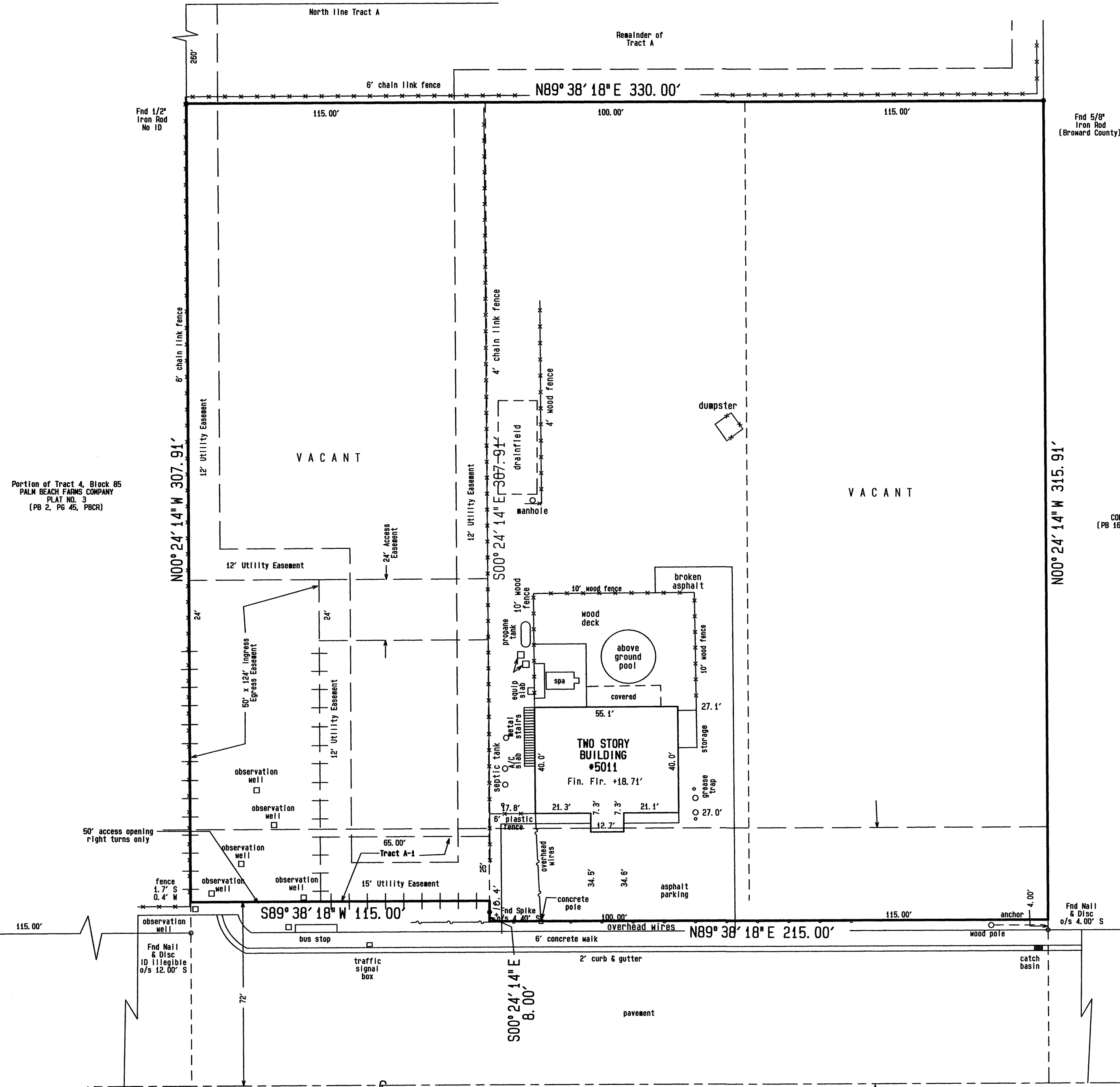
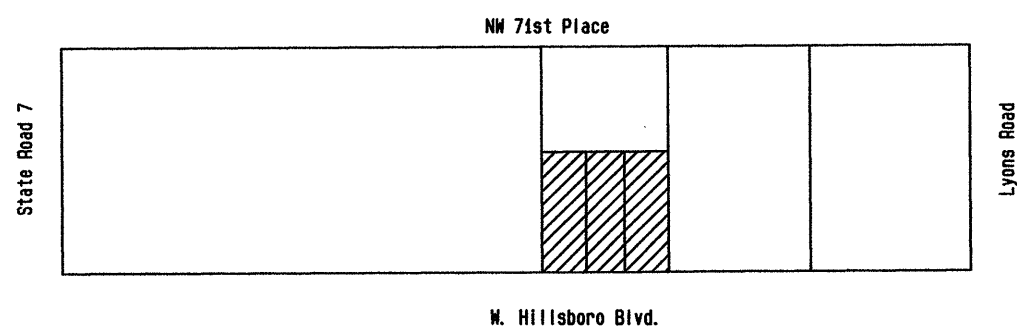


SKETCH OF BOUNDARY SURVEY



LEGAL DESCRIPTION:
 The East 100 feet of the West 215 feet, excepting therefrom the North 280 feet of the West 1/2 of Tract 3, in Block 85, of PALM BEACH FARMS COMPANY'S PLAT NO. 3, according to the map or plat thereof, as recorded in Plat Book 2, Page 45 of the Public Records of Palm Beach County, Florida, Less the South 60 feet thereof.
 AND
 The East 115 feet, less the North 280 feet of the West 1/2 of Tract 3, Block 85, PALM BEACH FARMS COMPANY'S PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, Page 45 of the Public Records of Palm Beach County, Florida, Less the South 60 feet thereof. Said lands situate, lying and being in the City of Coconut Creek, Broward County, Florida.
 AND
 Tract A-1 Buffer together with Tract "A" according to the plat of "JANIS PLAT", as recorded in Plat Book 174, Page 18 of the Public Records of Broward County, Florida, less and except the North 260 feet of said Tract "A". Said lands situate, lying and being in the City of Coconut Creek, Broward County, Florida.



Portion of Tract 4, Block 85
 PALM BEACH FARMS COMPANY
 PLAT NO. 3
 (PB 2, PG 45, PBCR)

Parcel A
 CORRIGAN PLAT
 (PB 160, PG 15, BCR)

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Micki P. Dulatch
 MIKKI P. DULATCH
 PROFESSIONAL SURVEYOR MAPPER #5853
 STATE OF FLORIDA
 9/25/19

FILENAME: JP-A
 SCALE: 1" = 30'

- NOTES:
1. THIS SURVEY REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE RECORDED PLAT. THE SUBJECT PROPERTY HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR OTHER EASEMENTS OR RIGHT-OF-WAY.
 2. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF W. HILLSBORO BLVD.; N 89°38'18" E PER PB 174, PG 18, BCR
 3. ELEVATION SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
 4. SUBSURFACE FEATURES NOT LOCATED.
 5. OWNERSHIP OF FENCES/WALLS NOT DETERMINED.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

- LEGEND:
- Δ = CENTRAL ANGLE (DELTA)
 - A = ARC LENGTH
 - A/C = AIR CONDITIONER
 - BCR = BROWARD COUNTY RECORDS
 - BM = BENCHMARK
 - C = CENTERLINE
 - (C) = CALCULATED
 - (D) = DEED
 - FND = FOUND
 - FPL = FLORIDA POWER & LIGHT
 - H = HANDICAP PARKING SPACE
 - O/S = OFFSET
 - (P) = PLAT
 - PB = PLAT BOOK
 - P.C. = POINT OF CURVATURE
 - PG = PAGE
 - PGB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - R = RADIUS
 - R/W = RIGHT-OF-WAY
 - SF = SQUARE FEET
 - = NON-VEHICULAR ACCESS LINE

1909037	Update Survey	9/23/2019
REVISIONS	DATE	FOR: KLEMON
		DATE: 6/10/2017 NO. 1706002 F.B. 116-40

DENI LAND SURVEYORS, INC. LB #7281
 1991 NW 35th AVENUE, COCONUT CREEK, FL 33066 (954)973-7966 FAX (954)979-0343
 LAND SURVEYS ◊ SUBDIVISIONS ◊ CONSTRUCTION SURVEYS



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

Mikki Ulrich
Deni Land Surveyors
1991 NW 35 Avenue
Coconut Creek, FL 33066

SUBJECT: Development Review Report
& Notification of Readiness

PLAT NAME: Vista Gardens Ballroom

PLAT NO: 020-MP-19

TRANSMITTAL DATE: August 2, 2019

LETTER OF OBJECTIONS OR
NO OBJECTIONS MUST BE
RECEIVED BY: January 2, 2020

WRITTEN AUTHORIZATION
MUST BE RECEIVED BY: June 2, 2020

TRAFFICWAYS EXPIRATION: June 22, 2020

Dear Ms. Ulrich:

As per the requirements Section 5-189(d)(7) 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.

LETTER OF OBJECTIONS OR NO OBJECTIONS

Please review the attached report carefully. Pursuant to Section 5-181(h) 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 five (5) months of the date of this transmittal. **If either of these letters is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn. Once you submit either one of these letters, it is your responsibility to ensure that it is received by this office.**

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 seventeen (17) working days of receipt of the letter. Please be advised that the *written authorization to proceed* (described below) cannot be submitted until after the response to the *Letter of Objections* is transmitted by the Planning and Development Management Division Director.

A *Letter of No Objections* may be combined into a single letter with the *written authorization to proceed* (described below), **provided that the combined letter is received within five (5) months of the date of this transmittal.**

WRITTEN AUTHORIZATION TO PROCEED

Pursuant to Section 5-181(i) of the Land Development Code, a *written authorization to proceed*, scheduling the application for the next available County Commission plat meeting, must be submitted to the Planning and Development Management Division Director within ten (10) months of the date of this transmittal. **If the *written authorization to proceed* is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn. Once the *written authorization to proceed* is submitted, it is your responsibility to ensure that it is received by this office.**

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

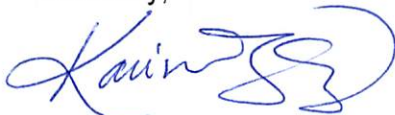
Please note that the *written authorization to proceed* will not be accepted without a receipt from the Highway Construction and Engineering Division documenting that the plat mylar has been accepted by that Division. For Highway Construction and Engineering Division submittal requirements, see Section 5-189(c) of the Land Development Code.

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 – Coconut Creek

Vista Gardens Ballroom, LLC
12800 SW 128 Street
Miami, FL 33186

Board of County Commissioners, Broward County, Florida
 Environmental Protection and Growth Management Department
 Planning and Development Management Division
 DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

Name:	VISTA GARDENS BALLROOM	Number:	020-MP-19
Applicant:	Vista Gardens Ballroom, LLC	Comm. Dist.:	2
Agent:	Deni Land Surveyors	Sec/Twp/Rng:	06-48-42
Location:	Northside of Hillsboro Boulevard, Between Lyons Road and Northwest 51 Terrace	Platted Area:	1.56 Acres
City:	Coconut Creek	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	2,297 Sq. Ft. Commercial	Effective Plan:	Coconut Creek
Proposed Use:	8,000 Sq. Ft. Commercial	Plan Designation:	Office/Professional. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Passive Park	North:	Conservation
South:	Church (Under Construction)	South:	Office/Professional
East:	Office	East:	Office/Professional
West:	Saw Palmetto Natural Area	West:	Conservation
Existing Zoning:	B-3	Proposed Zoning:	B-3

RECOMMENDATION (See Attached Conditions)

DEFERRAL: Until the plat mylar is submitted to the Highway Construction and Engineering Division.
DEFERRAL: Until Trafficways approval is received. See Staff Comment No. 2.

Meeting Date:	Prepared: HWC
Action Deadline:	Reviewed:
Deferral Dates:	Approved:

SERVICES

Wastewater Plant:	BCUD 4 (03/19)	Potable Water Plant:	Coconut Creek (08/18)
Design Capacity:	95.0000 MGD	Design Capacity:	30.000 MGD
12-Mo. Avg. Flow:	69.7800 MGD	Peak Flow:	17.837 MGD
Est. Project Flow:	0.0008 MGD	Est. Project Flow:	0.001 MGD

Comments: Sufficient capacity exists at this time. Comments: Sufficient capacity exists at this time.

PARKS

SCHOOLS

Dwelling Units	Impact Fee
N/A	N/A

Local:

Regional:

	Land Dedication	Impact Fee	Admin. Fee
Local:	County conducts no local review within municipalities	N/A	N/A
Regional:	N/A	N/A	N/A

TRANSPORTATION

Concurrency Zone:	Trips/Peak Hr.	Transit Concurrency Fee	Road/Admin. Fee
North Central			
Res. Uses:	N/A	N/A	N/A
Non-res. uses:	87	*	N/A
Total:	87	*	N/A

* See Staff Comment No. 3 and 4
 See Finding No. 1
 See General Recommendation No. 1

VISTA GARDENS BALLROOM
020-MP-19

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 8,000 square feet of commercial use. This property is being platted because it does not qualify for an exception to the mandatory platting rule and the plat boundaries are not specifically delineated on a recorded plat.
- 2) Trafficways review is scheduled for August 22, 2019. This plat must be recommended for **DEFERRAL** until Trafficways approval has been received.
- 3) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code, transportation concurrency fees will be assessed in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval and paid prior to the issuance of a building permit.
- 4) At the time of plat application, 2,297 square feet of commercial use existed on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182(a)(4) of the Land Development Code, this structure may be eligible for credit towards transportation concurrency 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 eighteen (18) months prior to the review of construction plans submitted for County environmental review approval.**
- 5) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 6) This plat is located in the City of Coconut Creek and is in a dependent water control district under the jurisdiction of the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division. Surface water management plans must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances and the criteria of the Cocomar Water Control District. A surface water management license from the Water and Environmental Licensing Section will be required prior to any construction. Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
- 7) The applicant is advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding, or altering either a gravity sanitary sewer, a sanitary force main, or a pump station. Wastewater receiving lift stations and force mains are critical components of the

conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system.

- 8) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no 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. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 9) The Water and Environmental Licensing Section encourages that 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 be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials 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 from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.
- 10) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>
- 11) Review of aerial photographs indicates that the subject site contains tree canopy. If trees are to be removed or relocated, development of the site must comply with the Tree Preservation regulations of the City of Coconut Creek. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.
- 12) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.

- 13) A demolition notice of the existing use may be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
- 14) A Storage Tank License may be required if there will be fuel storage associated with either an emergency generator system or a service station. Contact the Environmental and Consumer Protection Division at 954-519-1260 for specific license requirements.
- 15) 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.
- 16) The Broward County Aviation Department has no objections to this plat. However, the applicant is advised by staff of the Aviation Department that any proposed construction on this property with a height exceeding 200 feet, or the 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 to this development. Based on the location of the proposed project, the FAA may need to conduct a 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/oeaaa/external/portal.jsp>.
- 17) 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 indicates that the proposed development will not have an adverse effect on known historical or archaeological paleontological sensitivity.

The consulting archaeologist has no objections to this application; however, the subject property is located within the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. If any archaeological materials are discovered during the course of development, the property owner must notify the Broward County Historic Preservation Officer, Richard (Rick) Ferrer, of the Planning and Development Management Division at 954-357-9731 or rferrer@broward.org, and the project may proceed in accordance with Ordinance 2014-32, Section 5-536.5(g). 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.

- 18) This plat is served by BC Transit Route 48 on Coconut Creek Parkway.
- 19) The attached memorandum from the Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division indicates that they have reviewed the plat application and have determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 20) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council.
- 21) 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.
- 22) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at:
www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

CONCURRENCY REVIEW

- 1) This plat is located within the North Central Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.

GENERAL RECOMMENDATIONS

- 1) Applicant must pay transportation concurrency fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code.

- 2) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.

- 3) Place a note on the face of the plat reading:

- A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by _____, **2024**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or

- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by _____, **2024**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

- C) This plat is restricted to 8,000 square feet of commercial use.

- D) 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.

- 4) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



Westcreek Pineland
Natural Area

NW 71 PL

LYONS RD (NW 46 AVE)

W HILLSBORO BLVD

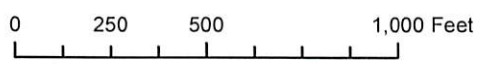
NW 51 TER

Westcreek Pineland
Natural Area

Commission District No. 2
Municipality: Coconut Creek
S/T/R: 06/48/42



020-MP-19
Vista Gardens Ballroom



Prepared by: Planning and Development Management Division
Date Flown: January 2018



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: July 22, 2019

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
Vista Gardens Ballroom (020-MP-19)

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

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:

- 1 Along the ultimate right-of-way for Hillsboro Boulevard except at 40-foot opening with centerline located approximately 45 feet west of the east plat limit.

This opening is restricted to right turns only.

ACCESS REQUIREMENTS

- 2 The minimum distance from the non-vehicular access line of Hillsboro Boulevard, 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.
- 3 For the two-way driveway that will be centered in a 40-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 4 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.
- 5 A two-way driveway centered in the 40-foot opening on Hillsboro Boulevard and located approximately 45 feet west of the east plat limit with a minimum pavement width of 24 feet and a minimum entrance radius of 30 feet.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 6 Along Hillsboro Boulevard adjacent to this plat.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

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

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 8 Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (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)

- 9 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.
- 10 Communication Conduit/Interconnect plans (3 sets and a cost estimate) shall be submitted to the Traffic Engineering Division. Any easements necessary for relocation and maintenance of the conduit must be provided and shown on the submitted plans. No security shall be released without field inspection and final approval of all materials, installations and locations by the Traffic Engineering Division.

GENERAL RECOMMENDATIONS

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

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

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

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

F.S. 177 PLAT REVIEW COMMENTS

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

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

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

14 SURVEY DATA

- A. The legal description in the title opinion or certificate shall match the legal description on the plat. The plat drawing shall follow the legal description.
 - 1. Verify the north – south dimension of the underlying TRACT 3 in BLOCK 85 per P.B. 2, PG. 45, P.B.C.R. The plats recorded in P.B. 160, PG. 15, B.C.R.; P.B. 164, PG. 45, B.C.R. and P.B. 174, PG. 18, B.C.R. east and west of this plat appear to indicate the north – south dimension of the Tract is 660.5' +/- . The sum of the north – south dimensions shown on this plat ($315.91' + 60' + 280' = 655.91'$) differs from that. Review and revise as necessary.
 - 2. Verify the north – south location of the south plat boundary line. The description calls for the line to be 60 feet north of the south line of TRACT 3. The south line of the plat as shown on the drawing appears to be 64 feet north of the Tract line. Review and revise as necessary.
 - 3. Revise the line weight and PLAT LIMIT label on the south plat boundary as necessary, based on the above comment.
 - 4. Review the labels on the east and west plat boundary lines and revise as necessary.
 - 5. For clarity, consider adding labels to the east and west plat boundary lines to indicate they are coincident with the boundary lines of the east and west abutting plats.
 - 6. Label the west line of TRACT 3 and show a distance from the line to this plat.
- B. Revise the bearings on the plat boundary to run all in a clockwise or counterclockwise direction.
- C. Provide closures, with areas, of the plat boundary and parcels created by the plat.
- D. Square footage shall be shown for each parcel. The total acreage shall be accurate to the nearest square foot.
- E. Full dimensioning and square footage shall be shown on all dedicated RIGHT-OF-WAY.
- F. The Fnd Nail & Disc adjacent to the southeast corner of the plat does not qualify as a PRM as defined in Florida Statutes, Chapter 177.031(15). Review and revise as necessary.
- G. 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.
- H. The Survey provided with the initial submittal of the plat does not meet the standards outlined in Broward County Land Development Code Sec. 5-189(b)(4). Review and revise as necessary. Provide the revised survey prior to submittal of the plat mylar.

- I. 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>.
- J. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

15 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Dedication language shall clearly dedicate all right-of-way and easements shown on the plat.
- B. Mortgagee dedication shall clearly join in the dedication of right-of-way.
- C. Proposed right-of-way shall be clearly labeled and dedicated by the plat.
- D. Depict the entire right-of-way width of W. Hillsboro Boulevard/State Road 810 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. Illustrate the north – south relationship of the south line of the underlying TRACT 3 and the centerline of construction of State Road 810. The plats recorded in P.B. 148, PG. 10, B.C.R. and P.B. 176, PG. 123, B.C.R. appear to indicate that they are not coincident. Review and revise as necessary.
- F. Obtain and provide copy of the latest FDOT Right-of-Way map for State Road 810 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. Reconcile the north – south location of the south plat boundary line/north right-of-way line of State Road 810. The F.D.O.T Right-of-Way map Section 86120-2508 shows the north right-of-way line as being 64 feet north of the centerline of construction. Review and revise as necessary.
- H. Existing canals shall be identified by instrument.
- I. All proposed easements shall be clearly labeled and dimensioned. Utility easements should be granted to the public (or to the City/Town – but not to any specific utility company). Utility easements created by the plat should NOT be located within any road right-of-way.
- J. All existing easements shall be clearly labeled and dimensioned.

16 TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A. Plat review service charge form, review fee, and one copy of the plat with all changes from the original plat review application highlighted. The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title which shall:
- 1) be based upon a legal description that matches the plat.
 - 2) be based upon a search of the public records within forty-five (45) days of submittal.
 - 3) contain the names of all owners of record.
 - 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
 - 5) contain a listing of all easements and rights-of-ways of record lying within the plat boundaries.
 - 6) contain a listing of all easements and rights-of-ways which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

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

- B. The Dedication on the original mylar shall be executed by all record owners with original signatures. For property owned by an individual (or by individuals), the plat shall be executed in the presence of two witnesses for each signature. Property owned by corporations shall be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer shall also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat shall be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust shall provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.
- C. All mortgagees shall execute the plat with original signatures, seals, and witnesses.
- D. Acknowledgments and seals are required for each signature.

17 DRAFTING AND MISCELLANEOUS DATA

- A. Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B. Plat borders shall be 1/2-inch on three sides with a 3-inch margin on the left side.
- C. The sheet size shall be 24 inches by 36 inches.
- D. Remove the dashed ownership line and the associated distance dimensions from within the interior of the plat boundary.
- E. Plat limits shall be labeled and shown with a heavy line.
- F. The Planning & Development Management file number 020-MP-19 shall be shown inside the border in the lower right hand corner on each page.
- G. Lettering on the plat shall be no smaller than 0.10" (10-point font).

18 SIGNATURE BLOCKS

- A. The Surveyor's Certification shall be signed and the plat sealed by professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of FS Chapter 177. The printed name and registration number of the professional surveyor and mapper shall appear directly below the Surveyor's Certificate, along with the printed name, address, and certificate of authorization number of the legal entity, if any. A professional surveyor and mapper practicing independently of a legal entity shall include his or her address. Remove the reference to PART 1 of Chapter 177, Florida Statutes from the Surveyor's Certificate. Also remove the reference to Benchmarks as none are shown on the plat.
- B. The plat shall include space for signature by the Highway Construction and Engineering Director and Surveyor indicating that the plat has been reviewed for conformity with Chapter 177, Part 1, Florida Statutes.
- 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:

"No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due."


- G. The plat shall include proper dates for signatures.
H. Correct the spelling of CHAIRPERSON in the signature block for the City of Coconut Creek Planning and Zoning Board.
I. The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by a copy of City (or Town) conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

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

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

BROWARD COUNTY
Planning  **Council**

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

FROM: Barbara Blake Boy, Executive Director 

RE: Vista Gardens Ballroom (020-MP-19)
City of Coconut Creek

DATE: July 8, 2019

The Future Land Use Element of the City of Coconut Creek Comprehensive Plan is the effective land use plan for the City of Coconut Creek. That plan designates the area covered by this plat for the uses permitted in the "Office/Professional" land use category. This plat is generally located on the north side of Hillsboro Boulevard, between Lyons Road and Northwest 51 Terrace.

The proposed commercial use is not in compliance with the permitted uses of the effective land use plan.

Planning Council staff will update this memorandum as appropriate.

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

North:	Conservation
South:	Office/Professional
East:	Office/Professional
West:	Conservation

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:LRH

cc: Mary C. Blasi, City Manager
City of Coconut Creek

Sheila Rose, AICP, Director, Department of Sustainable Development
City of Coconut Creek