

Resilient Environment Department
URBAN PLANNING DIVISION

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

Paola A. West
PlanW3st LLC.
10152 Indiantown Road, Unit 159
Jupiter, FL 33478

SUBJECT: **REVISED** Development Review
Report & Notification of Readiness

PLAT NAME: Color Factory Plat

PLAT NO: 006-MP-22

TRANSMITTAL DATE: May 27, 2022

WRITTEN AUTHORIZATION
MUST BE RECEIVED BY: Pending

TRAFFICWAYS EXPIRATION: April 23, 2022

Dear Ms. West:

As per the requirements Section 5-189(h)(7) of the Broward County Land Development Code, we have completed the revised Development Review Report (DRR) for the above referenced application pursuant to your combined Project Update Sheet and Letter of Objection. With regards to your objections the DRR was updated to reflect the correct municipality and restrictive note. In updating the report, it should be noted that there is a new Trafficways Approval date of June 23, 2022. With regards to the Project Update, you are now in compliance with the effective Land Use plan as the office and industrial use are now within a parcel. A copy of the revised Development Review Report is attached.

Please review the attached report carefully. Pursuant to Section 5-181(i) of the Land Development Code, a "written authorization to proceed," scheduling the application for the next available County Commission plat meeting must be submitted in accordance with Section 5-181.

If there are any objections to the Development Review Report, they must be specified in the "written authorization to proceed." **However, 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.**

Please be reminded that the "written authorization to proceed" will not be accepted without 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, see Section 5-189(c) of the Land Development Code.

P&Z

Broward County Board of County Commissioners
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Paola West
March 27, 2022
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If you have any questions, please contact Howard Clarke at 954-357-5760 or hoclarke@broward.org.

Sincerely,



HOWARD CLARKE

For

Karina da Luz, Planning Section Supervisor
Urban Planning Division

Attachment

cc: Review Agencies
Mayor/Planning Director – Pompano Beach

Color Factory, Inc.
680 South Military Trail
Deerfield Beach, FL 33442

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Resilient Environment Department

URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Color Factory Plat	Number:	006-MP-22
Application Type:	New Plat	Legistar Number:	N/A
Applicant:	Color Factory, Inc.	Commission District:	4
Agent:	PlanW3st LLC	Section/Twn./Range:	26/48/42
Location:	Northwest corner of Dixie Highway and Northwest 16 Street	Platted Area:	1.68 Acres
Municipality:	Pompano Beach	Gross Area:	N/A
Previous Plat:	Kendall Green Sec A (Plat Book 43, Page 49) Parcel A	Replat:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Recommendation:	Deferral: Until the plat mylar is submitted Deferral: Until Trafficways approval is received		
FS 125.022 Waiver	A waiver is recommended		
Meeting Date:	TBD		

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

Existing and Future Land Use	
Existing Use:	Vacant
Proposed Use:	8,000 Sq. Ft of Office on Parcel A and 35,000 Sq. Ft. of Industrial on Parcel B
Plan Designation:	Commercial and Industrial
Adjacent Uses	Adjacent Plan Designations
North: Commercial	North: Commercial
South: Commercial	South: Commercial
East: Pompano Beach Air Park	East: Commercial
West: Single Family Residence/Commercial	West: Industrial and Low 1-5 DU/AC
Existing Zoning	Proposed Zoning
B-3 (Community Business) & I-1 (General Industrial)	B-3 (Community Business) & I-1 (General Industrial)

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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 "Commercial" (i.e. Parcel A) and "Industrial" (i.e. Parcel B) land use category. The proposed office use and industrial use are in compliance with the permitted uses of the effective land use plan. See attached Planning Council memorandum.

2. Trafficways

Trafficways review is scheduled for June 23, 2022. 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 Northeastern 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 is an increase of 54 Trips per PM Peak Hour.

	Existing Use PM Trips per Peak Hour	Proposed Use PM Trips per Peak Hour
Residential	N/A	N/A
Non-residential	N/A	54
Total		54

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	Broward County
Plant name:	Pompano Beach (02/22)	BC North Regional (BCN) BCUD 4 (12/21)
Design Capacity:	50.00 MGD	95.00 MGD
Annual Average Flow:	1.826 MGD	67.89 MGD
Estimated Project Flow:	0.005 MGD	0.004 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.

6. 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.

7. 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. See the attached Environmental Review Report.

Natural Resources 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 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

This plat has been reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Property Appraiser, 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.

10. Aviation

This property is within 20,000 feet of the City of Pompano Beach's Pompano Beach Airpark (PMP). 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 local municipality review, please contact 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

FINDINGS

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

1. This plat is located within the Northeastern Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards 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.
2. Place note on the face of the plat, preceding municipal official's signature, reading:

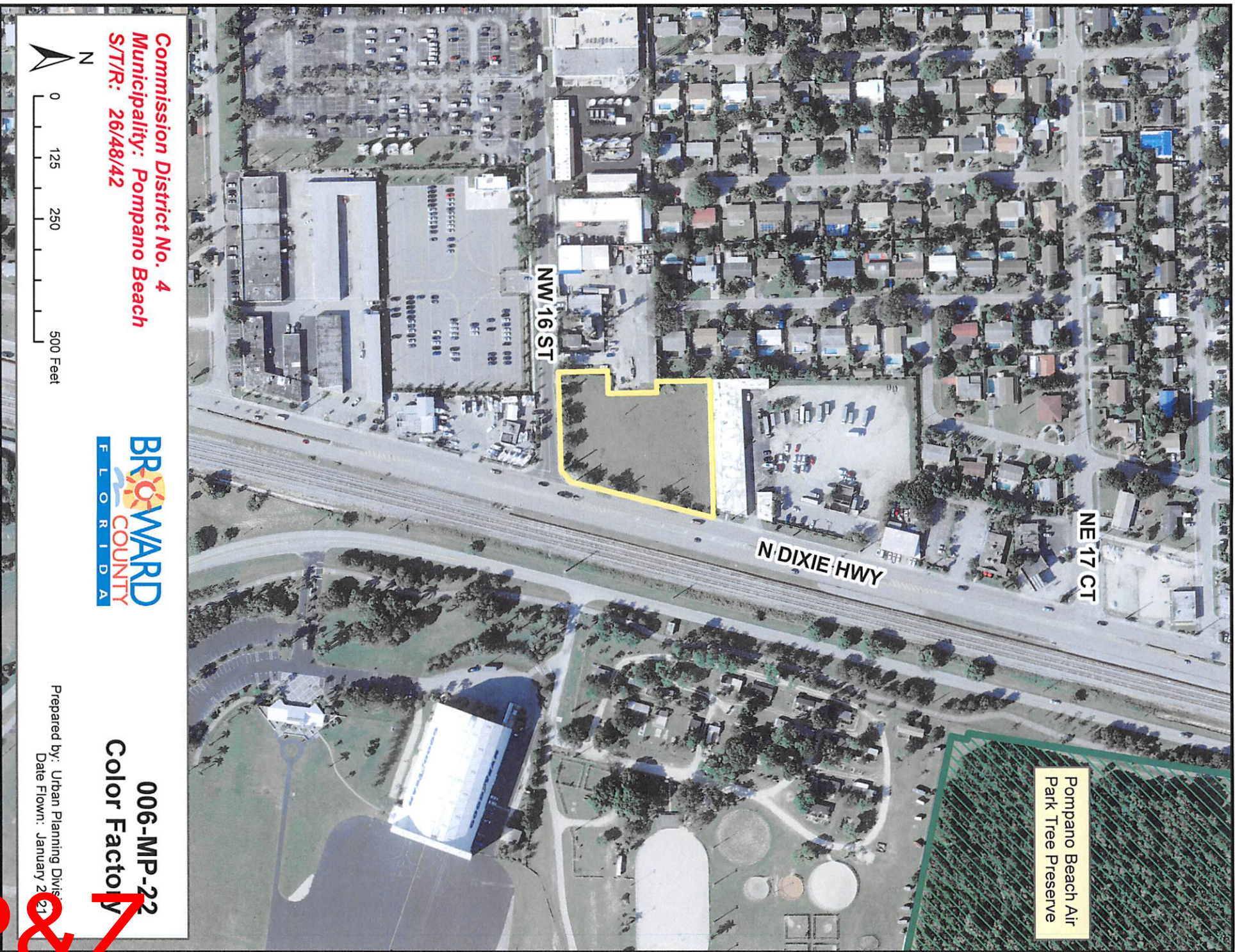
Concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

3. Place a note on this face of the plat reading:
 - a. This plat is restricted to 8,000 square feet of office use on Parcel A and 35,000 square feet of industrial use on Parcel B.
 - 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.

[CLD]

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7/27/2022



Commission District No. 4
Municipality: Pompano Beach
S/T/R: 26/48/42



006-MP-22
Color Factory

Prepared by: Urban Planning Division
Date Flown: January 2, 2021

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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", located next to the name Barbara Blake Boy.

RE: Color Factory (006-MP-22)
City of Pompano Beach

DATE: May 24, 2022

This memorandum updates our previous comments regarding the referenced plat dated March 17, 2022.

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 "Commercial" (i.e. Parcel A) and "Industrial" (i.e. Parcel B) land use categories. This plat is generally located on the northwest corner of Dixie Highway and Northwest 16 Street.

The proposed office use on the portion of the plat designated "Commercial" (i.e. Parcel A) and the proposed industrial use on the portion of the plat designated "Industrial" (i.e. Parcel B) are in compliance with the permitted uses of the effective land use plan.

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

North:	Commercial
South:	Commercial
East:	Commercial
West:	Industrial and Low 1-5 DU/AC

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:LRH

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

David Recor, Director, Development Services
City of Pompano Beach

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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

MEMORANDUM

DATE: March 24, 2022

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
Color Factory Plat (006-MP-22)

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.

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STAFF COMMENT

RATIONAL NEXUS REVIEW

- 1 This plat has been evaluated by staff for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code. Staff has made a finding that the proposed development meets the threshold for rational nexus and this report includes right-of-way dedication requirements.

STAFF RECOMMENDATIONS

NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following comments:

- 2 Along the ultimate right-of-way of Dixie Highway (SR811) except at a 50-foot opening with centerline located approximately 42 feet south of the north plat limits. Said non-access line will include corner chord(s) and extend along NW 16th Street for a minimum of 50 feet.

This opening is restricted to right turns only.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 3 Right-of-way for a corner chord based on a 30-foot radius at the intersection of Dixie Highway (SR811) and NW 16th Street.

BUS SHELTER AND EXPANDED SIDEWALK EASEMENT (Dedicate)

- 4 An 8-foot-wide x 30-foot-long bus shelter and expanded easement on Dixie Hwy (SR 811) commencing 250 feet south of the north plat limit (along the east plat limit) and continuing south for 30 feet.

ACCESS REQUIREMENTS

- 5 The minimum distance from the non-vehicular access line of Dixie Highway (SR811), at any ingress or egress driveway, to the outer edge of any interior service drive, gate, or parking space with direct access to such driveway shall be 50 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 6 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 FOR BUS LANDING PAD (Secure and Construct)

- 7 An 8-foot-wide x 30-foot-long expanded sidewalk for the bus landing pad (design must extend to the face of curb and gutter) on Dixie Hwy (SR 811) commencing 250 feet south of the north plat limit (along the east plat limit) and continuing south for 30 feet. Design is subject to review by Capital Programs of the Transit Division and Paving and Drainage Section of the Highway Construction and Engineering Division.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 8 Along Dixie Highway (SR811) adjacent to this plat.

COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)

- 9 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 Dixie Highway (SR811) shall be determined by the Traffic Engineering Division.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 10 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

- 11 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 (BCF#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.
- 12 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)

- 13 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.
- 14 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

- 15 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.
- 16 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:

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- 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>.

- 17 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.

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.

18 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.
This plat is within the plat recorded in P.B. B, PG. 164, D.C.R. and P.B. 1, PG. 8, P.B.C.R. Revise the plat description and subtitles to indicate a portion of this plat is a replat of said plat.
- 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 dedicated 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".
- H. Show P.C.P.s as appropriate.
- I. 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.
 - 1. The bearing – distance tie from this plat to the southwest corner of Section 26-48-42 appears to be incorrect. Review and revise, as necessary.
- J. 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>.
- K. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

19 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.
Dedication language that states that right-of-way is dedicated in FEE SIMPLE must name a specific entity to which the right-of-way is dedicated. Review and revise, as necessary.
- C. Proposed right-of-way shall be clearly labeled and dedicated by the plat.

- D. Depict the entire right-of-way width of N. Dixie Highway and NW 16th 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. Obtain and provide copy of the latest FDOT Right-of-Way map for Dixie Highway adjacent to the plat. Add label for same indicating the State road designation, roadway section number, sheet number, and the latest date of revision.
- F. Explain the bearing on the Baseline of Survey as shown on the plat differing from the bearings on the centerline and right-of-way lines of Dixie Highway. The FDOT map appears to indicate all the lines are parallel. Review and revise, as necessary.
- G. Centerlines of right-of-way and construction (if they are different) shall be shown.
- H. 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.
- I. All existing easements shall be clearly labeled and dimensioned.
 - 1. Review the instrument recorded in O.R.B. 1139, PG. 440, B.C.R. as it pertains to an apparent easement within the plat boundary. Review and revise, as necessary.

20 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.

21 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. Title block shall include the name of Plat, Subtitle/Replat, Section-Township-Range, City, County, and State.
See Survey Data comment A.
- G. The plat original shall be drawn with black permanent drawing ink; or nonadhered scaled print on a stable base film.
- H. The sheet size shall be 24 inches by 36 inches.
- I. The Urban Planning Division file number 006-MP-22 shall be shown inside the border in the lower right-hand corner on each page.
- J. Tabular data shall be verified.
- K. Lettering on the plat shall be no smaller than 0.10" (10-point font).
- L. No text on the plat drawing should be obstructed or overlapped by lines or other text.

22 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.
- C. The plat shall include space for signature by the **Broward County Resilient Environment 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 City of Pompano Beach conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

23 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.



Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

MEMORANDUM

DATE: 3/28/2022

TO: Josie P. Sesodia, Director, UPD
PDMDInfo@broward.org

FROM: Lorenzo Fernandez, Assistant Director, EPD

SUBJECT: Plat Review

The Environmental Permitting Division (EPD) 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.

REVIEW OF PLAT APPLICATION (please submit electronically)	
Plat Number: 006-MP-22	Folio: 484226060010
Plat Name: Color Factory Plat	
Comments Due Date: 3/28/2022	Return Comments To: PDMDInfo@broward.org
Applicant's Request: New Plat Reviews	
Division: Environmental Permitting	

Staff proposes the following disposition:

P&Z

A Service of Broward County Board of County Commissioners
www.Broward.org

PZ21-14000022
7/27/2022

Reviewer's Name: Yvel Rocher	Program: Domestic and Non-Domestic Wastewater And Surface Water Management
<p>Any objection to the plat as submitted. Answer: No</p> <p>This plat is subject to the comments noted below. Answer: Yes</p> <p>Plat Comments, as needed:</p> <p>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 Permitting Division at 954-519-1483 or WWLicense@broward.org for specific code requirements.</p> <p>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 Permitting Division at 954-519-1483 or NDDLLicense@broward.org for specific code requirements.</p> <p>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 Permitting Division at 954-519-1483 or SWMLicense@broward.org for specific code requirements.</p>	

Reviewer's Name: Linda Sunderland	Program: Aquatic and Wetland Resources
<p>Any objection to the plat as submitted. Answer: No</p> <p>This plat is subject to the comments noted below. Answer: Yes</p> <p>Plat Comments, as needed:</p> <p>1. Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental 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.</p> <p>2. The Water and Environmental Licensing Section of the Environmental 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.</p> <p>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 Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.</p>	

Reviewer's Name: Peter Burke	Program: Tree Preservation
<p>Any objection to the plat as submitted. Answer: No</p> <p>This plat is subject to the comments noted below. Answer: Yes</p> <p>Plat Comments, as needed:</p> <p>This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.</p>	
Reviewer's Name: David Vanlandingham	Program: Clean-Up and Waste Regulation
<p>Any objection to the plat as submitted. Answer: No</p> <p>This plat is subject to the comments noted below. Answer: Yes</p> <p>Plat Comments, as needed:</p> <p>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 Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD'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.</p>	

Reviewer's Name: Robert Wong	Program: Air Program
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Any objection to the plat as submitted.
Answer: No

This plat is subject to the comments noted below.
Answer: No

Plat Comments, as needed:



T: 850.296.3669
F: 602.254.6280
info@paleowest.com

TALLAHASSEE, FLORIDA
916 East Park Avenue
Tallahassee, FL 32301

Thursday, March 3, 2022

Christian Dumay, Senior Planner
Resilient Environment Department
Urban Planning Division
1 North University Drive, Suite 102A
Plantation, Florida 33324
PDMDinfo@broward.org

Re: Request for Comments – Historical Resource Review
Plat No. 006-MP-22/Color Factory
Broward County property folio(s): 484226060010 (1621 N Dixie Highway, Pompano Beach 33060),
484226000340 (1621 N Dixie Highway, Pompano Beach 33060), 484226000350 (1621 N Dixie Highway,
Pompano Beach 33060), 484226000360 (1621 N Dixie Highway, Pompano Beach 33060), and 484226000370
(NW 16 Street, Pompano Beach 33060)

Christian,

I have had an opportunity to review materials relative to Plat No. 006-MP-22/Color Factory; Broward County property folio(s): 484226060010, 484226000340, 484226000350, 484226000360, and 484226000370.

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.

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: 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

PZ21-14000022
7/27/2022



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 Environment Department
1 North University Drive, Suite 102A
Plantation, Florida 33324
Tel.: (813) 360-6130
Email: blanning@broward.org

Cc: Rick Ferrer, Historic Preservation Officer, Resilient Environment Department

P&Z

P221-14000022
7/27/2022

