



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: Hollywood Storage King

PLAT NO: 004-MP-18

TRANSMITTAL DATE: March 16, 2018

LETTER OF OBJECTIONS OR
NO OBJECTIONS MUST BE
RECEIVED BY: August 16, 2018

WRITTEN AUTHORIZATION
MUST BE RECEIVED BY: January 16, 2019

TRAFFICWAYS EXPIRATION: February 26, 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these letters is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn.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

AGAP Hollywood, LLC
215 East 58 Street
New York, NY, FL 10022

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

PROJECT DESCRIPTION

Name:	HOLLYWOOD STORAGE KING	Number:	004-MP-18
Applicant:	AGAP Hollywood, LLC	Comm. Dist.:	6
Agent:	Pulice Land Surveyors, Inc	Sec/Twp/Rng:	22/51/42
Location:	East Side of South 22 Avenue, Between Fletcher Street and Pembroke Road	Platted Area:	6.1 Acres
City:	Hollywood	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	Commercial	Effective Plan:	Hollywood
Proposed Use:	126,000 Sq. Ft. Self-Storage	Plan Designation:	Regional Activity Center. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	FPL Substation	North:	Regional Activity Center
South:	Commercial, Vacant	South:	Regional Activity Center (Hallandale)
East:	Commercial Park)	East:	Regional Activity Center
West:	Single Family Residence, Commercial	West:	Commercial and Low (5) Residential
Existing Zoning:	C-2	Proposed Zoning:	C-2

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 complete Opinion of Title is submitted to the Highway Construction and Engineering Division. Staff Recommendation No. 16A

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

SERVICES

Wastewater Plant:	Hollywood (11/17)	Potable Water Plant:	Hollywood (04/17)
Design Capacity:	55.0000 MGD	Design Capacity:	59.500 MGD
12-Mo. Avg. Flow:	37.8700 MGD	Peak Flow:	24.880 MGD
Est. Project Flow:	0.0013 MGD	Est. Project Flow:	0.012 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
Southeast Core			
Res. Uses:	N/A	N/A	N/A
Non-res. uses:	33	*	N/A
Total:	33	*	N/A

* See Staff Comment No. 3 & 4
 See Finding No. 1
 See Staff Recommendation No. 24

HOLLYWOOD STORAGE KING
004-MP-18

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 126,000 square feet of self-storage. This property is being platted because the plat boundaries are not specifically delineated on a recorded plat.
- 2) Trafficways review is scheduled for April 26, 2018. 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.
- 4) At the time of plat application, 19,994 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 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. The 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.
- 7) 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. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.

- 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 Hollywood. 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) 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.
- 14) A demolition notice of the existing commercial use will be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
- 15) 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.
- 16) 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.
- 17) The information submitted with this request does not indicate the height for any buildings. The applicant is advised that any proposed construction on this property with a height exceeding 200 feet, 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.
- 18) 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 is will not have an adverse effect on any known historical or archeological resources or areas of archeological or paleontological sensitivity. 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 954-921-3471 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 by telephone at 954-357-5200, Email at med_exam_trauma@broward.org or Website at: <http://www.broward.org/MedicalExaminer>

- 19) This site is currently serviced by BC Transit Route 5 on Pembroke Road (SR 824) BCT bus stop ID # 4586.
- 20) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 21) 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. **The pre-application letter is valid until June 8, 2018.**
- 22) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council.
- 23) 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.
- 24) 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. The district which this plat lies 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.

RATIONAL NEXUS REVIEW

- 3) This plat has been evaluated by staff of the Highway Construction and Engineering Division for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code ("rational nexus test"). Staff has made a finding that the proposed development meets the threshold test 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 recommendations:

- 1) Along the ultimate right-of-way for Pembroke Road (SR824) except at a 40-foot opening with centerline located approximately 31 feet west of the east plat limits and shall include the corner chord and extend along South 22nd Avenue a minimum of 100 feet from the ultimate right-of-way line of Pembroke Road (SR 824).

This opening is restricted to right turns only.

TRAFFICWAYS (Dedicate)

- 2) Seven (7) feet of right-of-way to comply with the Broward County Trafficways Plan on Pembroke Road (SR824), a 94-foot Collector.
- 3) Right-of-way for a corner chord based on a 30-foot radius at the intersection of Pembroke Road (SR824) and South 22nd Avenue
- 4) All of 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.

ACCESS REQUIREMENTS

- 5) The minimum distance from the non-vehicular access line of Pembroke Road (SR 824), 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 25 feet.
- 6) 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.

BUS SHELTER REQUIREMENTS (Easement)

- 7) A 4 foot wide x 20 feet long bus shelter easement on Pembroke Road (SR 824) commencing 30 feet east of the west plat limit and continuing east for 20 feet.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 8) Along Pembroke Road (SR 824) adjacent to this plat.

SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 9) An 8 foot wide x 40 foot long expanded sidewalk with a maximum cross slope of 2% for the bus landing pad (design must extend to the face of curb and gutter) on Commercial Boulevard (SR 870) commencing 30 feet east of the west plat limit and continuing east for 40 feet. Design is subject to review by the Service and Capital Planning Section of the Transit Division, the Paving and Drainage Section of the Highway Construction and Engineering Division, and the Permits Section of the Florida Department of Transportation

COMMUNICATION CONDUIT/INTERCONNECT/SIGNAL (Secure and Construct)

- 10) The developer shall be responsible for replacement of communication conduit/interconnect/Signal that is damaged by construction of the required improvements. The security amount for communication conduit/interconnect along Pembroke Road (SR824) shall be determined by the Traffic Engineering Division.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 11) 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 security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below. Design and installation of the required markers and/or signs are subject to approval by Florida Department of Transportation for projects located on a FDOT jurisdictional roadway.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 12) 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 recordation of the plat. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to the issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction and Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.
- 13) The Installation of Required Improvements Agreement (CAF#450) 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 plat recordation and/or the 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 and Engineering Division's web page at:
<http://www.broward.org/Publicworks/BCEngineering/PagesDefault.asp>.

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

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

and final approval of all materials, installations and locations by the Traffic Engineering Division.

FLORIDA STATUTES CHAPTER 177 REQUIREMENTS

Complete the following corrections to the plat mylar to comply with the requirements of Florida Statutes Chapter 177 as outlined below:

16) SURVEY DATA

- A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description.
 - 1) Review the name and spelling of the underlying plat recorded in P.B. B, PG. 58, D.C.R. Review and revise the preamble of the description and the subtitles on the plat as necessary.
 - 2) There is more than one Lot 14 in the underlying plat. Specify the quarter-section that this plat is within after resolution of the above comment.
- B) Show labels on the plat drawing that correspond to calls in the description.
- C) A closure of the plat boundary as determined by Broward County Highway construction and Engineering Division staff exceeds the 0.03' tolerance required by Broward County Land Development Code Sec. 5-189(a)(24). Provide closures, with areas, of the plat boundary and parcels created by the plat to the Broward County Highway Construction and Engineering Division for review.
- D) Two land ties to two independent land corners or one land corner and one other recorded corner shall be shown. The north – south tie from the plat to the southwest corner of Section 22-51-42 appears to be inaccurate. Review and revise as necessary.
- E) There are inconsistencies between the plat and the survey provided with the plat submittal as they pertain to the location of monuments shown on both. Review and revise the description and/or the geometry on the plat and survey as necessary.
- F) 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.
- G) The platting surveyor must 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 must 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 the following website:

<http://www.broward.org/Publicworks/BCEngineering/Pages/PlatSectionForms.aspx>

- H) The surveyor must submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

17) 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) Mortgagees must clearly join in the dedications on the plat, if applicable.
- C) Depict the entire right-of-way width of S. 22nd Avenue and Pembroke Road adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.
 - 1) Review the F.D.O.T. Parcel number and verify the south boundary line of the portion of the right-of-way for Pembroke Road created by the instrument recorded in O.R.B. 2799, PG. 839, B.C.R. and revise as necessary.
 - 2) Verify the F.D.O.T. Parcel number, width and recording information for the portion of right-of-way for Pembroke Road north of the south line of the underlying Lot 14 east of this plat.
 - 3) Show the sources(s) and width of the northern portion of right-of-way for Pembroke Road west of S. 22nd Avenue.
 - 4) Review the depiction of the 7' right-of-way dedication abutting the curved portion of the south plat boundary. The proposed right-of-way line appears not to be concentric with the plat boundary.
 - 5) Revise the font size and type for the 179.11' distance dimension on the centerline of S. 22nd Avenue, north of Pembroke Road to match the font for similar labels.
- D) Show a detail for the area adjacent to the west 1/4 corner of Section 22-51-42 to more clearly depict the relationship between the corner and the set P.C.P. adjacent to the corner.
- E) Show any found monumentation at the above referenced 1/4 section corner.

- F) Obtain and provide copy of the latest FDOT Right-of-Way map for Pembroke Road adjacent to the plat.

18) 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 Comment 16)A)).
 - 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.
- B) The title document submitted with this plat does not comply with the requirements of Section 5-189(c)(3) of the Broward County Land Development Code. The submitted documentation either has information omissions and/or unacceptable disclaimers. For a copy of standard Title Certificate or Opinion of Title format please visit the Highway Construction and engineering Division's web site.
- C) Review and revise the Opinion of Title prior to submittal of the plat mylar.

The title must 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>
- D) The Dedication on the original mylar must be executed by all record owners with original signatures. For property owned by an individual (or by individuals), the plat must be executed in the presence of two witnesses for each signature. Property owned by corporations must 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 must also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat must 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 must provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.

- E) All mortgagees must execute the plat with original signatures, seals, and witnesses.
- F) Acknowledgments and seals are required for each signature.

19) 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) Verify the name of and the recording information for the plat west of S. 22nd Avenue and north of Fletcher Street. Review and revise as necessary.
- C) Revise the label for the abutting parcel east of the plat based on Comment 16)A)
- D) The Planning and Development Management Division file number
- E) The plat borders must be 1/2-inch on three sides with a 3-inch margin on the left side.
- F) The plat original must be drawn with black permanent drawing ink; or nonadhered scaled print on a stable base film.
- G) The sheet size must be 24 inches by 36 inches.

20) SIGNATURE BLOCKS

- A) The Surveyor's Certification must 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 must appear directly below the Surveyor's Certificate, along with the printed name,

address, and certificate of authorization number of the legal entity beneath name and registration number of the surveyor.

- B) Remove the signature block for the BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, RECORDS DIVISION-RECORDING SECTION.
 - C) The plat must include proper dates for signatures.
 - D) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by a copy of the City of Hollywood conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)
- 21) HIGHWAY CONSTRUCTION & ENGINEERING DIVISION INTERNAL PROCEDURES (These items are required for plat recordation but are completed by County staff)
- A) Planning Council Executive Director Signature.
 - B) Completion of all POSSE Inputs; Impact Fee and Security reports printed.
 - C) County Surveyor Sign-off.
 - D) P.R.M.s Verified.
 - E) Development Order, Planning & Development Management Director Signature.
 - F) Engineering Director Signature.
 - G) City of Hollywood District scanned copy of mylar as required
 - Luis Lopez llopez@hollywoodfl.org 954-921-3251
 - Clarisa Ip cip@hollywoodfl.org 954-921-3915

NOTES:

- (a) The applicant may request a copy of the FS 177 check print by calling Jason Espinosa at 954-577-4593.
- (b) Additional changes made to the original plat mylar (beyond this list of corrections) may cause delays in review and recordation, and may result in additional review fees.

GENERAL RECOMMENDATIONS

- 22) 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.

- 23) 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).
 - B) State of Florida Department of Transportation:
 - 1) "Roadway and Traffic Design Standards."
 - 2) "Standard Specifications."
 - 3) "FDOT Transit Facilities Guidelines."
 - C) 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>

- 24) 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.
- 25) 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 must submit a current tax letter from the Revenue Collection Division providing proof of payment.
- 26) 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.

27) 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.

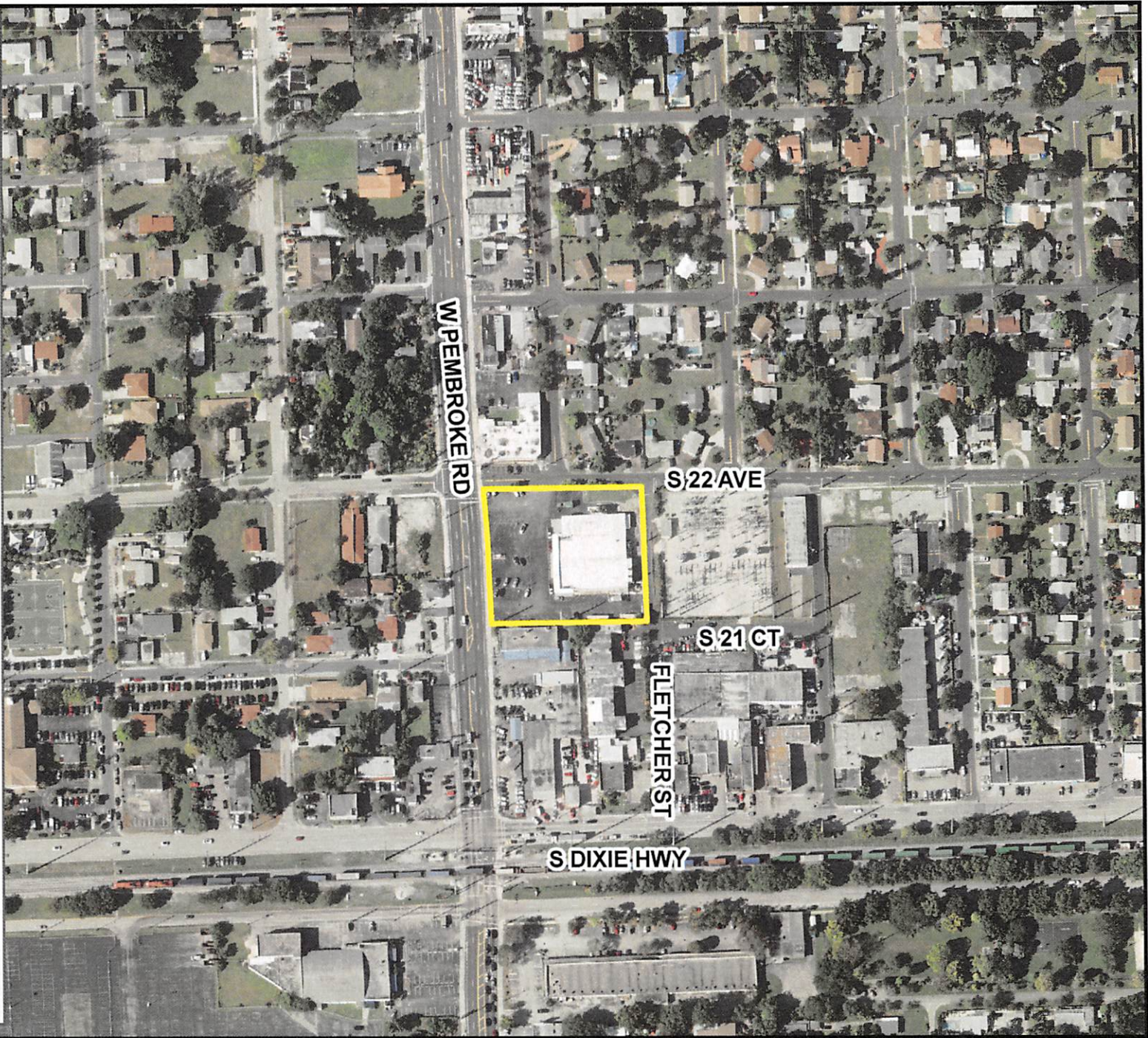
28) Place a note on the face of the plat reading:

This plat is restricted to 126,000 square feet of self-storage 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.

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



Commission District No. 6
Municipality: Hollywood
S/T/R: 22/51/42



004-MP-18
Hollywood
Storage King

Prepared by: Planning and Development Management Division
Date Flown: January 2017



0 125 250 500 Feet



Florida Department of Transportation

**RICK SCOTT
GOVERNOR**

3400 West Commercial Blvd.
Fort Lauderdale, FL 33309

**MICHAEL DEW
SECRETARY**

June 8, 2017

THIS PRE-APPLICATION LETTER IS VALID UNTIL – June 8, 2018
THIS LETTER IS NOT A PERMIT APPROVAL

Matthew Speath
Maser Consulting
5471 N waters Ave, Ste 100
Tampa, FL 33634

Dear Matthew Speath:

RE: June 8, 2017 - Pre-application Meeting for **Category B Driveway**
Broward County - City of Hollywood, Urban; SR 824; Sec. # 86018; MP: 6.090
Access Class - 06; Posted Speed - 35 mph; SIS - Influence Area; Ref. Project:
Request:

Right-in/right-out driveway along SR 824/Pembroke Road, located approximately 350 feet west of South Dixie Highway.
Close three existing driveways.

SITE SPECIFIC INFORMATION
Project Name & Address: Storage King Hollywood - 2147 W Pembroke Rd., Hollywood, FL
Applicant/Property Owner: James C. Baber
Parcel Size: 1.670 Acres Max. Sq.ft./Proposed LU: 126,000 SF Self Storage

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. If a guard gate is installed a minimum driveway length of 100 feet is required.
- All existing driveway along the frontage of the site on SR 824 shall be closed and curb restored.
- The proposed driveway shall be radial return.

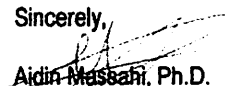
Comments:

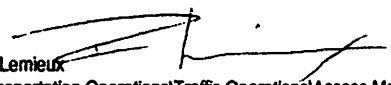
- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental 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, Ph.D.
District Access Management Manager

cc: Roger Lemieux 
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2017-06-08\1. 86018 MP 6.182 SR 824_Storage King Hollywood\86018 MP 6.182 SR 824_Storage King Hollywood.docx

BROWARD COUNTY
Planning Council



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

FROM: Barbara Blake Boy, Executive Director 

RE: Hollywood Storage King (004-MP-18)
City of Hollywood

DATE: February 28, 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 "Regional Activity Center" land use category. This plat is generally located on the east side of North 22 Avenue, between Fletcher Street and Pembroke Road, in the City of Hollywood.

Regarding the proposed self-storage use, Planning Council staff notes the subject Regional Activity Center permits a maximum of 3,280,000 square feet of "Commercial" uses. To date, including this proposed development, 2,543,666 square feet of "Commercial" use has been proposed by plat or granted development permits, resulting in 736,334 square feet remaining available. Therefore, the proposed 126,000 square feet of self-storage 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: Regional Activity Center
South: Regional Activity Center (City of Hallandale Beach)
East: Regional Activity Center
West: Commercial and Low (5) 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:PMS

cc: Wazir Ishmael, City Manager
City of Hollywood

Tom Barnett, Director, Planning and Development Services
City of Hollywood