

EXHIBIT B



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

Elizabeth Tsouroukdissian
Pulice Land Surveyors, Inc.
5381 Nob Hill Road
Sunrise, FL 33351

SUBJECT: Development Review Report
& Notification of Readiness

PLAT NAME: Eli's Hollywood Center

PLAT NO: 053-MP-18

TRANSMITTAL DATE: December 19, 2018

LETTER OF OBJECTIONS OR
NO OBJECTIONS MUST BE
RECEIVED BY: May 19, 2019

WRITTEN AUTHORIZATION
MUST BE RECEIVED BY: October 19, 2019

TRAFFICWAYS EXPIRATION: December 28, 2019

Dear Ms. Tsouroukdissian:

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these letters is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn.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, our office is available to assist you.

Sincerely,



Thuy (twee) Turner, AICP, Planning Section Supervisor
Planning and Development Management Division

Attachment

cc: Review Agencies
Mayor/Planning Director – Hollywood

Chai Developers, LP
101 S State Road 7
Hollywood, FL 33025

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

PROJECT DESCRIPTION

Name:	ELI'S HOLLYWOOD CENTER	Number:	053-MP-18
Applicant:	Chai Developers, LP	Comm. Dist.:	6
Agent:	Pulice Land Surveyors, Inc.	Sec/Twp/Rng:	13-51-41
Location:	East Side of State Road 7 at Hollywood Boulevard	Platted Area:	2.76 Acres
City:	Hollywood	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	Vacant	Effective Plan:	Hollywood
Proposed Use:	22,000 Sq. Ft. Commercial and 5,000 Sq. Ft. Bank	Plan Designation:	Transit Oriented Corridor. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Commercial	North:	Transit Oriented Corridor
South:	Commercial	South:	Transit Oriented Corridor
East:	Commercial	East:	Transit Oriented Corridor
West:	Commercial	West:	Transit Oriented Corridor
Existing Zoning:	SR& CCD CC	Proposed Zoning:	SR& CCD CC

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
DEFERRAL: Until a revised FDOT's Pre-Application Letter is submitted to the Highway Construction and Engineering Division. See Staff Comments 19 and 20 & Highway Construction & Engineering Staff Recommendation No. 1

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

SERVICES

Wastewater Plant:	Hollywood (09/18)	Potable Water Plant:	Hollywood (02/18)
Design Capacity:	55.5000 MGD	Design Capacity:	37.500 MGD
12-Mo. Avg. Flow:	37.6000 MGD	Peak Flow:	26.200 MGD
Est. Project Flow:	0.0030 MGD	Est. Project Flow:	0.003 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

	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: Southeast Core	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	N/A	N/A	N/A
Non-res. uses:	360	*	N/A
Total:	360	*	N/A

* See Staff Comment No. 3

* See Finding No. 1

* See General Recommendation No. 1

ELI'S HOLLYWOOD CENTER
010-MP-18

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 22,000 square feet of commercial and 5,000 square feet of bank use. This property is being platted, because it does not qualify for an exception to the mandatory platting rule, as the the plat boundaries are not specifically delineated on a recorded plat.
- 2) Trafficways review is scheduled for February 28, 2019. This plat must be recommended for **DEFERRAL** until Trafficways approval is received.
- 3) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval. These fees shall be based on the gross square footage of any building(s) as defined in the ordinance, including canopies and overhangs for drive-thru facilities and for outdoor restaurant seating. In addition, in cases where a building floor may have both commercial and office uses, the entire floor will be assessed as commercial use.)
- 4) 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.
- 5) This plat is located in the City of Hollywood and is under the jurisdiction of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division. Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. A surface water management licensing requirements of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction.
- 6) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has 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, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.

- 7) 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 at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 8) 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.
- 9) Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation regulations of the City of Hollywood of trees are to be removed or relocated. 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.
- 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=85f453365417459f8ba45fa6e5ddd9c>
- 11) 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.

- 12) 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.
- 13) The subject plat is in the vicinity of known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.
- 14) 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.
- 15) This property is within 20,000 feet of the North Perry 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/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.
- 16) 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 may have an adverse effect on previously recorded resource(s).
 - The project site is adjacent to previously recorded FMSF Resource 8BD4043, Hollywood Beach Gardens Historic Districts. No determination has been made regarding the eligibility of the resources for inclusion in the National Register of Historic Places or local municipal designation.

The archaeologist notes that this property is located in the City of Hollywood and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Hollywood's Planning Department at 954-921-3472 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

- 17) This plat is served by BC Transit Routes 7 and 107 on Hollywood Boulevard (SR 820) and an existing bus stop with ID # 344.
- 18) 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." In accordance with Section 5-189(b)(5) of the Land Development Code, the applicant has submitted the attached pre-application approval letter from the Florida Department of Transportation.
- 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.

In addition, a revised FDOT's Pre-Application Letter will be required as submitted letter (See Staff Comments 19) does not accurately reflect the acreage, the intensity, or the accesses to the proposed plat.

- 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 Southeast 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 ____, 2023, 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 ____, 2023, 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.

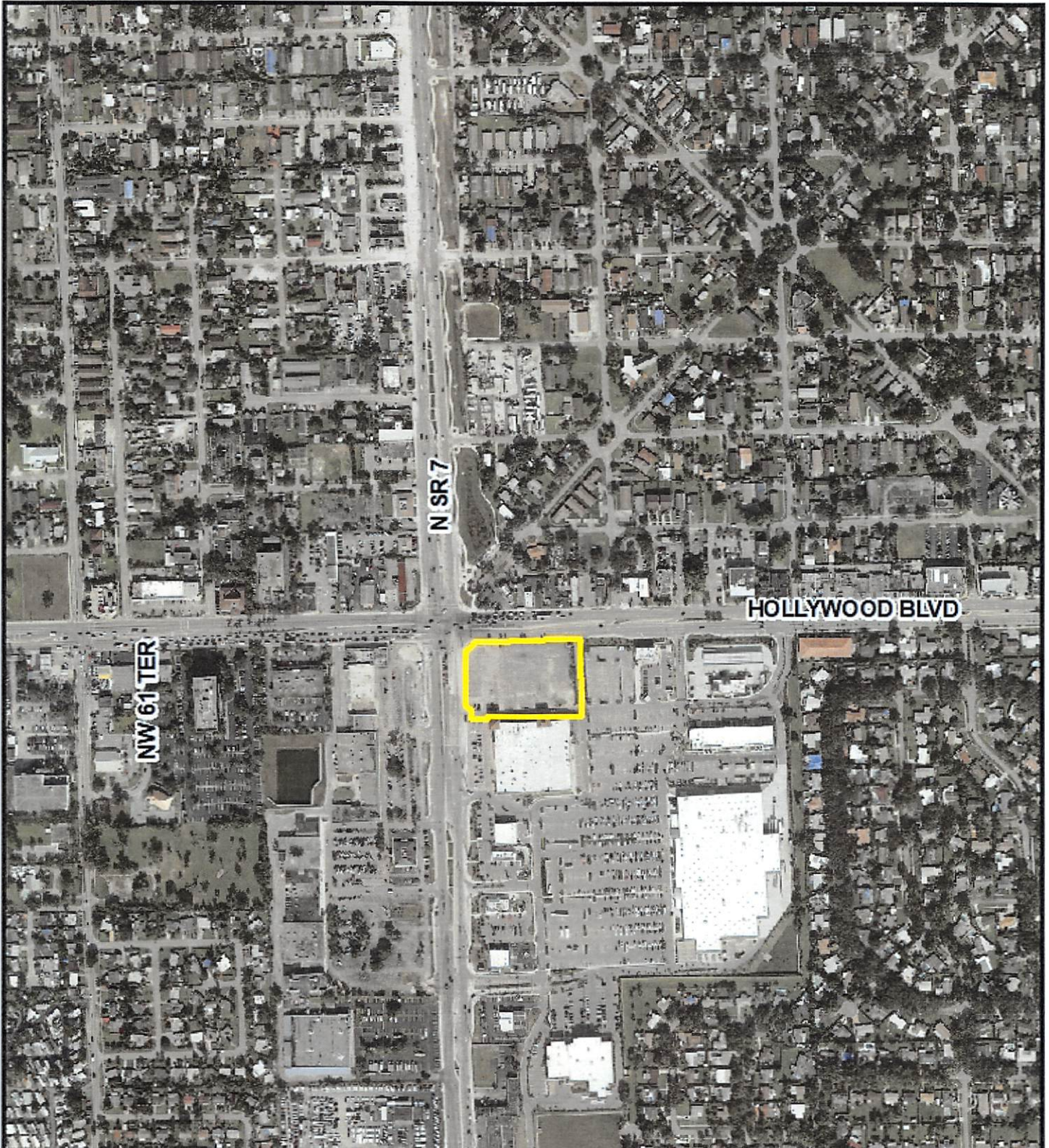
- 4) Place a note on the face of the plat reading:

This plat is restricted to 22,000 square feet of commercial and 5,000 square feet of bank 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.

Any structure within this plat must comply with Section 2B.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

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



N SR 7

HOLLYWOOD BLVD

NW 61 TER



Commission District No. 6
Municipality: Hollywood
S/T/R: 13/51/41



053-MP-18
Eli's Hollywood
Center



0 250 500 1,000 Feet

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



Florida Department of Transportation

**RICK SCOTT
GOVERNOR**

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

**MIKE DEW
SECRETARY**

March 2, 2018

**THIS PRE-APPLICATION LETTER IS VALID UNTIL – March 2, 2019
THIS LETTER IS NOT A PERMIT APPROVAL**

Elizabeth Tsouroukdissian
Public Land Surveyors
5381 Nob Hill Road
Sunrise, FL 33351

Dear Elizabeth Tsouroukdissian:

**RE: March 2, 2018 - Pre-application Meeting for Category D Driveway, Date of Pre-Application Meeting: February 8, 2018
Broward County - City of Not within City Limits, Urban; SR 7&820; Sec. # 86100&86040; MP: 2.500&14.100
Access Class - 06; Posted Speed - 40&35 mph; SIS - N; Ref. Project: FM 429576.2, FM 227774.1 & FM 431770.1**

**Request: Driveway 1: Right-in only driveway on SR 7 located approximately 260 feet south of SR 820/Hollywood Boulevard.
Driveway 2: Using existing Joint-Access right-in/right-out driveway on SR 7 located approximately 560 feet south of 820/Hollywood Boulevard.
Driveway 3: Using existing Joint-Access right-in/right-out driveway on SR 820/Hollywood Boulevard located approximately 410 feet east of SR 7.**

SITE SPECIFIC INFORMATION
Project Name & Address: Ell's Shopping Center - 101 S. State Road 7, FL 33023
Applicant/Property Owner: Chal Development
Parcel Size(Total): 5.33 Acres Development Size: 195,000 SF Freestanding Commercial
Plat Size (within Overall Parcel): 3.07 Acres Development Size: 22,000 SF of Commercial & 5,000 SF Drive-In Bank

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 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.
- A right turn lane/bus bay combo is required at Joint Access driveway # 2 and must meet FDOT design standards and include space for bicycle lane. Coordination with Broward County Transit (BCT) is required at the time of Permit.

Comments

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements,
- All driveways not approved in this letter must be fully removed and the area restored.
- 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://gis.dot.state.fl.us/OneStopPermitting>; 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 Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, or e-mail: geysa.sosa@dot.state.fl.us

Sincerely,

Aidin Massahi
Aidin Massahi, Ph.D.
District Access Management Manager

cc: Roger Lemieux
S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2018-02-08\5. 86100 MP 2.500 SR 7 & 86040 MP 14.100 SR 820_Ell's Hollywood\86100 MP 2.500 SR 7 & 86040 MP 14.100 SR 820_Ell's Hollywood.docx



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: December 5, 2018

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
Eli's Hollywood Center plat (053-MP-18)

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 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 Access to State Road 7 and State Road 820 has been denied because the minimum Application Submission Requirements as described in Section 5-189 have not been met. An application for plat approval shall be submitted to the Planning and Development Management Division accompanied by the following:

A valid Pre-Application Letter from the Florida Department of Transportation indicating the location and size of the parcel, the maximum level of intensity and/or density, the access locations, and additional access requirements, restrictions or obligations. The letter received does not accurately reflect the acreage, the intensity, or the accesses to the proposed plat.

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.

2 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. There are discrepancies between the description and the plat drawing. Review and revise as necessary.
- B) Perimeter bearings, distances, and azimuths shall be on all lines.
- C) Show State Plane Coordinates on all land corners, plat corners and P.R.M.s shown on the plat
- D) Provide closures, with areas, of the plat boundary and any parcels created by the plat to the Highway Construction and Engineering Division for review.
- E) Land corner coordinates shall be verified with resurvey.
- F) P.R.M. coordinates shall be accurate within +/-0.05 feet. (Resurvey or adjacent to resurvey sections).
- G) Square footage shall be shown for each parcel. The total acreage shall be accurate to the nearest square foot.
- H) The bearing reference line must be a well-established and monumented line. Depict said line with its monumentation and tie to the plat boundary. Insufficient monumentation is shown for the line called out. Review and revise as necessary..
- I) Full dimensioning and square footage shall be shown on all dedicated RIGHT-OF-WAY.

- J) The platting surveyor shall submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor shall submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available from County Surveyor's Office.
- K) The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

3 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A) Address any easements, rights-of-way, or specific purpose parcels to be created by this plat in the Dedication language.
- B) Mortgagee dedication shall clearly join in the dedication of right-of-way. If applicable, proposed right-of-way shall be clearly labeled and dedicated by the plat. If applicable
- C) Existing right-of-way shall be identified and verified by instrument.
 - 1) Review Note #5 in the Surveyors Notes. The instruments cited in the note appear not to apply to this plat. Review and revise as necessary.
 - 2) Verify the status of F.D.O.T. temporary easements identified as Parcel 774. They appear to have expired in July 2018. Revise as necessary
- D) Centerlines of right-of-way and construction (if they are different), names, widths, angles, bearings, or azimuths distances, etc.; curved lines: arc distances, central angles, and radii, together with chord and chord bearing or azimuths shall be shown.
- E) Existing canals shall be identified by instrument.
- F) 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.
- G) Review the depiction of the plat recorded in P.B. 181, PG. 12, B.C.R. and the elements on that plat adjacent to the south plat boundary line of this plat. They do not appear to abut this plat as shown on the plat drawing. Review and revise as necessary.

4 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://bcegov2.broward.org/bcengineering/index.asp>

- 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.

5 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 and a 3-inches margin on the left side.
- C) The Scale Bar does not scale at the stated scale. Review and revise as necessary.
- D) Correct the Sheet number on the plat drawing sheet.
- E) The plat original shall be drawn with black permanent drawing ink; or non-adhered scaled print on a stable base film.
- F) The sheet size shall be 24 inches by 36 inches.
- G) North Arrow(s) shall be shown on each drawing page.
- H) Adjacent plats shall be identified or identified as "Acreage."
- I) Lot, Block, Tract, or Parcel #s or letters shall be shown.
- J) Space for Plat Book and Page shall be shown inside the border in the upper right hand corner on each page.
- K) Show PLAT LIMITS labels on all plat boundary lines.
- L) Match Lines shall be shown for multi-page plats.
- M) The Planning and Development Management Division file number 053-MP-18 shall be shown inside the border in the lower right hand corner on each page.

6 SIGNATURE BLOCKS

- A) The Surveyor's Certification shall be signed and the plat sealed by professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of FS Chapter 177. The printed name and registration number of the professional surveyor and mapper shall appear directly below the Surveyor's Certificate, along with the printed name, address, and certificate of authorization number of the legal entity, if any. A professional surveyor and mapper practicing independently of a legal entity shall include his or her address.
- B) The plat shall include space for signature by the Highway Construction and Engineering Director and Surveyor indicating that the plat has been reviewed for conformity with Chapter 177, Part 1, Florida Statutes.
- 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) 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.)

7 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) Permanent Reference Monuments Verified
- E) Development Order, Broward County Environmental Protection and Growth Management Department Signature
- F) Engineering Director Signature
- G) City/District scanned copy of mylar, as required.



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

FROM: Barbara Blake Boy, Executive Director 

RE: Eli's Hollywood Center (053-MP-18)
City of Hollywood

DATE: December 19, 2018

The Future Land Use Element of the City of Hollywood Comprehensive Plan is the effective land use plan for the City of Hollywood. That plan designates the area covered by this plat for the uses permitted in the "Transit Oriented Corridor" land use category. This plat is generally located on the southeast corner of State Road 7 and Hollywood Boulevard.

Regarding the proposed commercial and bank uses, Planning Council staff notes the subject Transit Oriented Corridor permits a maximum of 15,000,000 square feet of "Commercial" uses. To date, including this proposed development, 3,865,531 square feet of "Commercial" use has been proposed by plat or granted development permits. Therefore, the proposed 22,000 square feet of commercial use and 5,000 square feet of bank 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: Transit Oriented Corridor
South: Transit Oriented Corridor
East: Transit Oriented Corridor
West: Transit Oriented Corridor

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:KJW

cc: Dr. Wazir Ishmael, City Manager
City of Hollywood

Shiv Neweldass, Interim Director, Development Services
City of Hollywood