



Resilient Environment Department  
**URBAN PLANNING DIVISION**  
1 North University Drive, Box 102 • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

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

SUBJECT: Response to Letter of Objection(s)  
PLAT NAME: Victory at Hollywood  
PLAT NO.: 024-MP-22  
TRANSMITTAL DATE: November 1, 2022  
COMMISSION REFERRAL: Pending  
TRAFFICWAYS EXPIRATION: August 27, 2023

Dear Ms. Tsouroukdissian:

As per the requirements Section 5-181(f) of the Broward County Land Development Code, we have completed our review of your Letter of Objection(s) and after consideration, made all the revisions as requested. A copy of the updated Development Review Report is attached.

Please review the attached report carefully. Pursuant to Section 5-181(h) of the Land Development Code, a "written authorization to proceed," must be submitted scheduling the application for the next available County Commission plat meeting. The letter must be submitted within a timely manner to the Urban Planning Division's Director, and it must conform with requirements of Sec. 5-181 of the Broward County Land Development Code. **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." However, 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.

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.

Elizabeth Tsouroukdissian  
November 1, 2022  
Page 2

If you have any questions, please contact Howard W. Clarke, at 954-357-5760 or [hoclarke@broward.org](mailto:hoclarke@broward.org).

Sincerely,

Karina da Luz, Planning Section Supervisor  
Urban Planning Division

Attachment:

cc: Review Agencies  
Mayor/Planning Director – City of Hollywood

VRD at Hollywood, LLC  
2911 Turtle Creek Boulevard, Suite 700  
Dallas, TX 75219



Resilient Environment Department

**URBAN PLANNING DIVISION**

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

**DEVELOPMENT REVIEW REPORT FOR A NEW PLAT**

Project Description			
Plat Name:	Victory at Hollywood	Number:	024-MP-22
Application Type:	New Plat	Legistar Number:	N/A
Applicant:	VRD at Hollywood, LLC	Commission District:	7
Agent:	Pulice Land Surveyors, Inc.	Section/Twn./Range:	24/51/41
Location:	East side of State Road 7/U.S. 441, between Washington Street and Dewey Street	Platted Area:	2.6 Acres
Municipality:	Hollywood	Gross Area:	N/A
Previous Plat:	Lots 1, 2, 3, Block 1 of West Hollywood Villas (Plat book 30, Page 47)	Replat:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Recommendation:	Deferral: Until the plat mylar is submitted		
FS 125.022 Waiver	An extension waiver was granted until January 22, 2024		
Meeting Date:	TBD		

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

Existing and Future Land Use	
Existing Use:	Office
Proposed Use:	10,000 Sq. Ft. of Commercial, 20,000 Sq. Ft. of Warehouse
Plan Designation:	Transit Oriented Corridor
Adjacent Uses	Adjacent Plan Designations
North: Bank	North: Transit Oriented Corridor
South: Commercial	South: Transit Oriented Corridor
East: Auto Service Shop	East: Transit Oriented Corridor
West: Commercial	West: Transit Oriented Corridor
Existing Zoning	Proposed Zoning
S-MU (South Mixed-Use District)	S-MU (South Mixed-Use District)

**1. Land Use**

Planning Council staff has reviewed this application and determined that the City of Hollywood’s Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat uses permitted in the “Transit Oriented Corridor” land use category. The proposed commercial and warehouse uses are in compliance with the permitted uses of the effective land use plan. See attached Planning Council memorandum requirements for industrial use compliance.

**2. Trafficways**

Trafficways approval is valid for 10 months. Approval was received on October 27, 2022.

**3. Access**

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

This project is located on South State Road 7 (US 441). Florida Department of Transportation (FDOT) has issued a pre-approval letter, see the attached. Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards."

**4. Concurrency – Transportation**

This plat is located in the Southeast Concurrency Management Area, which is subject to Transportation concurrency fees, as defined in Section 5- 182.1.(a)(1)a) of Land Development Code. The proposed use is an increase of 9 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	0
Non-residential	114	123
Total		123

**5. Concurrency - Water and Wastewater Capacity**

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

	Potable Water	Wastewater
Utility Provider:	City of Hollywood	City of Hollywood
Plant name:	Hollywood (02/22)	Hollywood (HOL) (06/22)
Design Capacity:	37.50 MGD	55.50 MGD
Annual Average Flow:	34.39 MGD	38.79 MGD
Estimated Project Flow:	0.003 MGD	0.003 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this plat does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system.

## **6. Impact Fee Payment**

Transportation concurrency and administrative fees will be calculated by Urban Planning Division, Development and Environmental Review Section; assessed based on construction plans submitted for environmental review approval and must be paid on date of building permit issuance.

At the time of plat application, a 51,600 square feet Office building existed on the site, which the applicant stated will be replaced. In accordance with the credit provisions of Section 5-182.13 of the Land Development Code, this structure may be eligible for credit towards transportation concurrency fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. **No credit will be granted for demolition occurring more than three (3) years prior to the review of construction plans submitted for County environmental review approval.**

## **7. Environmental Review**

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

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

## **8. Additional Environmental Protection Actions**

Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

## **9. Historic Resources**

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

## **10. Aviation**

This property is within three (3) miles of Broward County's 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 local municipality review, please contact the City of Fort Lauderdale and the City of Hollywood directly. To initiate the Federal Aviation Review, access the FAA web page at <https://oeaaa.faa.gov>.

## **11. Utilities**

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

## 12. Notice to Applicant

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available on the Urban Planning Division's web page at: [www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf](http://www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf)

## FINDINGS

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

1. This plat is located within the Southeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1.(a)(1)a) of the Land Development Code.
2. This plat satisfies the drainage, water, wastewater and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.

## RECOMMENDATIONS

Based on the review and findings, staff recommends **APPROVAL** of application, subject to the following conditions which shall assure compliance with the standards and requirements of the Land Development Code:

1. Conditions attached in the Highway Construction and Engineering Memorandum.
2. Place note on the face of the plat, preceding municipal official's signature, reading:

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

3. Place a note on this face of the plat reading:
  - a. This plat is restricted to 10,000 square feet of commercial and 20,000 square feet of warehouse use.
  - b. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.
  - c. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

[CLD]





**Commission District No. 7**  
**Municipality: Hollywood**  
**S/T/R: 24/51/41**



**024-MP-22**  
**Victory at Hollywood**



0 125 250 500 Feet


Prepared by: Urban Planning Division  
 Date Flown: January 2022



BROWARD COUNTY  
**Planning Council**



TO: Josie P. Sesodia, AICP, Director  
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director 

RE: Victory at Hollywood (024-MP-22)  
City of Hollywood

DATE: August 10, 2022

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 east side of State Road 7/U.S. 441, between Washington Street and Dewey Street.

Regarding the proposed commercial and warehouse 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, 4,017,846 square feet of “Commercial” use has been proposed by plat or granted development permits. Therefore, the proposed 10,000 square feet of commercial use and 20,000 square feet of warehouse use are 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:JMB

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

Shiv Newaldass, Director, Development Services  
City of Hollywood





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: October 24, 2022

TO: Josie Sesodia, Director  
Urban Planning Division

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

Amir Al Ali  
Transportation Department, Service Development

SUBJECT: Application for New Plat – Letter of Objection  
Victory at Hollywood (024-MP-22)

The Highway Construction and Engineering Division, Traffic Engineering, and the Transportation Department, Transit Division have reviewed the application for a new plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), and any previously recorded plats.

As a result of our review, staff has determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code.

## STAFF COMMENT

### RATIONAL NEXUS REVIEW

- 1 This plat has been evaluated by staff for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code. Staff has made a finding that the proposed development meets the threshold for rational nexus and this report includes right-of-way dedication requirements.

## STAFF RECOMMENDATIONS

### NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following comments:

- 2 Along the ultimate right-of-way for Washington Street except at a 50-foot opening with centerline located approximately 155 feet west of the east plat limits.

This opening is restricted to right turns only.

- 3 Along the ultimate right-of-way for State Road 7 (US 441). Said non-access line will include corner chords at the intersections of State Road 7 (US 441) and Washington Street, and the intersection of State Road 7 (US 441) and Dewey Street. The NVAL on Dewey Street shall extend for a minimum of 100 feet beyond the chord.

### RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 4 Five (5) feet of right-of-way to comply with the Broward County Trafficways Plan on Washington Street, an 80-foot Collector.
- 5 Right-of-way for a corner chord based on a 30-foot radius at the intersection of State Road 7 (US 441) and Washington Street.
- 6 Right-of-way for a corner chord based on a 30-foot radius at the intersection of State Road 7 (US 441) and Dewey Street.
- 7 Right-of-way for a northbound right turn lane on State Road 7 (US 441) at the intersection with Washington Street with 135 feet of storage and 50 feet of transition.

#### ACCESS REQUIREMENTS

- 8 The minimum distance from the non-vehicular access line of Washington Street, 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.
- 9 For the two-way driveway that will be centered in a 50-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 35 feet.

#### TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 10 The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

#### SIDEWALK REQUIREMENTS (Secure and Construct)

- 11 Along Washington Street adjacent to this plat.
- 12 Along State Road 7 (US 441) adjacent to this plat.

#### PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

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

#### IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

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

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

- a. Approved construction plans. When security is based on approved construction plans, the security will be calculated at one hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
- b. Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
- c. All forms are available on the Highway Construction & Engineering Division's web page at:  
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

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

- 15 Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.

#### GENERAL RECOMMENDATIONS

- 16 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.
- 17 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>.

- 18 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](mailto: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.

#### 19 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. Label the point of commencement on the drawing
- B. Perimeter bearings, distances, and azimuths shall be on all lines.

- C. P.R.M. coordinates shall be accurate within +/- .05 feet. (Resurvey sections).
- 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. P.R.M.s shall be shown at every change of direction, not more than 1,400 feet apart, with a minimum of 4 indicated. P.R.M.s shall be labeled “Found” or “Set”. P.C.P.s as appropriate.
- 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 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. Show found monumentation on the line. Also label the basis of bearing on the drawing and Surveyor’s Notes.
- I. The boundary survey submitted with this plat shall be performed and prepared under the responsible direction and supervision of a professional surveyor and mapper preceding the initial submittal of the plat to the local governing body. This subsection does not restrict a legal entity from employing one professional surveyor and mapper to perform and prepare the boundary survey and another professional surveyor and mapper to prepare the plat.
- J. The platting surveyor shall submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor shall submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available at:  
<http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx>.
- K. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

## 20 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. Existing right-of-way shall be identified and verified by instrument.
  - 1. Depict the entire right-of-way width of State Road 7 (U.S. Highway 441) adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat. Refer to the Adjacent Right of Report.

2. Obtain and provide copy of the latest FDOT Right-of-Way map for State Road 7 (U.S. Highway 441) adjacent to the plat. Add label for same indicating the State Road designation, roadway section number, sheet number, and the latest date of revision.
- E. 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.
- F. All existing easements shall be clearly labeled and dimensioned.
- G. Remove the label for the “W Line Block 1, PB 16, PG. 58” located to west of the East R/W line of SR-7 / US-441.

## 21 TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

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

Note: The Adjacent Right-of-Way report is incomplete. It does not document the full Rights-of-Way adjacent to the plat. The area searched does not include Dewey Street. This report is to be a search of the adjacent Right-of-Way to determine its full width and the instruments that created it. Review and revise report prior to mylar submittal.

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

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

## 22 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. The Surveyor's Note indicating the origin of the State Plane Coordinates and Grid Bearings needs to be included. Surveyor's Notes shall be shown on all drawing sheets.
- C. Notes and/or Legend shall be shown on ALL drawing pages.
- D. The "NOTICE" requirement re: graphic vs. digital format and "additional restrictions that are not recorded on this plat" per 177.091(27) shall be included.
- E. The Utility Easement Note per FS 177.091(28) shall be included.
- F. Plat borders shall be 1/2-inch on three sides with a 3-inch margin on the left side.
- G. Location Map and Scale (Depicting 2 major street names; one North/South and one East/West) shall be shown.
- H. The plat shall be prepared by a professional surveyor and mapper with the name of the professional surveyor and mapper or legal entity, along with the street and mailing address, shall be shown on each sheet included.
- I. The sheet page numbers, and total of pages shall be shown on each page.
- J. The plat original shall be drawn with black permanent drawing ink; or nonadhered scaled print on a stable base film.
- K. The sheet size shall be 24 inches by 36 inches.
- L. North Arrow(s) shall be shown on each drawing page.
- M. Lots and blocks of adjacent recorded plats, giving plat book and page number along with names of such plats shall be identified. Adjacent unplatted parcels shall be identified as "Acreage" or "Unplatted".



1. Revise the identification of the plat east of this plat to read Portion of Lot 2 Block 1 West Hollywood Villas PB 30 Pg 47.

- N. Plat limits shall be labeled and shown with a heavy line.
- O. The Urban Planning Division file number 024MP22 shall be shown inside the border in the lower right-hand corner on each page.
- P. No text on the plat drawing should be obstructed or overlapped by lines or other text.
- Q. Lettering on the plat shall be no smaller than 0.10" (10-point font).

## 23 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 Resilient Environment Department**.
- D. The plat shall include space for signature by Records Division - Minutes Section (County Commission).
- E. The plat shall include space for signature by Planning Council Chair and Executive Director.
- F. If applicable, the plat shall include space for approval of Drainage District, City, special improvement district, or taxing district (including space for seals). The language preceding the designated municipal official's signature on the plat drawing shall include the following wording:

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

- G. The plat shall include proper dates for signatures.
- H. The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by a copy of City of Hollywood conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

24 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, Urban Planning Division Director Signature
- F. Highway Construction and Engineering Director Signature
- G. City/District scanned copy of mylar, as required.



Florida Department of Transportation

RON DESANTIS GOVERNOR

605 Suwannee Street Tallahassee, FL 32399-0450 April 21, 2022

JARED W. PERDUE, P.E. SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – April 21, 2023 THIS LETTER IS NOT A PERMIT APPROVAL

Maxwell Kaplan Thomas Engineering Group 6300 NW 31 Avenue Fort Lauderdale, FL 33309

Dear Maxwell Kaplan:

RE: Pre-application Review for Category C Driveway, Pre-application Meeting Date: April 21, 2022 Broward County - Hollywood; SR 7; Sec. # 86000091; MP: 2.10; Access Class - 6; Posted Speed - 40; SIS - No; Ref. Project: FM 429576.2-Robert Lopes-BIKE LANE/SIDEWALK, FM 431770.3-Adham Naiem-BIKE LANE/SIDEWALK

Request: Proposed access on Washington Street, approximately 275 feet east of SR 7 and on Dewey Street approximately 335 feet east of SR 7.

SITE SPECIFIC INFORMATION Project Name & Address: AutoZone Mega Hub 5591 – 901 S State Road 7, Hollywood Property Owner: AutoZone (Lessee); Parcel Size: 2.64 Acres Development Size: 10,000 SF Autoparts Retail Sales and 20,000 SF Warehouse

WE APPROVE YOUR REQUEST

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

Conditions:

- Any driveway on Dewey Street shall be located at least 50 feet from the FDOT right-of-way line.
- Any driveway on Washington Street shall be located at least 100 feet from the FDOT right-of-way line.
- All site plan features shall be within private property and outside of FDOT right-of-way.

Comments:

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

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

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

Sincerely,

Dalila Fernandez, P.E. District Access Management Manager

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

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2022-04-21\7. 86000091 MP 2.1 SR 7\_AutoZone Mega Hub 5591\86000091 MP 2.1 SR 7\_AutoZone Mega Hub 5591.docx



Resilient Environment Department

**ENVIRONMENTAL PERMITTING DIVISION**

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

**MEMORANDUM**

**DATE:** 8/11/2022

**TO:** Josie P. Sesodia, Director, UPD  
[PDMDInfo@broward.org](mailto:PDMDInfo@broward.org)

**FROM:** Ali H. Younes, Environmental Program Manager, EPD *AHY*

**SUBJECT:** Plat Review

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

<b>REVIEW OF PLAT APPLICATION</b> (please submit electronically)	
<b>Plat Number:</b> 024-MP-22	<b>Folio:</b> 514124150010
<b>Plat Name:</b> Victory at Hollywood	
<b>Comments Due Date:</b> 8/11/2022	<b>Return Comments To:</b> PDMDInfo@broward.org
<b>Applicant's Request:</b> New Plat Reviews	
<b>Division:</b> Environmental Permitting	

Staff proposes the following disposition:



**Reviewer's Name: Matthew Ketterer**

**Program: Domestic and Non-Domestic Wastewater  
And Surface Water Management**

Any objection to the plat as submitted.  
Answer: No

This plat is subject to the comments noted below.  
Answer: Yes

**Plat Comments, as needed:**

1. The Broward County Domestic Wastewater Licensing Program has no objection to the described plat. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact the Environmental Permitting Division at 954-519-1483 or [WWLicense@broward.org](mailto:WWLicense@broward.org) for specific code requirements.
2. The Broward County Non-Domestic Wastewater Program has no objection to the described plat because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Permitting Division at 954-519-1483 or [NDDLICENSE@broward.org](mailto:NDDLICENSE@broward.org) for specific code requirements.
3. In accordance with Chapter 27, Article V, Sections 27-198 through 27-200 of the Broward County Code, titled Water Resources Management, prior to any alteration to the site grading, or construction of a surface water management system, a Broward County Surface Water Management License is required. Contact the Environmental Permitting Division at 954-519-1483 or [SWMLicense@broward.org](mailto:SWMLicense@broward.org) for specific code requirements.

**Reviewer's Name: Linda Sunderland**

**Program: Aquatic and Wetland Resources**

Any objection to the plat as submitted.

Answer: No

This plat is subject to the comments noted below.

Answer: Yes

**Plat Comments, as needed:**

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

<b>Reviewer's Name: Peter Burke</b>	<b>Program: Tree Preservation</b>
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Any objection to the plat as submitted.  
 Answer: No

This plat is subject to the comments noted below.  
 Answer: No

**Plat Comments, as needed:**  
 This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.

<b>Reviewer's Name: David Vanlandingham</b>	<b>Program: Clean-Up and Waste Regulation</b>
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Any objection to the plat as submitted.  
 Answer: No

This plat is subject to the comments noted below.  
 Answer: Yes

**Plat Comments, as needed:**  
 1. The subject plat is within one-quarter mile of known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954) 519-1483 or [EAR@broward.org](mailto:EAR@broward.org).

**Reviewer's Name: Robert Wong**

**Program: Air Program**

Any objection to the plat as submitted.

Answer: No

This plat is subject to the comments noted below.

Answer: Yes

**Plat Comments, as needed:**

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





T: 850.296.3669  
F: 602.254.6280  
info@paleowest.com

TALLAHASSEE, FLORIDA  
916 East Park Avenue  
Tallahassee, FL 32301

Wednesday, July 20, 2022

Christian Dumay, Senior Planner  
Resilient Environment Department  
Urban Planning Division  
1 North University Drive, Suite 102A  
Plantation, Florida 33324  
PDMDinfo@broward.org

Re: Request for Comments – Historical Resource Review  
Plat No. 024-MP-22/Victory at Hollywood  
Broward County property folio(s): 514124150010 (901 S SR 7, Hollywood, FL 33023)

Christian,

I have had an opportunity to review materials relative to Plat No. 024-MP-22/Victory at Hollywood; Broward County property folio(s): 514124150010.

A. In my capacity as the County's archaeological consultant, based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), it is my determination that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.

B. The subject property is located in the City of Hollywood, outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: Planning Director  
City of Hollywood Planning Department  
2600 Hollywood Boulevard  
Hollywood, Florida 33020  
Tel.: (954) 921-3471

C. If, in the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."

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

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

Sincerely,



**BRADLEY LANNING** | PRINCIPAL INVESTIGATOR  
**PALEOWEST**

In capacity as:

County Archaeological Consultant  
Resilient Environment Department  
Urban Planning Division  
1 North University Drive, Suite 102A  
Plantation, Florida 33324  
Tel.: (813) 360-6130  
Email: [blanning@broward.org](mailto:blanning@broward.org)

Cc: Rick Ferrer, Historic Preservation Officer, Urban Planning Division

