division at: [pdminfo@broward.org](mailto:pdminfo@broward.org).** For additional information, please contact Howard W. Clarke at 954-357-5760 (or [hoclarke@broward.org](mailto:hoclarke@broward.org)). Your cooperation is greatly appreciated!

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

*In the space provided below, please type/print your name, agency and phone number:*

Bradley Lanning  
 \_\_\_\_\_  
*Print Name*  
 Urban Planning Division, Historic Preservation Program  
 \_\_\_\_\_  
*Agency*  
 813-360-6130  
 \_\_\_\_\_  
*Phone Number*

**COMMENTS:**





T: 850.296.3669  
F: 602.254.6280  
info@paleowest.com

TALLAHASSEE, FLORIDA  
916 East Park Avenue  
Tallahassee, FL 32301

Monday, October 25, 2021

Howard W. Clarke, Senior Planner  
Resilient Environmental Department  
Urban Planning Division  
1 North University Drive, Suite 102A  
Plantation, Florida 33324  
PDMInfo@broward.org

Re: Request for Comments – Historical Resource Review  
Plat No. 030-MP-21/U-Haul North Pompano  
Broward County property folio(s): 484213010023 (1120 NE 48 Street, Pompano Beach 33064)

Howard,

I have had an opportunity to review materials relative to Plat No. 030-MP-21/U-Haul North Pompano; Broward County property folio(s): 484213010023.

A. In my capacity as the County's archaeological consultant, based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), it is my determination that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.

1. One resource group is located adjacent to Plat No. 030-MP-21/U-Haul North Pompano. These railroad tracks (8BD04087) have been determined to be eligible for the NRHP. The proposed plat is located 30 ft east of the railroad track right-of-way. As such, this resource will not be adversely affected.

B. The subject property is located in the City of Pompano Beach, outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: Attn: Historic Preservation  
Development Services Department  
City of Pompano Beach  
100 West Atlantic Boulevard, #3  
Pompano Beach, Florida 33060  
Tel.: (954) 786-7921

C. If, in the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, 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."

**P&Z**

PZ21-14000018  
1/26/2022



Contact: Broward County Medical Examiner  
5301 S.W. 31st Avenue  
Fort Lauderdale, Florida 33312  
Telephone: (954) 357-5200  
Fax: (954) 327-6580  
Email: Med\_Exam\_Trauma@broward.org  
Website: <http://www.broward.org/MedicalExaminer>

Please contact me if you have any questions or if you would like additional information regarding these comments.

Sincerely,



**BRADLEY LANNING** | PRINCIPAL INVESTIGATOR  
**PALEOWEST**

In capacity as:

County Archaeological Consultant  
Resilient Environmental Department  
Urban Planning Division  
Historic Preservation Program  
1 North University Drive, Suite 102A  
Plantation, Florida 33324  
Tel.: (813) 360-6130  
Email: blanning@broward.org

Cc: Rick Ferrer, Historic Preservation Officer, Planning and Development Management Division

**P&Z**

PZ21-14000018

1/26/2022

