



Resilient Environment Department
URBAN PLANNING DIVISION

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

Andrea Harper
Keith
301 E Atlantic Boulevard
Pompano Beach, FL 33060

SUBJECT: Development Review Report
& Notification of Readiness

PLAT NAME: Ocean Park

PLAT NO: 035-MP-21

TRANSMITTAL DATE: January 12, 2022

**LETTER OF OBJECTIONS OR
NO OBJECTIONS MUST BE
RECEIVED BY:** March 14, 2022

COMMISSION REFERRAL: Pending

TRAFFICWAYS EXPIRATION: December 24, 2022

Dear Mr. 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. It was noted that a similar named plat (Ocean Park) that is located in City of Hallandale Beach and is reflected in the Broward County Public Record. A name change will be required. 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 Planning and Development Division for a maximum of eighteen (18) months.

Broward County Board of County Commissioners

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Andrea Harper
January 12, 2022

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

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

HIGHWAY CONSTRUCTION AND ENGINEERING RECEIPT

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

TRAFFICWAYS APPROVAL

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

If you have any questions, please contact Howard W. Clarke at 954-357-5760 or hoclarke@broward.org

Sincerely,

 Karina da Luz, Planning Section Supervisor
Urban Planning Division

 Howard W. Clarke

Attachment

cc: Review Agencies
Mayor/Planning Director – Pompano Beach

Mount Vernon Property Holdings LLC
250 NE 25 Street, Suite 203
Miami, FL 333147

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Resilient Environment Department
URBAN PLANNING DIVISION

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

DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Ocean Park*	Number:	035-MP-21
Application Type:	New Plat	Legistar Number:	N/A
Applicant:	Andrea Harper	Commission District:	4
Agent:	Keith	Section/Twn./Range:	29/48/43
Location:	Southeast corner of Northeast 16 Street and Ocean Boulevard/State Road A1A.	Platted Area:	0.59 Acre
Municipality:	Pompano Beach	Gross Area:	0.86 Acre
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 Deferral: Until a Project Update is submitted for a Plat Name Change. See Staff Findings 5 and Engineering Staff Recommendation 18(A)		
FS 125.022 Waiver	N/A		
Meeting Date:	TBD		

* Sec. 5-189(a)(1) of the Broward Land Development Code requires that a proposed plat name must not be the same or similar to any name appearing on any recorded plat. It was noted that there is a previously named plat "Ocean Park" Plat Book 5, Page 6 located in the City of Hallandale Beach.

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

Existing and Future Land Use	
Existing Use:	Vacant
Proposed Use:	28 High-rise Units and 4,000 Sq. Ft. of Commercial
Plan Designation:	High (25-46 DU/AC) Residential
Adjacent Uses	Adjacent Plan Designations
North: High-rise Units	North: High (25-46 DU/AC) Residential
South: Midrise Units	South: High (25-46 DU/AC) Residential
East: Beach Area	East: Recreation Open Space
West: Villas	West: Medium-High (16-25 DU/AC) Residential
Existing Zoning	Proposed Zoning
PD-1	PD-1

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In accordance with the Land Development Code, high-rise units are defined as nine (9) or more attached dwelling units in a building with nine (9) or more residential stories (exclusive of parking levels).

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 "High (25-46 DU/AC) Residential" land use category. The proposed dwelling units are in compliance with the permitted used and densities of the effective land use plan. Also, the Council staff received verification from the City that no more than 50% of the floor area will be used for retail use which makes the commercial use in compliance with the effective land use plan. Planning Council Memorandum is attached.

2. Trafficways

Trafficways review is scheduled for February 24, 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.

This project is located on North Ocean Boulevard (SR A1A) a State Road. Florida Department of Transportation (FDOT) has issued a pre-approval letter, see the attached. Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards."

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)(1)a) of Land Development Code.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	NA	10
Non-residential	NA	43
Total	53	

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)	BC North Regional 4 (09/21)
Design Capacity:	50.00 MGD	95.00 MGD
Annual Average Flow:	16.72 MGD	71.30 MGD
Estimated Project Flow:	0.010 MGD	0.007 MGD

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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. Concurrency – Regional Parks

Broward County reviews all projects for Regional Park impacts (and only projects in the Broward Municipal Service Districts/unincorporated area for local park impacts.)

	Land Dedication (Acres)
Regional	0.13
Local	N/A

7. Concurrency - Public School

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, the 28 high-rise units will not generate additional students and was determined to be exempt from public school concurrency requirements. However, this plat will be subject to school impact fees which will be assessed in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County Environmental review and must be paid prior to the issuance of the building permit. See the attached School Capacity Availability Determination (SCAD) letter.

8. Impact Fee Payment

All impact fees (school impact, park impact and transportation concurrency) 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.

9. 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.

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

10. 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.

11. Historic and Archaeologic Resources

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

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resources or areas of archaeological or paleontological sensitivity. See the attached historic and archaeological comments.

12. Aviation

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

13. Utilities

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

14. 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

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. This plat is located within the Northeast Concurrency Management Area. This district meets the regional transportation concurrency standards as specified in Section 5-182.1.(a)(1)a) of the Land Development Code.
2. This plat has been reviewed by the School Board and satisfies the public school concurrency requirements of Section 5-182.9(a)(1) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board.
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.
4. This plat satisfies the regional park concurrency requirement of Section 5-182.7 of the Broward County Land Development Code.
5. A **Deferral** Recommendation will be issued. In accordance with Section 5-189(a) of the Broward County Land Development Code, this plat is recommended for Deferral, until a Project Update Sheet is submitted to

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revise the plat name. it requires that a proposed plat name must not be the same or similar to any name appearing on any recorded plat.

RECOMMENDATIONS

Based on the review and findings, **not all** conditions are met to ensure compliance with the standards and requirements of the Land Development Code:

1. **Deferral** until a name change is submitted as a condition of the Highway Construction and Engineering Memorandum, see attached 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 28 high-rise units and 4,000 square feet of commercial of use. No more than 50% of the floor area will be used for retail use.
- b. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.
- c. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

[HWC]

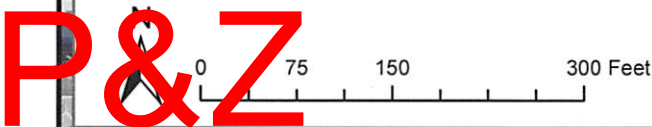


Commission District No. 4
Municipality: Pompano Beach
S/T/R: 29/48/43



035-MP-21
Ocean Park

Prepared by: Urban Planning Division
Date Flown: January 2021





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 to the right of the "FROM:" line.

RE: Ocean Park (035-MP-21)
City of Pompano Beach

DATE: December 14, 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 "High (25-46 du/ac) Residential" land use category. This plat is generally located on the southeast corner of Northeast 16 Street and Ocean Boulevard/State Road A1A.

The density of the proposed development of 28 dwelling units on 0.86 acres of land in the platted area, including the immediately adjacent rights-of-way, is 32.6 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plan.

Regarding the proposed commercial use, Planning Council staff notes that the City of Pompano Beach's certified land use plan permits office and/or retail sales of merchandise or services in the "High Residential" land use category as long as no more than 50% of the floor area is used for said purpose. Planning Council staff has received verification that no more than 50% of the floor area will be used for retail uses. Therefore, the proposed commercial use is 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:	High (25-46 du/ac) Residential
South:	High (25-46 du/ac) Residential
East:	Recreation Open Space
West:	Medium-High (16-25 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.

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Ocean Park
December 14, 2021
Page Two

BBB:JMB

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

M E M O R A N D U M

DATE: December 30, 2021

TO: Josie Sesodia, Director
Planning & 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
Ocean Park (035-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.

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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 for North Ocean Boulevard (A1A). Said non-access line will include a corner chord and extend along NE 16th Street for a minimum of 50 feet beyond the corner chord.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 3 Between 10.8 and 10.2 feet of right-of-way to comply with the Broward County Trafficways Plan on North Ocean Boulevard (A1A), an 80-foot Collector.
- 4 Right-of-way for a corner chord based on a 30-foot radius at the intersection of North Ocean Boulevard (A1A) and NE 16th 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)

SIDEWALK REQUIREMENTS (Pay for)

- 6 Along North Ocean Boulevard (A1A) and NE 16th Street adjacent to this plat.

COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)

- 7 The developer shall be responsible for replacement of communication conduit/interconnect that is damaged by construction of the required improvements. The security amount for communication conduit/interconnect along North Ocean Boulevard (A1A) shall be determined by the Traffic Engineering Division.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 8 Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The minimum-security amount for pavement markings and signs is \$1,000.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 9 Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction & Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.

The Installation of Required Improvements Agreement shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to NVAL Amendment Agreement recordation and/or commencement of construction. Security amounts shall be based upon the one of the following:

- a. Approved construction plans. When security is based on approved construction plans, the security will be calculated at one hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
- b. Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.

- c. All forms are available on the Highway Construction & Engineering Division's web page at:
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

IMPROVEMENT PLAN SUBMITTAL (Pre-construction and Security Release Requirements)

- 10 Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review for conformance to Plat recommendations and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County.
- 11 Communication Conduit/Interconnect plans (3 sets and a cost estimate) shall be submitted to the Traffic Engineering Division. Any easements necessary for relocation and maintenance of the conduit must be provided and shown on the submitted plans. No security shall be released without field inspection and final approval of all materials, installations and locations by the Traffic Engineering Division.

GENERAL RECOMMENDATIONS

- 12 Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.
- 13 All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:
 - A) United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).
 - 1) State of Florida Department of Transportation:
 - 2) "Roadway and Traffic Design Standards."
 - 3) "Standard Specifications."
 - 4) "FDOT Transit Facilities Guidelines."
 - B) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

All standard forms are available for downloading from the Highway Construction and Engineering Division's website:
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>.

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

F.S. 177 PLAT REVIEW COMMENTS

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

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

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

15 SURVEY DATA

- A. The legal description in the title opinion or certificate shall match the legal description on the plat. The plat drawing shall follow the legal description.
 - 1. Include the area of the plat 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 and distance 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. P.R.M.s shall be labeled "Found" or "Set".
 - 1. Show offset directions and distances on offset P.R.M.s. If applicable, indicate the P.R.M.s are ON LINE.
 - 2. Show (TOTAL) labels on plat boundary line distance dimensions, with P.R.M. TO P.R.M. distances on plat boundary lines where offset P.R.M.s are shown.
- 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.
- 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).

16 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Dedication language shall clearly dedicate all right-of-way, specific purpose parcels and easements shown on the plat.
- 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. Depict the entire right-of-way width of State Road A-1-A and N.E. 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.
 - 1. Verify the width of the portion of right-of-way for State Road A-1-A that lies west of the west line of the southwest one-quarter of Section 29-48-43. Refer to the applicable FDOT right-of-way map and the Broward County Property Appraiser's website. Review and revise, as necessary.
- E. Centerlines of right-of-way and construction (if they are different) shall be shown.
 - 1. Explain the depiction of the west line of the southwest one-quarter of Section 29-48-43 as the centerline of a variable width right-of-way corridor. If applicable, cite the source of the designation. Review and revise, as necessary.
- F. All proposed easements shall be clearly labeled and dimensioned. Utility easements should be granted to the public (or to the City— but not to any specific utility company). Utility easements created by the plat should NOT be located within any road right-of-way.
- G. All existing easements shall be clearly labeled and dimensioned.
 - 1. The 4' License Agreement per the instrument recorded in O.R.B. 23468, PG. 953, B.C.R. will be terminated by recordation of this plat. Remove the applicable label from the plat drawing.
 - 2. The FPL Easement recorded in O.R.B. 39979, PG. 1033, B.C.R. is not listed in the Title Certificate. Include it in the Title Certificate or provide verification of release/vacation of the easement.

17 TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A. Plat review service charge form, review fee, and one copy of the plat with all changes from the original plat review application highlighted. The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title which shall:

- 1) be based upon a legal description that matches the plat.
- 2) be based upon a search of the public records within forty-five (45) days of submittal.
- 3) contain the names of all owners of record.
- 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
- 5) contain a listing of all easements and rights-of-ways of record lying within the plat boundaries.
- 6) contain a listing of all easements and rights-of-ways which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

Note: The FPL Easement recorded in O.R.B. 39979, PG. 1033, B.C.R. is not listed in the Title Certificate. Include it in the Title Certificate or provide verification of release/vacation of the easement. Review and revise 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.

18 DRAFTING AND MISCELLANEOUS DATA

- A. Plat name cannot be the same as another plat already recorded or in process.
 - 1. There is a plat named OCEAN PARK recorded in P.B. 5, PG. 6, B.C.R. So the name of the submitted plat will need to be revised.
- B. 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.
- C. Notes and/or Legend shall be shown on ALL drawing pages.
- D. 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.
- E. The Utility Easement Note per FS 177.091(28) shall be included.
- F. Plat borders shall be 1/2-inch on three sides with a 3-inch margin on the left side.
- G. Location Map and Scale (Depicting 2 major street names; one North/South and one East/West) shall be shown.
Revise the location of the hatched parcel in the Location Sketch to show it abutting N. Ocean Blvd.
- H. The plat shall be prepared by a professional surveyor and mapper with the name of the professional surveyor and mapper or legal entity, along with the street and mailing address, shall be shown on each sheet included.
- I. Title block shall include the name of Plat, Subtitle/Replat, Section-Township-Range, City, County, and State.
- J. The plat original shall be drawn with black permanent drawing ink; or nonadhered scaled print on a stable base film.
- K. The sheet size shall be 24 inches by 36 inches.
- L. Space for Plat Book and Page shall be shown inside the border in the upper right-hand corner on each page.
- M. The Planning & Development Management Division file number 035-MP-21 shall be shown inside the border in the lower right-hand corner on each page.
- N. No text on the plat drawing should be obstructed or overlapped by lines or other text.

19 SIGNATURE BLOCKS

- A. The Surveyor's Certification shall be signed and the plat sealed by professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of FS Chapter 177. The printed name and registration number of the professional surveyor and mapper shall appear directly below the Surveyor's Certificate, along with the printed name, address, and certificate of authorization number of the legal entity.
- 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:

"All application 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.)

20 HIGHWAY CONSTRUCTION & ENGINEERING DIVISION INTERNAL PROCEDURES
(These items are required for plat recordation but are completed by County staff)

- A. Planning Council Executive Director or Designee Signature
- B. Completion of all POSSE Inputs; Impact Fee and Security reports printed
- C. County Surveyor Signature
- D. PRM's Verified
- E. Development Order, Planning & Development Management Division Director Signature
- F. Highway Construction and Engineering Director Signature
- G. City/District scanned copy of mylar, as required.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

September 9, 2021

THIS PRE-APPLICATION LETTER IS VALID UNTIL – September 9, 2022
THIS LETTER IS NOT A PERMIT APPROVAL

Martin Grinbank
Keith and Associates
301 E. Atlantic Blvd.
Pompano Beach, FL 33060

Dear Martin Grinbank:

RE: Pre-application Review for **Category C Driveway**, Pre-application Meeting Date: **September 9, 2021**

Broward County - Pompano Beach; SR A1A; Sec. # 86050000; MP: 11.326; Access Class - 6;

Posted Speed - 35; SIS - No; Ref. Project: FM 447655.1-Brad Salisbury-RESURFACING, FM 441733.1- Caryn Gardner-Young-
URBAN CORRIDOR PLANNING

Request: Closure of 2 existing driveways on the east side of SR A1A along the frontage of the site. Proposed access is on NE 16 16th Street.

SITE SPECIFIC INFORMATION

Project Name & Address: **Ocean Park – 1508 N. Ocean Blvd., Pompano Beach, FL 33062**
Property Owner: **Mount Vernon Property Holdings, LLC**; Parcel Size: **0.62 Acres**
Development Size: **28 DU Residential, 5,000 SF Retail**

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- Any driveway on the side street or on-street parking shall be located at a minimum distance of 50 feet, as measured from the ultimate right-of-way line to the first conflict point.

Comments:

- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Digitally signed by
Dalila Fernandez
Date: 2021.09.09
11:28:29 -04'00'

Dalila Fernandez, P.E.
District Access Management Manager

cc: Jonathan Overton, P.E., Roger Lemieux

File: \\DOTSD4HQFS\Share\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2021-09-09\4. 86050000 MP 11.326 SR A1A Ocean Park\86050 MP 11.326 SR A1A_Ocean Park.docx

www.dot.state.fl.us

P&Z

PZ21-14000021
1/26/2022

The School Board of Broward County, Florida
FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT
SBBC-3144-2021
County No: 035-MP-21
Ocean Park

November 30, 2021

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

P&Z

PZ21-14000021

1/26/2022

**FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	ADDITIONAL STUDENT IMPACT
Date: November 30, 2021	Single-Family:		Elementary: 0
Name: Ocean Park	Townhouse:		
SBBC Project Number: SBBC-3144-2021	Garden Apartments:		Middle: 0
County Project Number: 035-MP-21	Mid-Rise:		
Municipality Project Number: N/A	High-Rise: 28		High: 0
Owner/Developer: Mount Vernon Property Holdings LLC	Mobile Home:		
Jurisdiction: Pompano Beach	Total: 28		Total: 0

Comments

According to the information provided, this plat application was reviewed as 28 high-rise units and as proposed, is not anticipated to generate additional students into Broward County Public Schools. Therefore, pursuant to Section 8.11(a)(1) of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning, this application as currently proposed, has been determined to be exempt from public school concurrency requirements. However, please be advised that the regular school impact fee is still due for the units.


Also, if a change is proposed to the plat, which causes students to be generated by the project, the students will not be considered exempt or vested from public school concurrency (PSC) when the project is re-reviewed.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code

SBBC-3144-2021 Project is Exempt from Public School Concurrency

☒ Yes ☐ No

11-30-21
Date

Reviewed By: 
Signature
Lisa Wight
Name
Planner
Title

P&Z

PZ21-14000021

1/26/2022



Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

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

MEMORANDUM

DATE: 1/4/2022

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

FROM: Lorenzo Fernandez, Assistant Director, EEPD

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: 035-MP-21	Folio: 484329010070
Plat Name: Ocean Park	
Comments Due Date: 12/29/2021	Return Comments To:PDMDInfo@broward.org
Applicant's Request: New Plat Reviews	
Division: Environmental Engineering and Permitting	

Staff proposes the following disposition:

P&Z

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

PZ21-14000021
1/26/2022

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 NDDLICENSE@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
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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. 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 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 Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

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>Not a contaminated site; not within one-quarter mile of a contaminated site; not a licensed waste regulation facility; not an abandoned dump or landfill.</p>	

Reviewer's Name: Robert Wong	Program: Air Program
<div>Any objection to the plat as submitted. Answer: No</div> <div>This plat is subject to the comments noted below. Answer: No</div> <div>Plat Comments, as needed:</div>	



Resilient Environment Department

URBAN PLANNING DIVISION

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

e-COMMENTS for
New Plat Application



TO: Review Agencies

PLAT NAME: Ocean Park

PLAT NO.: 035-MP-21

COMMENT DUE DATE: December 29, 2021

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

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

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



NO OBJECTION TO THE PLAT AS SUBMITTED.



THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.



THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

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

Bradley Lanning

Print Name

Urban Planning Division, Historic Preservation Program

Agency

813-360-6130

Phone Number

COMMENTS:

P&Z

Broward County Board of County Commissioners

Mark Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Dale V.C. Holness • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
www.broward.org

PZ21-14000021

1/26/2022



T: 850.296.3669
F: 602.254.6280
info@paleowest.com

TALLAHASSEE, FLORIDA
916 East Park Avenue
Tallahassee, FL 32301

Monday, December 6, 2021

Howard W. Clarke, 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. 035-MP-21/Ocean Park
Broward County property folio(s): 484329010070 (1508 N Ocean Boulevard, Pompano Beach 33062)

Howard,

I have had an opportunity to review materials relative to Plat No. 035-MP-21/Ocean Park; Broward County property folio(s): 484329010070.

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

PZ21-14000021

1/26/2022



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

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

Sincerely,



BRADLEY LANNING | PRINCIPAL INVESTIGATOR
PALEOWEST

In capacity as:

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

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

P&Z

PZ21-14000021

1/26/2022

