



Environmental Protection and Growth Management Department

**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**

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

Andrea Harper  
Keith  
301 E Atlantic Blvd.,  
Pompano Beach, FL 33060

SUBJECT: Development Review Report  
& Notification of Readiness

PLAT NAME: Pompano Park Racino II

PLAT NO: 015-MP-21

TRANSMITTAL DATE: June 7, 2021

LETTER OF OBJECTIONS OR  
NO OBJECTIONS MUST BE  
RECEIVED BY: August 6, 2021

COMMISSION REFERRAL: Pending

TRAFFICWAYS EXPIRATION: April 24, 2022

Dear Ms. Harper:

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 Planning and Development Management Division Director within sixty (60) days of the date of this transmittal. If no objection, the Planning and Development Management 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 Planning and Development Management 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 Planning and Development Management Division Director. Please note pursuant to Section 5-181(i) of the Land development Code an extension of time may be granted by the Planning and Development Division for a maximum of eighteen (18) months.



Andrea Harper  
June 7, 2021  
Page 2

Pursuant to Section 5-181(g) of the Land Development Code, the Planning and Development Management 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  
Planning and Development Management Division

Attachment

cc: Review Agencies  
Mayor/Planning Director – Pompano Beach

Pompano Park JC Land Holdings, LLC / Taylor Gray  
777 Isle of Capri Circle  
Pompano Beach, FL 33069

**P&Z**

PZ21-14000008  
8/25/2021



Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT 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:	Pompano Park Racino II	Number:	015-MP-21
Application Type:	New Plat	Legistar Number:	N/A
Applicant:	Pompano Park JV Land Holdings, LLC /Taylor Gray	Commission District:	4
Agent:	Keith	Section/Twn./Range:	03/49/42
Location:	West side of the C.S.X. Railroad, between Pompano Beach Park Place/Southwest 3 Street and Cypress Bend Drive	Platted Area:	12.9 Acres
Municipalities:	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 <b>Denial:</b> This plat is not consistent with the permitted uses of the Effective Land Use Plan See Planning Council memorandum and Staff Comment 1.		
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:	89,685 Sq. Ft. Stables, 11,040 Sq. Ft. Dormitories and 9,661 Sq. Ft. Accessory Structures
Proposed Use:	100,000 Sq. Ft. of Industrial
Plan Designation:	Pompano South Regional Activity Center
<b>Adjacent Uses</b>	<b>Adjacent Plan Designations</b>
North: Stables, Vacant	North: Regional Activity Center
South: Stables, Jockey Dormitories	South: Regional Activity Center
East: Industrial	East: Industrial
West: Racetrack	West: Regional Activity Center
<b>Existing Zoning</b>	<b>Proposed Zoning</b>
PCD	PCD



The Property is within the Pompano Park Development of Regional Impact (f/k/a Arvida Pompano Park Development of Regional Impact).

**1. Land Use**

Planning Council has reviewed this application and determined that the City of Pompano Beach’s Comprehensive Plan is the effective land use plan. The plan designates the area covered by this plat uses permitted in the “Pompano Park South Regional Activity Center” land use category. It is subject to the recorded “Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in the “Regional Activity Center” (O.R.B. 34520, PG. 371-377, B.C.R.). This requires the Town to monitor development activity and to enforce permitted land use densities and intensities within the Regional Activity Center.

The staff notes that the “Pompano Park South Regional Activity Center” does not permit industrial uses, therefore the proposed industrial use is not in compliance with the permitted uses of the effective land use plan and must be recommended for **Denial**. See Planning Council Memorandum.

**2. Trafficways**

Trafficways review is scheduled for June 24, 2021. This plat must be recommended for **DEFERRAL** until Trafficways approval has been received.

**3. 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.

**4. 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)(5)a) of Land Development Code. In order for demolition credit to be given for the dormitories, the applicant must provide the amount of units within the dormitories. The proposed plat generates an increase of 7 trips per peak pm hour.

	Existing Use Trips per Peak Hour	Proposed Use Trips per Peak Hour
Residential	NA	NA
Non-residential	65	72
Total		72

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

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

	Potable Water	Wastewater
Utility Provider:	City of Pompano Beach	City of Pompano Beach
Plant name:	Pompano Beach (02/21)	BCUD 4(12/20)
Design Capacity:	50.00 MGD	95.00 MGD
Annual Average Flow:	16.72 MGD	74.00 MGD
Estimated Project Flow:	0.01 MGD	0.01



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.

#### **6. Impact Fee Payment**

Transportation Concurrency and administrative fees will be calculated by Planning and Development Management 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, 89,685 Sq. Ft. stables, 11,040 Sq. Ft. dormitories and 9,661 Sq. Ft. accessory structures existed on the site, which the applicant stated will be replaced. In accordance with the credit provisions of Section 5-182.13 of the Land Development Code, this structure may be eligible for credit towards transportation concurrency, school impact and park impact fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. In order for demolition credit to be given for the dormitories, the applicant must provide the amount of units within the dormitories. **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.**

#### **7. Environmental Review**

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

Environmental Planning and Community Resilience Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

#### **8. 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 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.

#### **9. Historic Resources**

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 determined that the proposed project, will have an adverse effect on previous recorded resource(s).

The archaeologists notes that subject property contains ten historic structures previously documented with the Florida Master Site File (FMSF) that will be demolished as part of this project. All structures are documented under Resource Group BD06941 Pompano Harness Tract which has not yet been evaluated by the State Historic Preservation Office (SHPO). It is recommended that the following structures should have their respective FMSF site forms be updated to note the demolition ([SiteFile@dos.myflorida.com](mailto:SiteFile@dos.myflorida.com) – 850-245-6440)

Site number	Name	Build Date	Function
BD06973	Stable F	c 1955	Stable
BD06973	Stable F	c 1955	Stable
BD06973	Stable F	c 1955	Stable
BD06973	Stable F	c 1955	Stable
BD06973	Stable F	c 1955	Stable
BD06973	Dorm 5	c 1955	Dormitory
BD06973	Dorm 5	c 1955	Dormitory
BD06973	Dorm 5	c 1955	Dormitory
BD06973	Dorm 5	c 1955	Dormitory
BD06973	Dorm 5	c 1955	Dormitory

The archaeologist further notes that this property is located in the City of Pompano Beach and is outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. Therefore, the property owner/agent is advised to contact David Recor, Director of the Development Services at 954-786-4600 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 [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org).

**10. Aviation**

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

**11. Utilities**

Florida Power and Light (FPL) and AT&T have been advised of this plat application and provided no comments.

**12. 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 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**

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

1. A Denial Recommendation was issued as the proposed industrial use is not consistent with the effective land use plan.
2. This plat is located within the Northeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(5)a) of the Land Development Code.
3. 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, not all the conditions are met to ensure compliance with the standards and requirements of the Land Development Code. As a result, staff recommends:

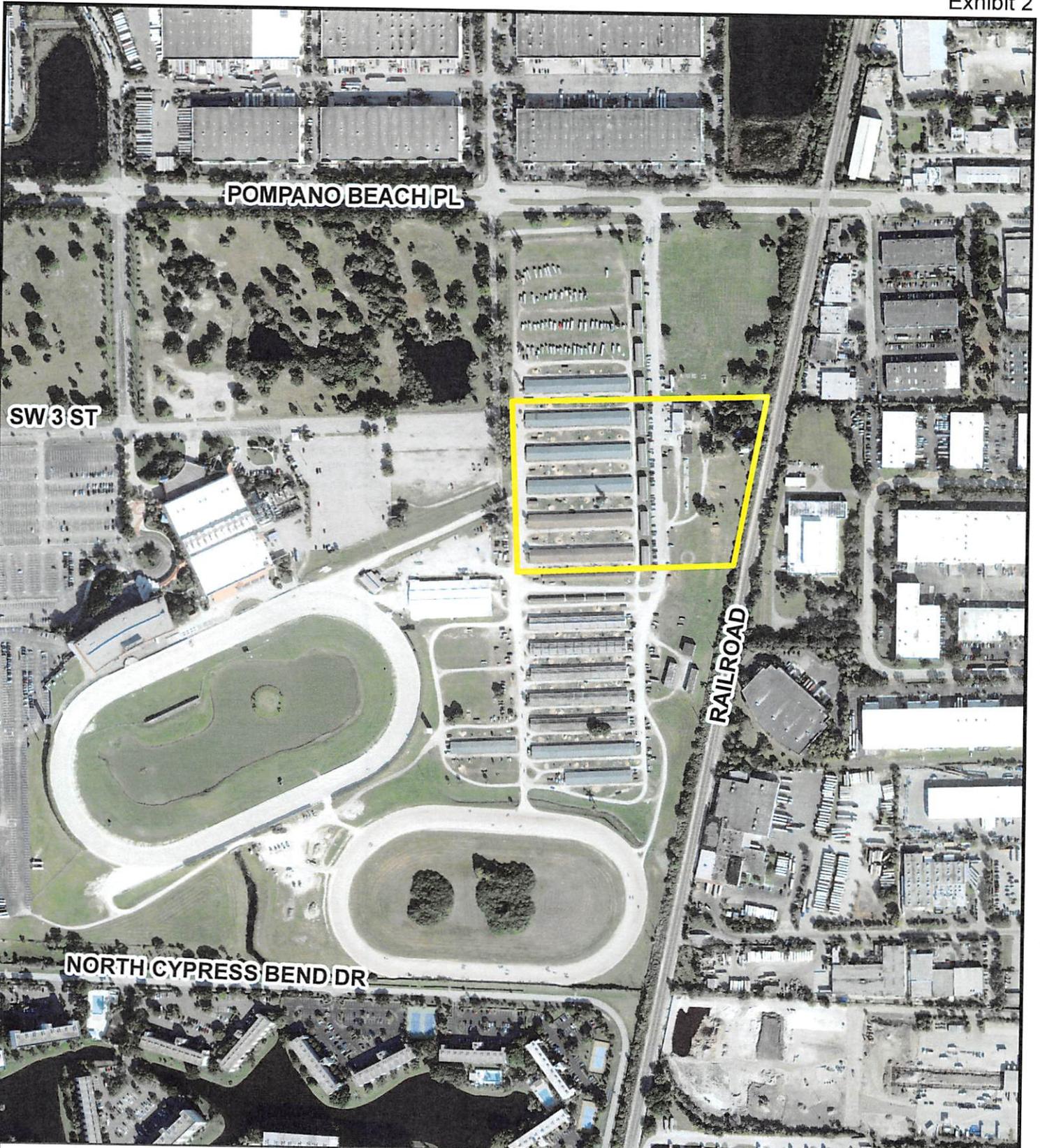
1. **Denial** until the proposed uses are consistent with the permitted uses of the effective land use plan.
2. Approval as per conditions attached in the Highway Construction and Engineering Memorandum.
3. Place note of the face of the plat, preceding municipal official's signature, reading:

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.

4. Place a note on this face of the plat reading:
  - a. This plat is restricted to 100,000 square feet of industrial 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.
  - b. 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.

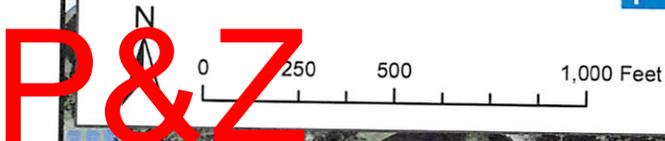
[HWC]



**Commission District No. 4**  
**Municipality: Pompano Beach**  
**S/T/R: 03/49/42**



**015-MP-21**  
**Pompano Park Racino II**



Prepared by: Planning and Development Management Division  
 Date Flown: January 2021

BROWARD COUNTY  
**Planning Council**



TO: Josie P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Pompano Park Racino II (015-MP-21)  
City of Pompano Beach

DATE: May 5, 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 "Pompano Park South Regional Activity Center" land use category. This plat is generally located on the west side of the C.S.X. Railroad, between Pompano Park Place/Southwest 3 Street and Cypress Bend Drive.

Regarding the proposed industrial uses, 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 34520, Pages 371-377. Planning Council staff notes that the "Pompano Park South Regional Activity Center" does not permit industrial uses. Therefore, the proposed industrial use is not in compliance with the permitted uses of the effective land use plan.

Planning Council staff will update this memorandum as appropriate.

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

North:	Regional Activity Center
South:	Regional Activity Center
East:	Industrial
West:	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:JMB

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

David Recor, Director, Development Services  
City of Pompano Beach



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: May 12, 2021

TO: Josie Sesodia, Director  
Planning and Development Management 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  
Pompano Park Racino II (015-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  
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)

PZ21-1400008

8/25/2021

## STAFF RECOMMENDATIONS

- 1 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.

## 2 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. There are two references to the southerly line of TRACT B per P.B. 137, PG. 33, B.C.R. in the description and on the plat drawing. Revise the calls in the description and labels on the drawing to distinguish one from the other.
  2. There are two references to the easterly line of TRACT B per P.B. 137, PG. 33, B.C.R. in the description and on the plat drawing. Revise the calls in the description and labels on the drawing to distinguish one from the other.
  3. Correct the spelling of 3<sup>RD</sup> Street in the description.
- B. Bearings and distances shall be on all lines.
- C. Plat boundary perimeter closure shall be within +/- 0.03 feet.
- D. Square footage shall be shown for each parcel. The total area shall be accurate to the nearest square foot.
- E. 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.
- F. Full dimensioning and square footage shall be shown on all right-of-way created by this plat.
- G. P.R.M.s shall be shown at every change of direction, not more than 1,400 feet apart, with a minimum of 4 indicated. P.R.M.s shall be labeled "Found" or "Set".
  1. Show the length of the set P.R.M.s (24" minimum).

2. For clarity and simplicity, consider showing the size of and identification on the P.R.M.s only in the Plat Notes.

- H. Show any found monumentation at the Point of Commencement.
- I. Show any found monumentation at the northeast corner of PARCEL "A" per P.B. 181, PG. 22, B.C.R. shown on the plat.
- J. 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.
- K. The bearing reference line must be a well-established and monumented line. Depict said line with its monumentation and tie to the plat boundary. Insufficient monumentation is shown for the line called out. Review and revise, as necessary.
- L. All interior excepted parcels shall be clearly indicated and labeled as: "NOT A PART OF THIS PLAT."
- M. 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>.
- N. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

### 3 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.
- B. Mortgagee dedication shall clearly join in the dedications on the plat.
- C. Proposed right-of-way shall be clearly labeled and dedicated by the plat.
- D. Existing right-of-way shall be identified and verified by instrument.
- E. 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.
- F. All existing easements shall be clearly labeled and dimensioned.

### 4 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.

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.

## 5 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. Plat borders shall be 1/2-inch on three sides with a 3-inch margin on the left side.

- C. Location Map and Scale (Depicting 2 major street names; one North/South and one East/West) shall be shown.  
Revise the name of the railroad on the Location Sketch to match the description.
- D. The plat original shall be drawn with black permanent drawing ink; or nonadhered scaled print on a stable base film.
- E. The sheet size shall be 24 inches by 36 inches.
- F. Adjacent plats shall be identified or unplatted parcels identified as "Acreage."
- G. The Planning & Development Management file number 015-MP-21 shall be shown inside the border in the lower right-hand corner on each page.
- H. Tabular data shall be verified.
- I. Lettering on the plat shall be no smaller than 0.10" (10-point font).
- J. No text on the plat drawing should be obstructed or overlapped by lines or other text.

## 6 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
- B. The plat shall include space for signature by the **Highway Construction and Engineering** Director and Surveyor indicating that the plat has been reviewed for conformity with Chapter 177, Florida Statutes.  
1 Revise the reviewing Engineer's signature block to replace Alejandro Perez's information with:  
Richard Tornese  
Director  
Florida Professional Engineer  
Florida Registration Number 40263
- 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).
- 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"

- 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.)

**7 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:** 5/6/2021

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

**FROM:** Lorenzo Fernandez, Assistant Director, EEPD 

**SUBJECT:** Plat Review

The Environmental Engineering and Permitting Division (EEPD) 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> 015-MP-21	<b>Folio:</b> 494203220021
<b>Plat Name:</b> Pompano Park Racino II	
<b>Comments Due Date:</b> 5/13/2021	<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**

Broward County Board of County Commissioners  
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PZ21-1400008  
 8/25/2021

**Reviewer's Name: Matthew Ketterer**

**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. In accordance with Chapter 27, Article V, Sections 27-198 through 27-200 of the Broward County Code, titled Water Resources Management, prior to any alteration to the site grading, or construction of a surface water management system, a Broward County Surface Water Management License is required. Contact the Environmental Engineering and Permitting Division at 954-519-1483 or [SWMLicense@broward.org](mailto:SWMLicense@broward.org) for specific code requirements.

**Reviewer's Name: Linda Sunderland**

**Program: Aquatic and Wetland Resources**

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.

**Reviewer's Name: Peter Burke**

**Program: Tree Preservation**

Any objection to the plat as submitted.

Answer: No

This plat is subject to the comments noted below.

Answer: Yes

**Plat Comments, as needed:**

Any construction within the Broward County Right of Way is subject to Chapter 27, Article XIV, Sections 27-401 through 27-414 of the Broward County Code, titled Broward County Tree Preservation and Abuse Ordinance. A Broward County Tree Removal License will be required for any tree removal or relocation in the Right of Way. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1224 for specific license requirements.

**Reviewer's Name: David Vanlandingham**

**Program: Clean-Up and Waste Regulation**

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:**

1. As described, the Air Licensing and Compliance Section has no objection to the referenced plat note amendment. However, when the scope of the project is finalized, the owner or operator shall obtain a Parking Facility License from EPGMD prior to constructing a parking garage if it exceeds 750 parking spaces or surface parking exceeds 1,500 spaces. The URL below provides more Parking Facility License Information: <https://www.broward.org/Air/TransportationCleanAir/Pages/ParkingFacility.aspx>  
The URL below provides information on the public notice requirement of the Parking Facility, if it exceeds the thresholds noted above.

<https://www.broward.org/Consumer/Environment/Pages/Public-Notice-Requirement.aspx>

2. 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.