



Resilient Environment Department  
**URBAN PLANNING DIVISION**

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

Odalys C. Bello, PSM  
12230 Southwest 131 Avenue, Suite 201  
Miami, FL 33186

SUBJECT: Development Review Report  
& Notification of Readiness

PLAT NAME: IMECA

PLAT NO: 004-MP-23

TRANSMITTAL DATE: April 6, 2023

LETTER OF OBJECTIONS OR  
NO OBJECTIONS MUST BE  
RECEIVED BY: June 5, 2023

COMMISSION REFERRAL: Pending

TRAFFICWAYS EXPIRATION: March 25, 2024

Dear Ms. Bello:

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 • Robert McKenzie • Nan H. Rich • Hazelle P. Rogers • Tim Ryan • Michael Udine  
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PZ20-14000016  
09/27/2023

Odalys C. Bello, PSM  
April 6, 2023

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 Christian Dumay at 954-357-6627 or [cdumay@broward.org](mailto:cdumay@broward.org)

Sincerely,

KARINA DA LUZ Digitally signed by KARINA DA LUZ  
Date: 2023.04.10 11:39:42 -04'00'

Karina da Luz, Planning Section Supervisor  
Urban Planning Division

Attachment

cc: Review Agencies  
Mayor/Planning Director – Pompano Beach

Cocchiola, LLC / Tony Cocchiola  
1190 Northwest 159<sup>th</sup> Drive  
Miami Gardens, Florida 33169

**P&Z**

PZ20-14000016  
09/27/2023



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:	IMECA	Number:	004-MP-23
Application Type:	New Plat	Legistar Number:	N/A
Applicant:	Cocchiola, LLC/Tony Cocchiola	Commission District:	8
Agent:	Bello & Bello Land Surveying Corp	Section/Twn./Range:	33/48/42
Location:	Northwest corner of Powerline Road and Northwest 4 Street	Platted Area:	0.5 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	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:	9,200 Sq. Ft. of Commercial Use
Plan Designation:	Commercial (i.e. the eastern approximately 0.07 acres) and Low (1-5 du/ac) Residential (i.e. the western approximately 0.47 acres)
<b>Adjacent Uses</b>	<b>Adjacent Plan Designations</b>
North: Single-Family Residences	North: Low (1-5 du/ac) Residential and Commercial
South: Vacant	South: Low (1-5 du/ac) Residential and Commercial
East: Vacant	East: Commercial
West: Single-Family Residences	West: Low (1-5 du/ac) Residential
<b>Existing Zoning</b>	<b>Proposed Zoning</b>
B-2 Community Business	B-2 Community Business



**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. the eastern approximately 0.07 acres) and “Low (1-5 du/ac) Residential” (i.e. the western approximately 0.47 acres) land use category. The proposed commercial use complies with the permitted uses of the effective land use plan.

Staff also notes that this development was not subject to Policy 2.10.1 of the Broward County Land Use Plan as the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan, and is not located adjacent to another municipality. Planning Council memorandum is attached.

**2. Trafficways**

Trafficways review is scheduled for May 25, 2023. 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 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 generates 122 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	0
Non-residential	0	122
Total		122

**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 Water Service (05/22)	Broward County North Regional (BCUD 4) (12/22)
Design Capacity:	50.00 MGD	95.00 MGD
Annual Average Flow:	1.70 MGD	71.38 MGD
Estimated Project Flow:	0.0009 MGD	0.0009 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, or that sufficient capacity will exist at time of building permit approval.

**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. Archaeological and Historical Resource Review**

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 archaeological resources or areas of archaeological or paleontological sensitivity.

The site is in a municipality that has been designated a Certified Local Government (CLG). The applicant is advised to contact David Recor, Director, Development Services, City of Pompano Beach at 100 West Atlantic Boulevard, Pompano Beach, FL 33060 or by phone at (954) 786-4600 for additional information.

In the event any unmarked human burial remain are discovered, then pursuant to Florida Statutes, Chapter 872.05, all activities 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.

**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 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://oaaaa.faa.gov>. To initiate the Broward County Aviation



Department Review, please contact [AirspaceReview@Broward.org](mailto:AirspaceReview@Broward.org). To initiate the local municipality review, please contact the City of Fort Lauderdale and 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 objection.

#### 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 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 most of the requirements of the Land Development Code and satisfies requirements for Concurrency:

1. 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)(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:

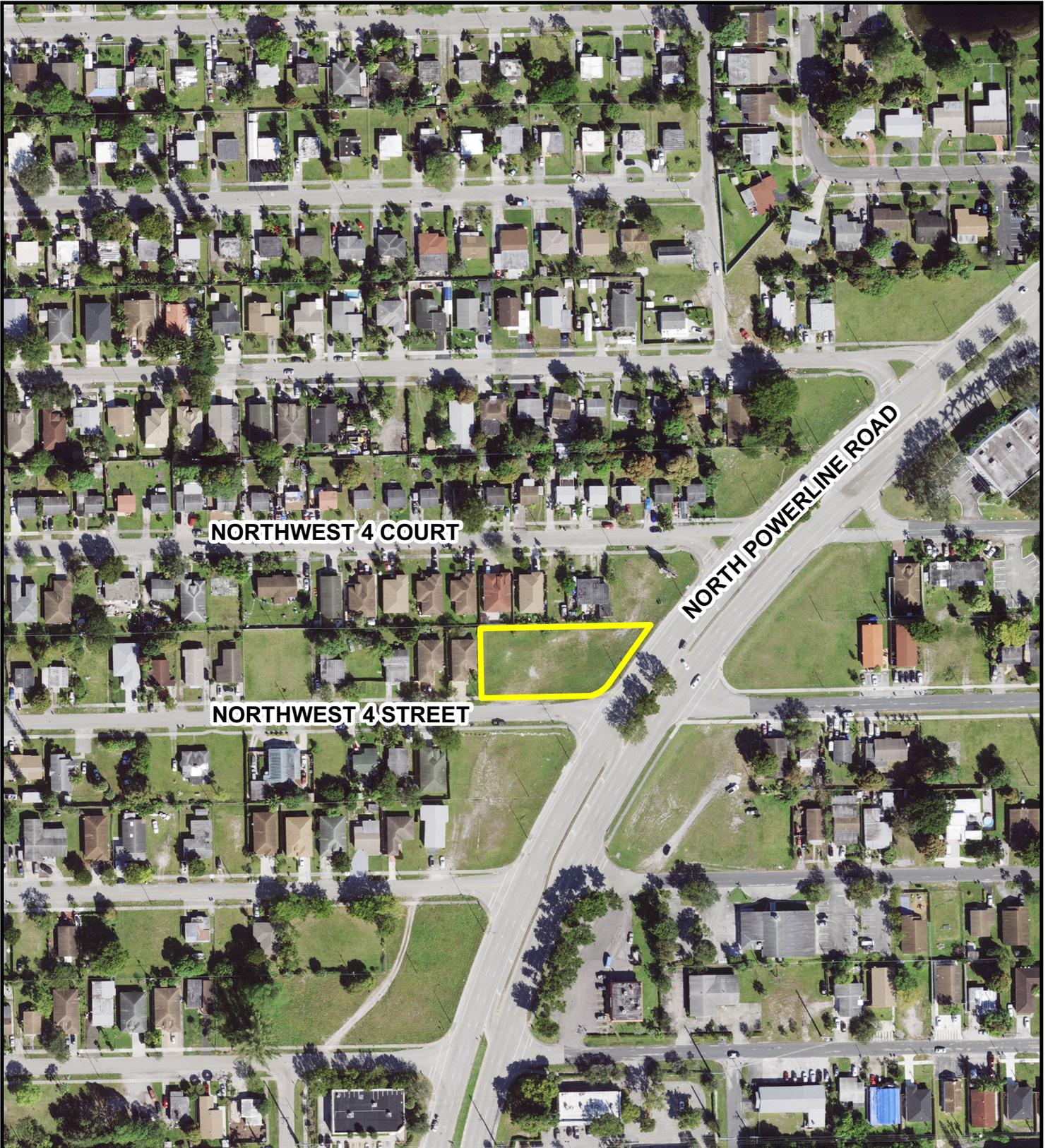
Concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

3. Place a note on this face of the plat reading:
  - a. This plat is restricted to 9,200 square feet of Commercial 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.

**P&Z**

[CLD]

**P&Z**



**NORTHWEST 4 COURT**

**NORTH POWERLINE ROAD**

**NORTHWEST 4 STREET**

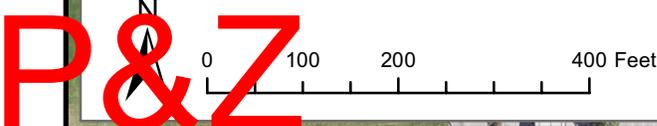
**Commission District No. 8**  
**Municipality: Pompano Beach**  
**S/T/R: 33/48/42**



**004-MP-23**  
**IMECA**

Prepared by: Urban Planning Division  
 Date Flown: January 2022

BCFA, BCGIS



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

FROM: Barbara Blake Boy, Executive Director 

RE: Imeca (004-MP-23)  
City of Pompano Beach

DATE: March 22, 2023

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. the eastern approximately 0.07 acres) and “Low (1-5 du/ac) Residential” (i.e. the western approximately 0.47 acres) land use category. This plat is generally located on the northwest corner of Powerline Road and Northwest 4 Street.

Regarding the proposed commercial use, Planning Council staff has received written documentation that on March 23, 2021, the City utilized the “5% residential-to-commercial” flexibility provision for the subject property, which permits commercial uses within areas designated “Residential” on parcels less than ten (10) acres in size and which will be used for retail sales of merchandise or services. Therefore, the proposed commercial use is in compliance with the permitted uses of the effective land use plan.

Planning Council staff notes that this allocation of “flexibility” was not subject to Policy 2.10.1 of the Broward County Land Use Plan as the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan, and is not located adjacent to another municipality.

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

North:	Low (1-5 du/ac) Residential and Commercial
South:	Low (1-5 du/ac) Residential and Commercial
East:	Commercial
West:	Low (1-5 du/ac) Residential

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.

**Imeca**  
**March 22, 2023**  
**Page Two**

BBB:JMB

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

David Recor, Director, Development Services  
City of Pompano Beach

**P&Z**

PZ20-14000016  
09/27/2023





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: March 23, 2023

TO: Josie Sesodia, Director  
Urban Planning Division

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

SUBJECT: Application for New Plat  
IMECA (004-MP-23)

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  
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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 Powerline Road. Said non-access line will include corner chord and extend along NW 4<sup>th</sup> Street for a minimum of 100 feet beyond the end of the corner chord.

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

- 3 Twelve (12) feet of right-of-way to comply with the Broward County Trafficways Plan on Powerline Road, a 144-foot Arterial.
- 4 Right-of-way for a corner chord based on a 30-foot radius at the intersection of Powerline Road and NW 4<sup>th</sup> Street.

### TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 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 Powerline Road adjacent to this plat.

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

- 7 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

- 8 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.

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)

- 9 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.
- 10 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

- 11 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.
- 12 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>.

- 13 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.

#### 14 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. Correct the date of the referenced FDOT right of way map in the plat legal description.
  2. Add the City, County and State that the plat is located in to the legal description.
  3. Add the acreage of the plat to the legal description.
- B. Perimeter bearings, distances shall be on all lines.
- C. Curvilinear lot lines shall show the radii, arc distances, and central angles. Radial lines will be so designated. Direction of nonradial lines shall be indicated.
- D. Grid bearings and State Plane Coordinates shall be on all P.R.M.s and land ties in resurveyed sections.
  1. State Plane Coordinates are not required on this plat as it is not in a resurveyed section. Review and Revise the plat.
- E. Plat boundary perimeter closure shall be within +/-0.03 feet.



- F. Square footage shall be shown for each parcel. The total acreage shall be accurate to the nearest square foot.
- G. 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. Show found monumentation on the line.
- H. Full dimensioning and square footage shall be shown on all dedicated RIGHT-OF-WAY.
  - 1. Revise the thickness of the boundary for Tract A, so that the ultimate right of way line for the right of way being dedicated by this plat is a thinner line and make the east plat limits line thicker.
- I. 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". P.C.P.s as appropriate.
  - 1. Physically describe the PRMs. (size, shape, length, disc type, stamping, etc. (Can be addressed in Legend)) Be specific. Identify and describe any monuments set or found that differ from this typical.
- 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 boundary survey submitted with this plat shall be performed and prepared under the responsible direction and supervision of a professional surveyor and mapper preceding the initial submittal of the plat to the local governing body. This subsection does not restrict a legal entity from employing one professional surveyor and mapper to perform and prepare the boundary survey and another professional surveyor and mapper to prepare the plat.
- L. 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>.
- M. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

## 15 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Dedication language shall clearly dedicate all right-of-way and easements shown on the plat.
  - 1. Add dedication language for the right of way dedicated by this plat.
- B. Mortgagee dedication shall clearly join in the dedication of right-of-way.
- 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.
  - 1. The documents listed as right of way for NW 4<sup>th</sup> street did not establish public rights-of-way adjacent to this plat. review and revise as necessary.
- E. Depict the entire right-of-way width of N.W. 4<sup>th</sup> street and Powerline Road adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.
- F. Obtain and provide copy of the latest FDOT Right-of-Way map for Powerline Road (SR 845) adjacent to the plat. Add label for same indicating the State road designation, roadway section number, sheet number, and the latest date of revision.
- G. Centerlines of right-of-way and construction (if they are different), shall be shown.
  - 1. Show Baseline of Survey.
- H. All proposed easements shall be clearly labeled and dimensioned. Utility easements should be granted to the public (or to the City/Town – 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.

## 16 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 Adjacent Right-of-Way report is incomplete (Only page one was submitted). It does not document the full Rights-of-Way adjacent to the plat. This report is to be a search of the adjacent Right-of-Way to determine its full width and the instruments that created it. Provide copies of all recorded documents.

Review and revise report prior to mylar submittal.

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.

## 17 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. Move "The following note is required by the Broward County Surveyor Pursuant to Chapter 177..." from the first page of the plat to the Surveyor's Notes on page 2.
- C. Remove the "City of Pompano Beach Plat Restriction" shown in two places on the first page of the plat as it is not a signature block. If it is to remain move it to the notes on the second page.
- D. Move the note regarding bearings from the legend and move it under the Surveyor's Notes, so that there aren't two Surveyor's Notes tables.
- E. Plat borders shall be 1/2-inch on three sides with a 3-inch margin on the left side.
  - 1. Revise the color of the plat borders from blue to black ink.

- F. Location Map and Scale (Depicting 2 major street names; one North/South and one East/West) shall be shown.
  - 1. Revise the identification of the plat to read "THIS PLAT" and show the only the boundary of the plat.
- G. The plat original shall be drawn with black permanent drawing ink; or nonadhered scaled print on a stable base film.
  - 1. Revise the color of the plat name from blue to black ink.
- H. The sheet size shall be 24 inches by 36 inches.
- I. Remove "BCR" from the label of "THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 SECTION 33-48-42 (BCR)", and others where applicable.
- J. Correct the spelling of corner in the label for "THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 SECTION 33-48-42".
- K. Adjacent plats shall be identified or identified as "Acreage."
  - 1. Revise the identification of the adjacent "COLLIER CITY unrecorded subdivisions" located to the west and to the north of this plat to "Acreage".
  - 2. Revise the identification of the site south of NW 4<sup>th</sup> Street from "not subdivided" to "Acreage".
  - 3. Revise the identification of the site north of this plat from "not subdivided remainder of section 33-48-42" to "Acreage".
  - 4. Show and delineate the lots for the identification of Collier City PB 31 Pg 1 located to east of North Powerline Road. It is currently labeled Parcel B which is incorrect.
- L. Space for Plat Book and Page shall be shown inside the border in the upper right hand corner on each page.
- M. Plat limits shall be labeled and shown with a heavy line.
  - 1. Revise the thickness of the boundary for Tract A, so that the ultimate right of way line for the right of way being dedicated by this plat is a thinner line and make the east plat limits line thicker.
- N. The Urban Planning Division file number 004-MP-23 shall be shown inside the border in the lower right hand corner on each page.
- O. No text on the plat drawing should be obstructed or overlapped by lines or other text.
- P. Review the text size (be consistent) along the perimeter of the Plat.

## 18 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, if any. A professional surveyor and mapper practicing independently of a legal entity shall include his or her address.



- 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, Part 1, Florida Statutes.
1. In the Highway Construction Engineering Division signature block replace Robert Legg Jr's info with:  
Roberto Chavez  
Professional Surveyor and Mapper  
Florida Registration No. LS7280
  2. In the Highway Construction Engineering Division signature block replace Alejandro Perez's info with:  
Richard Tornese  
Director  
Florida Professional Engineer  
Registration No. 40263
- 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".
- Correct this note under the City of Pompano Beach City Commission signature block so that it matches the note above.
- 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 (or Town) conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

19 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, Urban Planning 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:** 3/14/2023

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

**FROM:** Ali H. Younes, Environmental Program Manager, EPD *AHY*

**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.

<b>REVIEW OF PLAT APPLICATION</b> (Please submit electronically)	
<b>Plat Number:</b> 004-MP-23	<b>Folio:</b> 484233040500; 484233040510; 484233040520; 484233040530; 484233040540
<b>Plat Name:</b> IMECA	
<b>Comments Due Date:</b> 3/24/2023	<b>Return Comments To:</b> PDMDInfo@broward.org
<b>Applicant's Request:</b> New Plat Reviews	
<b>Division:</b> Environmental Permitting	

Staff proposes the following disposition:

**P&Z**

PZ20-14000016

09/27/2023

**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 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 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 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 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 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 Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at Florida Exotic Pest Plant Council ([invasive.org](http://invasive.org)).

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](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: No

**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:**  
 1. 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](mailto:EAR@broward.org).

**Reviewer's Name: Alexis Arroyo**

**Program: Air Program**

Any objection to the plat as submitted.

Answer: No

This plat is subject to the comments noted below.

Answer: No

**Plat Comments, as needed:**

Since the plat amendment relates to vacant land, there are no building demolition or asbestos renovation applicable requirements.