



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

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

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

SUBJECT: Development Review Report
& Notification of Readiness

PLAT NAME: 900 N Ocean Boulevard

PLAT NO: 017-MP-21

TRANSMITTAL DATE: June 23, 2021

LETTER OF OBJECTIONS OR
NO OBJECTIONS MUST BE
RECEIVED BY: August 23, 2021

COMMISSION REFERRAL: Pending

TRAFFICWAYS EXPIRATION: June 26, 2022

Dear Ms. Harper:

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

REQUIRED RESPONSE TO DEVELOPMENT REVIEW REPORT

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

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

Andrea Harper
June 23, 2021
Page 2

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

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

HIGHWAY CONSTRUCTION AND ENGINEERING RECEIPT

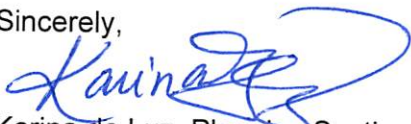
Please note that the plat will not be heard by the Commission until proof or a receipt from the Highway Construction and Engineering Division documenting that the plat mylar has been accepted by that Division. For Highway Construction and Engineering Division submittal requirements.

TRAFFICWAYS APPROVAL

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

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

Sincerely,



Karina da Luz, Planning Section Supervisor
Planning and Development Management Division

Attachment

cc: Review Agencies
Mayor/Planning Director – Pompano Beach

Beach Villa 900 Ocean Boulevard Condominium
315 S Biscayne Blvd., 4th Floor
Miami, FL 33131

P&Z

PZ21-14000005
7/28/2021



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

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

DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	900 N Ocean Boulevard	Number:	017-MP-21
Application Type:	New Plat	Legistar Number:	N/A
Applicant:	Beach Villa 900 Ocean Boulevard Condominium, Inc.	Commission District:	4
Agent:	Keith	Section/Twn./Range:	31/48/43
Location:	Southeast corner of Northeast 10 Street and North Ocean Boulevard/SR A1A	Platted Area:	3.07 Acres
Municipalities:	Pompano Beach	Gross Area:	3.20 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	Deferral: Until the plat mylar is submitted Deferral: Until Trafficways approval is received		
FS 125.022 Waiver	N/A		
Meeting Date:	TBD		

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

Existing and Future Land Use	
Existing Use:	47 Garden Apartments
Proposed Use:	119 Highrise Units and 1,220 Sq. Ft. Commercial Use
Plan Designation:	High (25-46 DU/AC) Residential
Adjacent Uses	Adjacent Plan Designations
North: Highrise	North: High (25-46 DU/AC) Residential
South: Highrise, Villas	South: High (25-46 DU/AC) Residential
East: Atlantic Ocean	East: Water (Atlantic Ocean)
West: Motel	West: Medium-High (16-25 DU/AC) Residential
Existing Zoning	Proposed Zoning
RM-45	PD-1

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PZ21-14000005
7/28/2021

1. Land Use

Planning Council has reviewed this application and determined that the City of Pompano Beach's Comprehensive Plan is the effective land use plan, 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 uses and densities of the effective land use plan. Also, the Council staff received verification 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 August 26, 2021. This plat must be recommended for DEFERRAL until Trafficways approval has been received.

3. Access

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

This project is located on 900 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)(5)a) of Land Development Code. The proposed plat generates an increase of 26 trips per peak hours.

	Existing Use PM Trips per Peak Hour	Proposed Use PM Trips per Peak Hour
Residential	28	41
Non-residential	NA	13
Total		54

5. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	City of Pompano Beach	City of Pompano Beach
Plant name:	Pompano Beach (02/21)	Broward North Regional (12/20)
Design Capacity:	50.00 MGD	95.00 MGD
Annual Average Flow:	16.72 MGD	74.00 MGD
Estimated Project Flow:	0.042 MGD	0.029 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.

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PZ21-14000005
7/28/2021

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	1.14
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 119 high-rise units will generate students on several levels (i.e. elementary, middle and high), and in accordance with Section 5-182.9(a)(1) of the Land Development Code, the staff determined that it satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. 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. **This determination will expire on October 8, 2021, and an updated School Capacity Availability Determination (SCAD) letter may be required prior to plat approval.** 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 Planning and Development Management Division, Development and Environmental Review Section; assessed based on construction plans submitted for environmental review approval and must be paid on date of building permit issuance. Staff notes that school impact fees increase annually while transportation concurrency, concurrency administrative, park impact and park administrative fees are subject to adjustment annually on October 1st.

At the time of plat application, a 47-unit garden building existed on the site, which the applicant stated will be replaced. In accordance with the credit provisions of Section 5-182.13 of the Land Development Code, this structure may be eligible for credit towards transportation concurrency, school impact and park impact fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. **No credit will be granted for demolition occurring more than three (3) years prior to the review of construction plans submitted for County environmental review approval.**

9. Environmental Review

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

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

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 Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

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PZ21-1400005
7/28/2021

11. Historic Resources

Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist determined that the proposed project, will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. The archaeologist did notes that the project area abuts Resource Group BD04776 (SR A1A) which is deemed ineligible for the National Register of Historic Places (NRHP) by the State Historic Preservation Offices (SHPO). It was determined that there would be no impacts to this resource based on the project overview provided.

The archaeologist notes that this property is located in the City of Pompano Beach and is outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. Therefore, the property owner/agent is advised to contact David Recor, Director of the Development Services at 954-786-4600 to seek project review for compliance with the municipal historic preservation regulations.

In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

12. Aviation

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

13. Utilities

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

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 Planning and Development Management Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

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PZ21-14000005
7/28/2021

FINDINGS

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

1. This plat is located within the Northeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(5)a) of the Land Development Code.
2. This plat has been reviewed by the School Board and satisfies the public school concurrency requirements of Section 5-182(9)(b) 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.

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 of the face of the plat, preceding municipal official's signature, reading:

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

3. Place a note on this face of the plat reading:

- a. This plat is restricted to 119 high-rise units and 1,220 square feet of commercial use. No more than 50% of the floor area will be used for retail use.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

- b. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

[HWC]

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PZ21-14000005

7/28/2021



Commission District No. 4
Municipality: Pompano Beach
S/T/R: 31/48/43

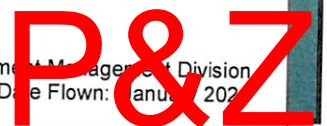


017-MP-21
900 N Ocean Boulevard



0 100 200 400 Feet

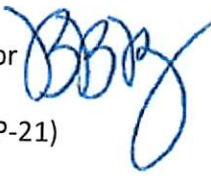
Prepared by: Planning and Development Management Division
Date Flown: January 2021



PZ21-14000005
7/28/2021



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

FROM: Barbara Blake Boy, Executive Director 

RE: 900 North Ocean Boulevard (017-MP-21)
City of Pompano Beach

DATE: May 20, 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 10 Street and Ocean Boulevard/State Road A1A.

The density of the proposed development of 119 dwelling units on 3.2 acres of land in the platted area, including the adjacent rights-of-way, is 37.2 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:	Water (Atlantic Ocean)
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.

BBB:JMB

900 North Ocean Boulevard

May 20, 2021

Page Two

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

David Recor, Director, Development Services
City of Pompano Beach



P&Z

PZ21-14000005

7/28/2021



Public Works Department

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

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

MEMORANDUM

DATE: May 21, 2021

TO: Josie Sesodia, Director
Planning and Development Management Division

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

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Application for New Plat
900 North Ocean Boulevard (017-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.

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 A1A except at 50-foot opening with centerline located approximately 25 feet north of the south plat limits. Said non-access line shall include a corner chord and extend along NE 10th Street for a minimum of 150 feet beyond the corner chord.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 3 An irregular shaped area, with a 15-foot width at the south property line and a 20-foot width at the north plat limits, of right-of-way to comply with the Broward County Trafficways Plan on A1A, an 80-foot Collector.
- 4 Right-of-way for a corner chord based on a 30-foot radius at the intersection of A1A and NE 10th Street.
- 5 The minimum distance from the non-vehicular access line of A1A, at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 100 feet.
- 6 For the two-way driveway that will be centered in a 50-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.
- 7 All the right-of-way to be dedication to meet the Trafficways Plan is located along a roadway functionally classified as a State of Florida right-of-way. The area to be dedicated shall be noted on the plat as a distinct parcel and specific dedication language shall be provided on the dedication page of the plat. Please contact the State for the specific conveyance text.

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PZ21-14000005

7/28/2021

- 8 All right-of-way to be dedication to meet the city requirements is located along a roadway functionally classified as a City right-of-way. The area to be dedicated shall be noted on the plat as a distinct parcel and specific dedication language shall be provided on the dedication page of the plat. Please contact the City for the specific conveyance text.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 9 Two- way driveway on A1A centered on the 50-foot opening and consisting of a minimum of 24-feet of pavement width and a minimum entrance radius of 30 feet.
- 10 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)

- 11 Along A1A adjacent to this plat. This shall include the corner chord.

COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)

- 12 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 A1A shall be determined by the Traffic Engineering Division.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 13 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

- 14 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)

- 15 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.

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PZ21-1400005
7/28/2021

- 16 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

- 17 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.
- 18 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>.

- 19 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.

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PZ21-14000005
7/28/2021

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.

20 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. The description on the plat differs from the description in Exhibit "A" of the Title Certificate. Review and revise, as necessary.
 - 2. The description states the parcel to be platted is bounded on the west by the centerline of State Road A-1-A. The plat drawing appears to show the east right-of-way line of State Road A-1-A as the west plat boundary line. Review and revise, as necessary.
 - 3. Include a MORE PARTICULARLY DESCRIBED AS metes and bounds paragraph to the description to quantify the location of the east and west plat boundary lines. Make references to recorded maps as auxiliary information.
 - 4. Show labels on the north and south plat boundary lines that correspond to the description.
- B. Bearings and distances shall be on all lines.
- C. Plat boundary perimeter closure shall be within +/- 0.03 feet
- D. Square footage shall be shown for each parcel. The total area shall be accurate to the nearest square foot.
- E. Bearings, angles, and dimensioning shall be shown for each lot or parcel. Curvilinear lot lines shall show the radii, arc distances, and central angles. Radial lines will be so designated.
- F. Full dimensioning and square footage shall be shown on all dedicated RIGHT-OF-WAY.
- 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 to offset P.R.M.s from the applicable plat corner. Indicate the monuments are ONLINE, or show ties from the monument to the applicable plat boundary line.
 - 2. Show TOTAL labels with P.R.M. TO P.R.M. distance dimensions on lines where offset monuments are shown.

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PZ21-14000005
7/28/2021

- 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 monuments at both corners.
- J. Show the east – west location of the FND. 5/8" IRON & CAP McLaughlin Engineering, 1.9' S of the north plat boundary line, in the vicinity of the City of Pompano Beach Vegetation Line.
- K. Show the east – west location of the FND. 5/8" IRON & CAP McLaughlin Engineering, 1.6' S of the south plat boundary line, 20' +/- east of the City of Pompano Beach Vegetation Line.
- L. Identify the apparent monument at the northeast corner of the plat or remove the symbol.
- M. Show the FND. NAIL & DISC FDOT at the northwest corner of the plat as depicted on the survey provided with the plat submittal.
- N. Identify the north and south endpoints of the 1016' +/- distance dimension on the Coastal Construction Control line shown on the plat.
- O. Identify and depict monumentation used to determine the location of the Coastal Construction Control Line, with ties from the monuments to this plat.
- P. Depict any monumentation used to establish the location of the 1980 Mean High Water Line and Erosion Control Line shown as the east plat boundary line with ties to this plat.
- Q. Provide copies of City of Pompano Beach Resolution No. 2020-121 and Ordinance No. 2020-40 shown as the source of the Vegetation Line depicted on the plat.
- R. All interior excepted parcels shall be clearly indicated and labeled as: "NOT A PART OF THIS PLAT."
- S. Revise the survey to address the location of the west boundary line of the parcel to be platted. Refer to Comment 145.A.2, above.
- T. 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>.
- U. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

21 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 dedication of right-of-way.
- C. Proposed right-of-way shall be clearly labeled and dedicated by the plat.

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PZ21-14000005
7/28/2021

- D. Depict the entire right-of-way width of State Road A-1-A, N.E. 10th Street and N.E. 9th Street adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.
- E. Centerlines of right-of-way and construction (if they are different) shall be shown. Refer to F.D.O.T. Right-of-Way map Section 86050-2535.
- F. Obtain and provide copy of the latest FDOT Right-of-Way maps for State Road A-1-A 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. 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.
- H. Depict and label with type, width, and recording information for any applicable existing easements within the plat as identified in the title work or provide evidence of their release/vacation.

22 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.
See Survey Data A)1,2,3. Review and revise prior to mylar submittal
 - 2) be based upon a search of the public records within forty-five (45) days of submittal.
 - 3) contain the names of all owners of record.
 - 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
 - 5) contain a listing of all easements and rights-of-ways of record lying within the plat boundaries.
 - 6) contain a listing of all easements and rights-of-ways which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

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

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PZ21-14000005
7/28/2021

- 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.

23 DRAFTING AND MISCELLANEOUS DATA

- A. Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B. Plat borders shall be 1/2-inch on three sides with a 3-inch margin on the left side.
- C. The sheet page numbers and total of pages shall be shown on each page.
- D. Title block shall include the name of Plat, Subtitle/Replat, Section-Township-Range, City, County, and State.
Revise the plat subtitles to indicate the plat is **A PORTION OF** the north three hundred feet...
- E. The plat original shall be drawn with black permanent drawing ink; or nonadhered scaled print on a stable base film.
- F. The sheet size shall be 24 inches by 36 inches.
- G. Adjacent plats shall be identified or unplatted parcels shall be identified as "Acreage."
- H. Plat limits shall be labeled and shown with a heavy line.
- I. Match Lines shall be shown for multi-page plats.
- J. The Planning & Development Management file number 017-MP-21 shall be shown inside the border in the lower right-hand corner on each page.
- K. Tabular data shall be verified.
- L. Lettering on the plat shall be no smaller than 0.10" (10-point font).

P&Z

PZ21-14000005
7/28/2021

- M. No text on the plat drawing should be obstructed or overlapped by lines or other text.

24 SIGNATURE BLOCKS

- A. The Surveyor's Certification shall be signed and the plat sealed by professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of FS Chapter 177. The printed name and registration number of the professional surveyor and mapper shall appear directly below the Surveyor's Certificate, along with the printed name, address, and certificate of authorization number of the legal entity,
- B. The plat shall include space for signature by the **Highway Construction and Engineering** Director and Surveyor indicating that the plat has been reviewed for conformity with Chapter 177, Florida Statutes.
1 Revise the reviewing Engineer's signature block to replace Alejandro Perez's information with:
Richard Tornese
Director
Florida Professional Engineer
Florida Registration Number 40263
- C. The plat shall include space for signature by the **Broward County Environmental Protection and Growth Management Department**.
- D. The plat shall include space for signature by Records Division - Minutes Section (County Commission).
- E. The plat shall include space for signature by Planning Council Chair and Executive Director.
- F. If applicable, the plat shall include space for approval of Drainage District, City, special improvement district, or taxing district (including space for seals). The language preceding the designated municipal official's signature on the plat drawing shall include the following wording:

"Concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance"
- G. The plat shall include proper dates for signatures.
- H. The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by a copy of the City of Pompano Beach conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

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PZ21-14000005
7/28/2021

- 25 **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

January 14, 2021

THIS PRE-APPLICATION LETTER IS VALID UNTIL – January 14, 2022
THIS LETTER IS NOT A PERMIT APPROVAL

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

Dear Martin Grinbank:

RE: Pre-application Review for **Category C Driveway**, Pre-application Meeting Date: **January 14, 2021**

Broward County - Pompano Beach; SR A1A; Sec. # 86050; MP: 10.93; 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: Full access driveway for on the east side of SR A1A, adjacent to the southern property line. Eliminate existing back-out parking along the SR A1A frontage of the site.

SITE SPECIFIC INFORMATION

Project Name & Address: **900 N. Ocean Boulevard – 900 N. Ocean Blvd., Pompano Beach, FL 33062**
Applicant/Property Owner: Property to be purchased PRH 900 North Ocean, LLC; Parcel Size: **3.06 Acres**
Development Size: **140 DU Residential, 900 SF Retail/Commercial.**

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:

- A minimum driveway length of 100 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 100 feet is required.
- A minimum distance of 250 feet, as measured from the ultimate right-of-way line to the valet parking location shall be provided.
- Curb shall be restored along the SR A1A frontage of the site shall be restored.
- A minimum distance of 150 feet, as measured from the ultimate right-of-way line to any driveway on the side street shall be provided.

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,

Date: 2021.
01.14 11:53:

00:05:00

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\Pre-application Letter Template.docx

www.dot.state.fl.us

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PZ21-14000005
7/28/2021

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

PLAT

SBBC-3051-2021

County Number: 000-MP-21 Municipality Number: TBD
900 N Ocean

April 12, 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

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PZ21-14000005

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION PLAT

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: April 12, 2021	Single-Family:		Elementary: 1
Name: 900 N Ocean	Townhouse:		
SBBC Project Number: SBBC-3051-2021	Garden Apartments:		Middle: 2
County Project Number: 000-MP-21	Mid-Rise:		
Municipality Project Number: TBD	High-Rise: 119		High: 1
Owner/Developer: Beach Villa 900 Ocean Beach Condominiums,	Mobile Home:		
Jurisdiction: Pompano Beach	Total: 119		Total: 4

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
Pompano Beach	615	628	438	-190	0	69.7%	4
Pompano Beach Middle	1,227	1,227	1,059	-168	-3	86.3%	6
Blanche Ely High	2,786	3,065	2,037	-1,028	-41	66.5%	4

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				21/22	22/23	23/24	24/25	25/26
Pompano Beach	442	-186	70.4%	484	473	461	452	445
Pompano Beach Middle	1,065	-67	86.8%	1,061	1,071	1,082	1,062	1,053
Blanche Ely High	2,041	-1,024	66.6%	2,048	2,017	1,984	1,948	1,945

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

*This number represents the higher of: 100% gross capacity or 110% permanent capacity. **The first Monday following Labor Day. ***Greater than 100% exceeds the adopted Level of Service (LOS).

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2020-21 Contract Permanent Capacity	2020-21 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				18/19	19/20	20/21
No Charter Schools						

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Pompano Beach	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
Pompano Beach Middle	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
Blanche Ely High	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

According to the application, there are no existing units on the site. The application proposes 119 high-rise units, which will generate 4 (1 elementary, 2 middle and 1 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2020/21 school year include Pompano Beach Elementary, Pompano Beach Middle, and Blanche Ely High Schools. Based on the Public School Concurrency Planning Document (PSCPD), all three schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of: 100% gross capacity or 110% permanent capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2020/21- 2022/23), these schools are expected to maintain their current status through the 2022/23 school year. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

Additionally in the 2020/21 school year, there are no charter schools located within a two-mile radius of the site. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSAs, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2020/21 to 2024/25 regarding pertinent impacted schools are depicted above.

Therefore, this application is determined to satisfy public school concurrency on the basis that adequate school capacity is anticipated to be available to support the residential development as currently proposed by the applicant. This preliminary determination shall be valid until the for 180 days for a maximum of 119 high-rise units and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on October 8, 2021. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this Preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall specify at the minimum the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-3051-2021 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

4/12/2021

Date

Lisa Wight

Signature

Lisa Wight

Name

Planner

Title



Environmental Protection and Growth Management Department

ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION

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

MEMORANDUM

DATE: 5/20/2021

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

FROM: Lorenzo Fernandez, Assistant Director, EEPD

SUBJECT: Plat Review

The Environmental Engineering and Permitting Division (EEPD) has reviewed the application for modifications to the Development Review Report for the subject plat. Pursuant to the request by the applicant, staff reviewed the information contained in the request, the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission.

REVIEW OF PLAT APPLICATION (please submit electronically)	
Plat Number: 017-MP-21	Folio: 484331CD0010
Plat Name: 900 N Ocean Boulevard	
Comments Due Date: 5/24/2021	Return Comments To: PDMDInfo@broward.org
Applicant's Request: New Plat Reviews	
Division: Environmental Engineering and Permitting	

Staff proposes the following disposition:

Reviewer's Name: Matthew Ketterer	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 Engineering and 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 Engineering and 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 Engineering and Permitting Division at 954-519-1483 or SWMLicense@broward.org for specific code requirements.</p>	

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PZ21-14000005
7/28/2021

Reviewer's Name: Linda Sunderland	Program: Aquatic and Wetland Resources
<p>Any objection to the plat as submitted. Answer: No</p> <p>This plat is subject to the comments noted below. Answer: Yes</p> <p>Plat Comments, as needed:</p> <p>1. Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.</p> <p>2. The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at https://www.fleppc.org/list/list.htm.</p> <p>3. Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Engineering and Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.</p>	

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PZ21-14000005
 7/28/2021

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

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PZ21-14000005
7/28/2021

Reviewer's Name: Robert Wong

Program: Air Program

Any objection to the plat as submitted.

Answer: No

This plat is subject to the comments noted below.

Answer: Yes

Plat Comments, as needed:

If any existing facility (e.g. existing structures on site including residential building(s) and/or utility building(s)) or facility component (including roof system, insulation, walls, attached piping, mechanical systems, etc.) is planned to be demolished or renovated, the project shall comply with applicable asbestos regulations. More information on the asbestos requirements can be found at: <http://www.broward.org/ePermits/Search/Pages/PermitDetails.aspx?permitID=395>. Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at ePermits.broward.org at least 10 working-days before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. Depending on the type and size of roof, wall, flooring, and insulation, piping and mechanical systems affected, an asbestos survey, FDEP Notice of Demolition or Asbestos Renovation form 62-257.900(1) and applicable asbestos project fee(s) may also be required at least 10 working-days before commencing work. For assistance, contact Broward County's asbestos program at AsbestosHelp@broward.org or call 954-519-0340.

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PZ21-14000005

7/28/2021