



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: **Revised** Development Review Report  
& Notification of Readiness

PLAT NAME: Andy's Land

PLAT NO: 002-MP-21

TRANSMITTAL DATE: March 18, 2021

LETTER OF OBJECTIONS OR  
NO OBJECTIONS MUST BE  
RECEIVED BY: May 11, 2021

COMMISSION REFERRAL: Pending

TRAFFICWAYS EXPIRATION: February 22, 2022

Dear Ms. Tsouroukdissian:

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

**REQUIRED RESPONSE TO DEVELOPMENT REVIEW REPORT**

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

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

Elizabeth Tsouroukdissian  
March 18, 2021  
Page 2

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

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

#### HIGHWAY CONSTRUCTION AND ENGINEERING RECEIPT

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

#### TRAFFICWAYS APPROVAL

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

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

Sincerely,



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

Attachment

cc: Review Agencies  
Mayor/Planning Director – Dania Beach  
Mayor/Planning Director – Hollywood

Corporate Coached, Inc. and CCI Properties 1, LLC  
4500 N. State Road 7  
Hollywood, FL 33314





Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
 1 N. University Drive, Box 102, Plantation, FL 33324 T: 954-357-8695 F: 954-357-6521

**DEVELOPMENT REVIEW REPORT FOR A NEW PLAT**

Project Description			
Plat Name:	Andy's Land	Number:	002-MP-21
Application Type:	New Plat	Legistar Number:	N/A
Applicant:	Corporate Coaches, Inc. and CCI Properties 1, LLC	Commission District:	7
Agent:	Pulice Land Surveyors, Inc	Section/Twn./Range:	25/50/41
Location:	East side of State Road 7 between South Fork New River Canal and Griffin Road	Platted Area:	8.16 Acres
Municipalities:	Dania Beach and Hollywood	Gross Area:	8.80 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	Deferral: Until the plat mylar is submitted Deferral: Until Trafficways approval is received <b>DENIAL:</b> Proposed residential use is not consistent with the permitted uses of the effective land use plan. See Staff Comments 1 and the attached memorandum from the Planning Council		
FS 125.022 Waiver	N/A		
Meeting Date:	TBD		

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

Existing and Future Land Use	
Existing Use:	5,620 Sq. Ft. Commercial and 27 Mobile Homes
Proposed Use:	230 Hotel Rooms and 11,500 Sq. Ft. of Commercial use on Parcel A, and 275 Mid-Rise Units on Parcel B
Plan Designation: Transit Oriented Corridor (Hollywood) and Low-Medium (10) (Dania Beach)	
Adjacent Uses	Adjacent Plan Designations
North: C-11 Canal	North: Water (Dania Beach)
South: Commercial	South: Transit Oriented Corridor (Hollywood)
East: Industrial, Commercial	East: Industrial (Dania Beach)
West: Commercial	West: Transit Oriented Corridor (Davie)
Existing Zoning	Proposed Zoning
TOC – Hollywood; RMH – Dania Beach	TOC – Hollywood; Dania Beach – PRD1

In accordance with Ordinance 2013-30, effective October 4, 2013, mid-rise units are defined as four (4) or more attached dwelling units in a building with four (4) to eight (8) stories (exclusive of parking levels).

Chapter 723.083 Florida Statutes states that no agency of municipal, local, county or state government shall take any official action which would result in the removal or relocation of mobile home owners residing in a mobile home park without first determining that other adequate suitable facilities exist for the relocation of the mobile home owners. **Prior to plat approval, the applicant must provide acceptable documentation to County staff demonstrating compliance with this statute. In addition, if a finding of compliance has been made by the municipality evidence of the City's finding must also be submitted to County staff prior to plat approval.**

## **1. Land Use**

Broward County Planning Council has reviewed this application and determined that the City of Dania Beach and the City of Hollywood Future Land Use Map is the effective Land Use Plan.

The attached comments were received from the Broward County Planning Council which finds that the proposed plat is located in the Cities of Dania Beach and Hollywood. The western approximate 3.0 gross acres of the proposed plat is located in the City of Hollywood's Transit Oriented Corridor (Parcel A) and the eastern 5.8 gross acres is located in the City of Dania Beach's Low Medium (10) Residential land use categories (Parcel B).

The proposed 11,500 square feet of commercial and 230 hotel uses on the of Hollywood "Transit Oriented Corridor" portion of the plat are in compliance with the permitted uses of the effective land use plan. Parcel A is located within an area that was the subject of a Broward County Land Use Plan (BCLUP) amendments PC 10-10/PCT 10-7. It was approved by the Broward County Commission on September 28, 2010, with the following voluntary commitment:

- No residential development shall be constructed within the 60+ LDN Contour located north of Griffin Road.

Since the proposed plat is located north of Griffin Road, the Planning Council staff notes that residential uses may not be permitted within the Hollywood's Transit Oriented Corridor" portion of the Plat (Parcel A). The staff further notes that the proposed residential use on the Dania Beach's "Low-Medium (10) Residential portion of the plat (Parcel B) only allows 58 dwelling units. Therefore, the proposed 275 dwelling units are not in compliance with the permitted uses and densities of the effective land use plan.

This application is recommended for **DENIAL**, as the proposed residential use is not consistent with the permitted uses and densities of the Effective Land Use Plan.

## **2. Affordable Housing**

This plat is not subject to Policy 2.16.2 because it is not subject of a Broward County Land Use Plan amendment.

### 3. Adjacent City

Adjacent Municipal Letters were sent to the Town of Davie and the Broward Municipal Service District. No objections were received, see attached letters.

### 4. Trafficways

Trafficways review is scheduled for April 22, 2021. This plat must be recommended for **DEFERRAL** until Trafficways approval has been received.

### 5. 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 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."

### 6. Concurrency – Transportation

This plat is located in the Southeast Transportation Concurrency Management Area which is subject to Transportation concurrency fees, as defined in Section 5- 182.1(a)(5)a) of Land Development Code.

Proposed Use	Trips per Peak Hour
Residential	107
Non-residential	286
Total	393

### 7. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	City of Dania Beach	City of Hollywood
Plant name:	Dania Beach (05/20)	Hollywood (03/20)
Design Capacity:	5.000 MGD	55.5000 MGD
Annual Average Flow:	1.917 MGD	42.1100 MGD
Estimated Project Flow:	0.020 MGD	00.0753 MGD

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

#### 8. Concurrency – Regional Parks

Broward County reviews all projects for Regional Park impacts (and only projects in the BMSD/unincorporated area for local park impacts.)

	Land Dedication (Acres)
Regional	1.24
Local	N/A

#### 9. Concurrency - Public School

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, the 275 midrise units will generate students at the elementary, middle and high school levels, and in accordance with Section 5-182.9(a)(1) of the Land Development Code, determined that it satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. The single-family residences proposed by this plat will be subject to school impact fees which will be assessed in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County Environmental review and must be paid prior to the issuance of the building permit. **This determination will expire on August 17, 2021, and an updated School Capacity Availability Determination (SCAD) letter may be required prior to plat approval.** See the attached SCAD letter.

#### 10. Impact Fee Payment

All impact fees will be calculated by Planning and Development Management Division, Development and Environmental Review Section; assessed based on construction plans submitted for environmental review approval and must be paid on date of building permit issuance. Transportation concurrency, concurrency administrative, park impact and park administrative fees are subject to adjustment annually on October 1<sup>st</sup>.

At the time of plat application, 5,620 square feet office building and 27 mobile home units existed on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182.13 of the Land Development Code, this structure may be eligible for credit towards transportation concurrency, school impact and park impact fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. **No credit will be granted for demolition occurring more than eighteen (18) months prior to the review of construction plans submitted for County environmental review approval.**

#### 11. Environmental Review

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



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

## **12. Additional Environmental Protection Actions**

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

## **13. Historic Resources**

Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that there are no recorded resources within the plat area. A recorded historical resource is adjacent to the property, but no effect is anticipated for this resource. It is therefore the archaeologist 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.

- A) Within a 0.5 mile radius surrounding the Project Area, there is 1 historic structure (BD06078) that has been deemed ineligible for the NRHP.
- B) In addition, there are 4 Resource Groups within the same 0.5 mile radius search area. This includes BD04153/South New River Canal, BD04432/Griffin Road, BD03221/Dania Canal, and BD06991/Lake George.
- C) The project area abuts the BD04153/South New River Canal to the north which is deemed eligible for inclusion in the National Register of Historic Places (NRHP). However, this area is currently developed for use as a marina and previous impact make the likelihood of encountering significant cultural resources slight.
- D) All other resource groups listed above have been deemed ineligible for listing in the NRHP.

The subject property is located in the City of Dania Beach and the City of Hollywood, which is outside the jurisdiction of the Broward County Historic Preservation Ordinance (2014-320). The property owner or agent is advised to contact municipalities to seek project review for compliance with municipal historic preservation regulations. For the City of Dania Beach please contact Eleanor Norena, Director of Community Development Department at 954-924-6800 or [enorena@daniabeachfl.gov](mailto:enorena@daniabeachfl.gov) and for the City of Hollywood, Shiv Newaldass, Director of Development Services at 954-921-3211 or [snewaldass@hollywoodfl.org](mailto:snewaldass@hollywoodfl.org).

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

#### 14. Aviation

This property is within 20,000 feet of the Fort Lauderdale-Hollywood International Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. **Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation.** To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. To initiate the Broward County Review, please contact [Kfriedmand@broward.org](mailto:Kfriedmand@broward.org) or 954-359-6170.

This serves as a notice of potential aircraft overflight and noise impacts on this property due to its proximity to the Fort Lauderdale/Hollywood International Airport, which is being disclosed to all prospective purchasers considering the use of this property for residential/place of worship purposes. This property is subject to overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. The applicant will be required to record a separate document to advise prospective purchasers of potential aircraft overflight and noise impacts on this property. Individuals sensitive to such events should satisfy themselves before purchasing this property that such exposure to aircraft overflights and the noise associated therewith will not adversely affect their enjoyment of the property.

This also serves as notice to prospective purchasers of parcels within the property that, pursuant to Broward County Ordinance 2006-37 and consistent with the Federal Aviation Administration's "Change in FAA's Noise Mitigation Policy," effective October 1, 1998, the County will only provide mitigation for existing "incompatible development" will be based on the County's most current Federal Aviation Administration ("FAA") approved Noise Exposure Map and the Airport's most current noise compatibility program which has been reviewed and approved by FAA for the Airport.

Further information regarding the current and potential impact of airport operations on the subject property may be obtained from the Broward County Aviation Department, Airport Development Planning Division at 954-359-2291.

#### 15. Utilities

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

#### 16. Notice to Applicant

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County



for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

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

## **FINDINGS**

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

1. This plat is located within the Southeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(5)a) of the Land Development Code.
2. This plat has been reviewed by the School Board and satisfies the public school concurrency requirements of Section 5-182.9(a)(1) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board.
3. This plat satisfies the drainage, water, wastewater and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.
4. This plat satisfies the regional park concurrency requirement of Section 5-182.7(a) of the Broward County Land Development Code.

## **RECOMMENDATIONS**

Based on the review and findings, not all the conditions are met to ensure compliance with the standards and requirements of the Land Development Code. As a result, staff recommends:

1. **Denial** until the proposed residential use is consistent with the permitted uses of the effective land use plan.
2. Approval as per conditions attached in Highway Construction and Engineering Memorandum.
3. Pursuant to Section 5-182(n), Protection of Air Navigation and Notice of Potential Noise Impacts, prior to plat recordation, record a separate document against all the property within the plat, acceptable to the Broward County Attorney's Office, advising prospective purchasers of potential aircraft overflight and noise impacts.

4. Place note of the face of the plat, preceding municipal official's signature, reading:

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

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

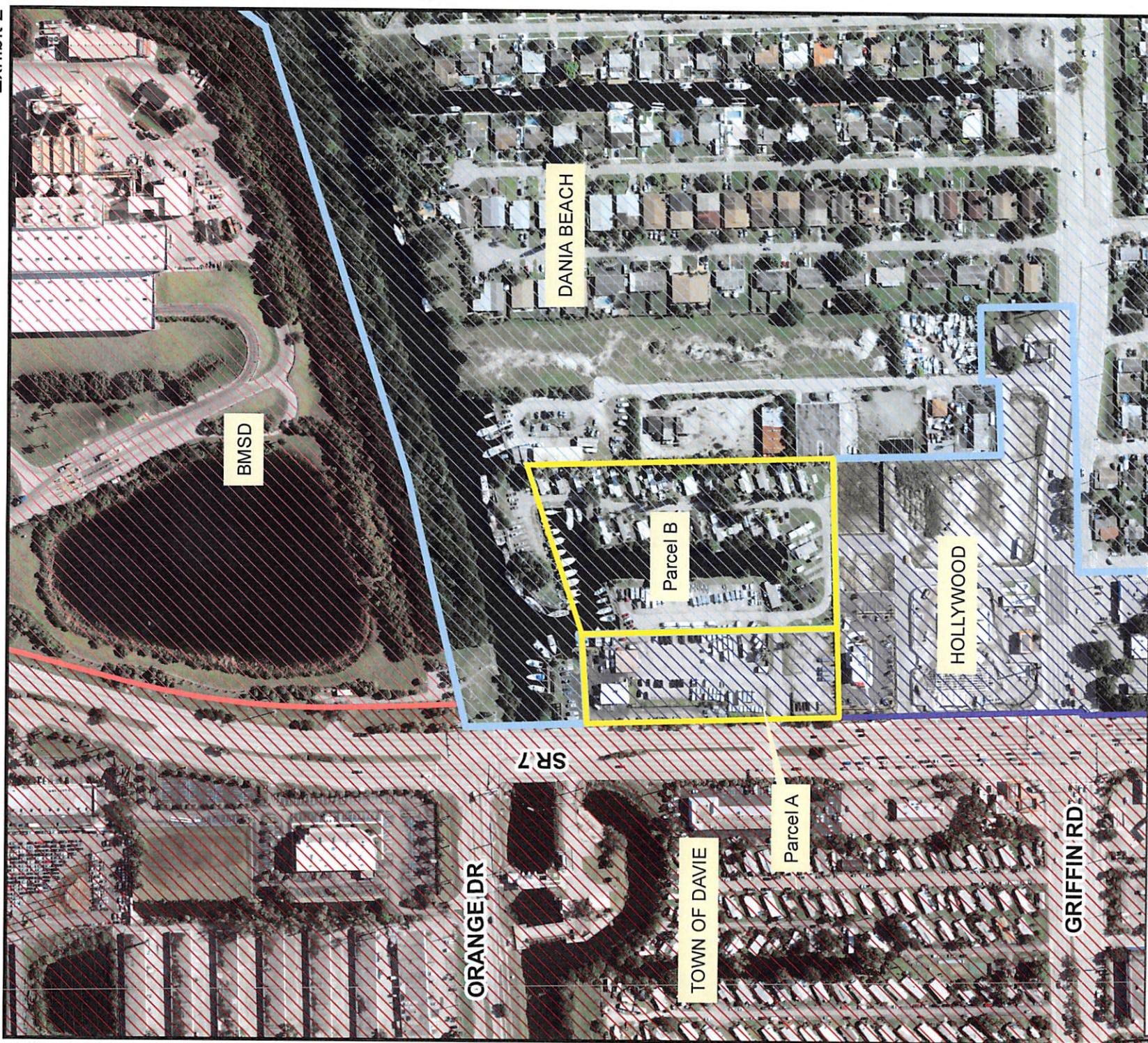
- a. This plat is restricted to 230 hotel rooms and 11,500 square feet of Commercial use on Parcel A, and 275 Mid-Rise Units on Parcel B.

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.

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

[HWC]





**Commission District No. 7**  
**Municipality: Hollywood & Dania Beach**  
**S/T/R: 25/50/41**



**002-MP-21**  
**Andy's Land**




Prepared by: Planning and Development Management Division  
 Date Flown: January 2020





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

FROM: Barbara Blake Boy, Executive Director 

RE: Andy's Land (002-MP-21)  
City of Dania Beach and City of Hollywood

DATE: February 17, 2021

The Future Land Use Elements of the City of Dania Beach Comprehensive Plan and the City of Hollywood Comprehensive Plan are the effective land use plans for the City of Dania Beach and the City of Hollywood, respectively. These plans designate the area covered by this plat for the uses permitted in the City of Hollywood "Transit Oriented Corridor" (i.e., Parcel A, approximately 3.0 gross acres) and City of Dania Beach "Low-Medium (10) Residential" (i.e., Parcel B, approximately 5.8 gross acres) land use categories. This plat is generally located on the east side of State Road 7/U.S. 441, between the C-11 Canal and Griffin Road.

Regarding the proposed commercial and hotel uses on Parcel A, Planning Council staff notes the subject Transit Oriented Corridor permits a maximum of 15,000,000 square feet of "Commercial" uses and 2,500 hotel rooms. To date, including this proposed development, 3,801,442 square feet of "Commercial" use and 230 hotel rooms have been proposed by plat or granted development permits. Therefore, the proposed 11,500 square feet of commercial use and 230 hotel rooms on this portion of the plat are in compliance with the permitted uses of the effective land use plan.

Planning Council staff notes that Parcel A is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PC 10-10/PCT 10-7, which were approved by the Broward County Commission on September 28, 2010, recognizing the following voluntary commitment:

- No new residential development shall be constructed within the 60+ Ldn contour located north of Griffin Road.

As this plat is located north of Griffin Road, Planning Council staff notes that residential uses may not be permitted within the Parcel A portion of the plat.

Andy's Land  
February 17, 2021  
Page Two

Regarding the proposed residential use on Parcel B, Planning Council staff calculations indicate that the maximum number of dwelling units permitted on this portion of the plat, per the effective land use plan, is 58 dwelling units. Therefore, the proposed 275 dwelling units are not in compliance with the permitted uses and densities of the effective land use plan.

Planning Council staff will update this memorandum as appropriate.

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

North:	Water (City of Dania Beach)
South:	Transit Oriented Corridor (City of Hollywood)
East:	Industrial (City of Dania Beach)
West:	Transit Oriented Corridor (Town of Davie)

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

BBB:LRH

cc: Ana M. Garcia, ICMA-CM, City Manager  
City of Dania Beach

Eleanor Norena, Director, Community Development Department  
City of Dania Beach

Dr. Wazir Ishmael, City Manager  
City of Hollywood

Shiv Newaldass, Director, Development Services  
City of Hollywood





Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

February 4, 2021

Heather Cunniff, AICP  
Planning & Development Management Division  
115 S. Andrews Avenue  
Fort Lauderdale, Florida 33309

RE: Municipal notification for a Proposed Plat adjacent to the municipal limits of  
Broward Municipal Services District:

**Plat Name: Andy's Land**

**Plat No. 002-MP-21**

Written comments must be received on or before, February 25, 2021.

As per Broward County Commission Policy effective March 24, 1998, we are forwarding a copy of an application to all municipalities that are adjacent to the plat for your review.

If your municipality desires to comment on this application, the comments must be in writing and electronically be submitted to the Planning and Development Management Division on or before the above referenced date via e-mail to: [PDMDInfo@broward.org](mailto:PDMDInfo@broward.org)

Any written comments received will be forwarded to the applicant.

If you should have any questions, please contact me at [PDMDInfo@broward.org](mailto:PDMDInfo@broward.org) or 954-357-5760.

Sincerely,



Howard W. Clarke, Senior Planner  
Planning and Development Management Division





Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

February 3, 2021

David Quigley, Manager  
Planning & Zoning Division  
Town of Davie  
6591 Orange Drive  
Davie, Florida 33314

RE: Municipal notification for a Proposed Plat adjacent to the municipal limits:

**Plat Name: Andy's Land**

**Plat No. 002-MP-21**

Written comments must be received on or before, February 25, 2021.

As per Broward County Commission Policy effective March 24, 1998, we are forwarding a copy of an application to all municipalities that are adjacent to the plat for your review.

If your municipality desires to comment on this application, the comments must be in writing and electronically be submitted to the Planning and Development Management Division on or before the above referenced date via e-mail to: [PDMDInfo@broward.org](mailto:PDMDInfo@broward.org)

Any written comments received will be forwarded to the applicant.

If you should have any questions, please contact me at [PDMDInfo@broward.org](mailto:PDMDInfo@broward.org) or 954-357-5760.

Sincerely,

A handwritten signature in blue ink, appearing to be "H. Clarke", enclosed in a circular flourish.

Howard W. Clarke, Senior Planner  
Planning and Development Management Division



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: February 25, 2021

TO: Josie Sesodia, Director  
Planning and Development Management Division

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

Noemi Hew, Planner  
Transportation Department, Service Development

SUBJECT: Application for New Plat  
Andy's Land (002-MP-21)

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

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

## STAFF COMMENT

### RATIONAL NEXUS REVIEW

- 1 This plat has been evaluated by staff for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code. Staff has made a finding that the proposed development meets the threshold for rational nexus and this report includes right-of-way dedication requirements.
- 2 Additional time is required for the review of either submitted or requested information before the Division can provide appropriate plat requirements.
- 3 The applicant has been informed that openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 4-97 State Highway System Access Management Classification System and Standards."

## 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:

- 4 Along the ultimate right-of-way for US 441/SR7 except at the following:
  - A) A 50-foot opening with centerline located approximately 153 feet north of the south plat limits.

This opening is restricted to right turns only and shall be indicated as such on the plat.
  - B) A 50-foot opening with centerline located approximately 532 feet north of the south plat limits.

This opening is restricted to right and left turns in and right turns out only and shall be indicated as such on the plat.

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

- 5 Twenty-two (22) feet of right-of-way to comply with the Broward County Trafficways Plan on US 441/SR7, a 144 foot Arterial.



#### ACCESS REQUIREMENTS

- 6 The minimum distance from the non-vehicular access line of US 441/SR7, at the northern ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 50 feet.
- 7 The minimum distance from the non-vehicular access line of US 441/SR7, at the southern ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 100 feet.
- 8 For the two-way driveway that will be centered in a 50-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.

#### TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 9 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.

#### TURN LANE IMPROVEMENTS (Secure and Construct)

- 10 Northbound right turn lane on US 441/SR7 at the northern 50-foot opening with 135 feet of storage and 50 feet of transition. Design of this turn lane is subject to approval by Florida Department of Transportation.
- 11 Northbound right turn lane on US 441/SR7 at the 50-foot opening with 190 feet of storage and 50 feet of transition. Design of this turn lane is subject to approval by Florida Department of Transportation.
- 12 Channelized, southbound left turn lane on US 441/SR7 at southern 50-foot opening with 200 feet of storage and 50 feet of transition.

#### SIDEWALK REQUIREMENTS (Secure and Construct)

- 13 Along US 441/SR7 adjacent to this plat.

#### COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)

- 14 The developer shall be responsible for replacement of communication conduit/interconnect that is damaged by construction of the required improvements. The security amount for communication conduit/interconnect along US 441/SR7 shall be determined by the Traffic Engineering Division.

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

- 15 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

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

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

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

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

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

**GENERAL RECOMMENDATIONS**

- 19 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.
- 20 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>.



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

#### F.S. 177 PLAT REVIEW COMMENTS

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

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

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

#### 22 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. Cite the source of the southerly line of the South New River Canal depicted on the plat as coincident with the north line of this plat.
- B. Bearings and distances shall be shown on all lines.
- C. Grid bearings or azimuths and State Plane Coordinates shall be on all P.R.M.s and land ties in sections within Western Broward Resurveys.
- D. Square footage shall be shown for each parcel. The total area shall be accurate to the nearest square foot.
- E. Full dimensioning and square footage shall be shown on all right-of-way created by this plat.
- F. P.R.M.s shall be shown at every change of direction, not more than 1,400 feet apart P.R.M.s shall be labeled "Found" or "Set". Show P.C.P.s as appropriate.
  - 1. Show the SET P.R.M.s on the east line of PARCEL RW as OFFSET 22.00' EAST ON LINE.
- G. Two land ties to two independent land corners or one land corner and one other recorded corner shall be shown.

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

23 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Dedication language shall clearly dedicate all right-of-way, specific purpose parcels and easements shown on the plat.
- B. Mortgagee dedication shall clearly join in the dedications on the plat.
- C. Proposed right-of-way shall be clearly labeled and dedicated by the plat.
- D. Depict the entire right-of-way width of State Road 7 and the South New River Canal 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-Way Report and Opinion of Title.
- E. Obtain and provide a copy of the latest FDOT Right-of-Way map for State Road No. 7 adjacent to the plat. Add label for same indicating the State road designation, roadway section number, sheet number, and the latest date of revision.
- F. Centerlines of right-of-way and construction (if they are different), shall be shown.
- G. Existing canals shall be identified by instrument.
- H. All proposed easements shall be clearly labeled and dimensioned. Utility easements should be granted to the public (or to the City— but not to any specific utility company). Utility easements created by the plat should NOT be located within any road right-of-way.
- I. Depict and label with type, width, and recording information for any applicable existing easements within the plat as identified in the title work or provide evidence of their release/vacation. Refer to the Opinion of Title.

24 TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A. Plat review service charge form, review fee, and one copy of the plat with all changes from the original plat review application highlighted. The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title which shall:

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

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

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

## 25 DRAFTING AND MISCELLANEOUS DATA

- A. Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B. Plat borders shall be 1/2-inch on three sides with a 3-inch margin on the left side.
- C. The plat original shall be drawn with black permanent drawing ink; or nonadhered scaled print on a stable base film.



- D. The sheet size shall be 24 inches by 36 inches.
- E. Adjacent plats shall be identified or identified as "Acreage."  
Remove PORTION OF from the labels for the adjacent TRACTS 28 and 30.
- F. The Planning & Development Management file number 002-MP-21 shall be shown inside the border in the lower right-hand corner on each page.
- G. Lettering on the plat shall be no smaller than 0.10" (10-point font).
- H. No text on the plat drawing should be obstructed or overlapped by lines or other text.

## 26 SIGNATURE BLOCKS

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

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

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



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT  
SECRETARY

October 2, 2020\*\*\*

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **October 2, 2021**  
**THIS LETTER IS NOT A PERMIT APPROVAL**

Omar Kanaan  
Kimley-Horn  
600 North Pine Island Road, Suite 450  
Plantation, FL 33324

Dear Omar Kanaan:

RE: **October 2** - Pre-application Review for **Category E Driveway**, Date of Pre-application Meeting: **February 27, 2020**  
Broward County - Dania Beach/Hollywood; SR 7; Sec. # 86100; MP: 6.4000  
Access Class - 05; Posted Speed - 45; SIS - Influence Area; Ref. Project: FM: 429576.2 - BIKE LANE/SIDEWALK - Robert  
Lopes, FM: 440082.1 - LIGHTING - Binod Basnet

### Request:

- **Driveway 1:** Maintain existing right-in/left-in/right-out access on SR 7 at SW 46<sup>th</sup> Court, located 140 feet north of the southern property line.
- **Driveway 2:** Maintain existing right-in/right-out driveway on the east side of SR 7, located 519 feet north of the southern property line.
- **Close existing right-in/right-out driveway on the east side of SR 7, located 290 feet north of the southern property line.**

### SITE SPECIFIC INFORMATION

Project Name & Address: **4500 S State Rd 7 – 4500 S State Rd 7**, Applicant/Property Owner: **Corporate Coaches, Inc.**  
Parcel Size: **7.5 Acres** Development Size: **230 Room Hotel, 11,500 Commercial/Retail, 275 Multifamily D.U.**

### 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 50 feet (Driveway 1) and 100 feet (Driveway 2), as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 100 feet is required.
- Right turn lanes are required at Driveways 1 and 2 and shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide a buffered bicycle lane. If the standard right turn lane requirement is not met, a Design Variation may be required to be submitted during permit review.
- A traffic study shall be submitted prior to Permit to evaluate the impact of the proposed development on the State roadway network. The study methodology shall be submitted to the Traffic Operations Office for review and approval.

**Comments:** \*\*\*Letter revised on July 8, 2020 to update development size. Letter revised on October 2, 2020 to update driveway distances.

- All driveways not approved in this letter must be fully removed and the area restored.
- 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.
- 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](mailto: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,

Digitally signed by: Dalila  
Fernandez  
Date: 2020.10.02 11:38:  
25 -04'00'

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\2020-02-27\1. 86100 MP 6.400 SR 7\_4500 S State Rd 7\86100 MP 6.400 SR 7\_4500 S State Rd 7\_Rev\_2.docx

[www.dot.state.fl.us](http://www.dot.state.fl.us)



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

**PLAT**

**SBBC-2977-2020**

**County Number: 002-MP-21    Municipality Number: PL-060-20 (DB) and P20-03 (HW)**  
**Andy's Land**

**February 5, 2021**

**Growth Management**  
**Facility Planning and Real Estate Department**  
**600 SE 3rd Avenue, 8th Floor**  
**Fort Lauderdale, Florida 33301**  
**Tel: (754) 321-2177 Fax: (754) 321-2179**  
**[www.browardschools.com](http://www.browardschools.com)**

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: February 5, 2021	Single-Family:		Elementary: 8
Name: Andy's Land	Townhouse:		
SBBC Project Number: SBBC-2977-2020	Garden Apartments:		Middle: 4
County Project Number: 002-MP-21	Mid-Rise: 275		
Municipality Project Number: PL-060-20 (DB) and P20-03	High-Rise:		High: 6
Owner/Developer: Corporate Coaches, Inc. and CCI Properties 1,	Mobile Home:		
Jurisdiction: Dania Beach and Hollywood	Total: 275		Total: 18

**SHORT RANGE - 5-YEAR IMPACT**

Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
Collins Elementary	371	408	334	-74	-4	81.9%	8
Attucks Middle	1,227	1,009	866	-484	-22	64.1%	4
Hollywood Hills	2,667	811	1,836	-831	-30	68.8%	11

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				21/22	22/23	23/24	24/25	25/26
Collins Elementary	342	-66	83.8%	350	341	331	325	320
Attucks Middle	870	-480	64.4%	897	915	930	956	972
Hollywood Hills	1,847	-820	69.3%	1,936	1,930	1,923	1,913	1,907

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

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

### CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2020-21 Contract Permanent Capacity	2020-21 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				21/22	22/23	23/24
Somerset Academy Davie K_5	800	149	-651	149	149	149

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

School(s)	Description of Improvements
Collins Elementary	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Attucks Middle	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Hollywood Hills	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.

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

### Comments

The application proposes 275 (two or more bedroom) midrise units, which are anticipated to generate 18 (8 elementary, 4 middle and 6 high school) students.

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

The charter schools located within a two-mile radius of the site in the 2020/21 school year and their associated data are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County. Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2020/21 to 2024/25 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid until the end of the current (2020/21) for 180 days for a maximum of 275 (two or more bedroom) midrise units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on August 17, 2021. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

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



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**SBBC-2977-2020 Meets Public School Concurrency Requirements**

☒ Yes ☐ No

Reviewed By:

2/5/2021

Date

Lisa Wight

Signature

Lisa Wight

Name

Planner

Title



Environmental Protection and Growth Management Department

**ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION**

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

**MEMORANDUM**

**DATE:** 2/23/2021

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

**FROM:** Lorenzo Fernandez, Assistant Director, EEPD

**SUBJECT:** Plat Review

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

<b>REVIEW OF PLAT APPLICATION</b> (please submit electronically)	
<b>Plat Number:</b> 002-MP-21	<b>Folio:</b> 504125010524
<b>Plat Name:</b> Andy's Land	
<b>Comments Due Date:</b> 2/25/2021	<b>Return Comments To:</b> PDMDInfo@broward.org
<b>Applicant's Request:</b> New Plat Reviews	
<b>Division:</b> Environmental Engineering and 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 Engineering and 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 Engineering and 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 Engineering and 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. An application for an Environmental Resource License (DF20-1085) is currently under review for this project.
2. The proposed development contains or abuts water bodies or will be creating same. Excavation or filling of any surface waters, or the construction or repair of in-water structures such as seawalls and docks, are regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Contact the Environmental Engineering and Permitting Division at 954-519-1483 or [AWRLicense@broward.org](mailto:AWRLicense@broward.org) for specific code requirements.
3. The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at <https://www.fleppc.org/list/list.htm>.
4. Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Engineering and Permitting Division at 954-519-1483 or [AWRLicense@broward.org](mailto:AWRLicense@broward.org) for specific code requirements.

**Reviewer's Name: Peter Burke**

**Program: Tree Preservation**

Any objection to the plat as submitted.

Answer: No

This plat is subject to the comments noted below.

Answer: Yes

**Plat Comments, as needed:**

This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.

**Reviewer's Name: David Vanlandingham**

**Program: Clean-Up and Waste Regulation**

Any objection to the plat as submitted.

Answer: No

This plat is subject to the comments noted below.

Answer: Yes

**Plat Comments, as needed:**

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 Engineering and Permitting Division (EPPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPPD'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. As described, the Air Licensing and Compliance Section has no objection to the referenced plat note amendment. However, the owner or operator shall obtain a Parking Facility License from EPGMD prior to constructing any surface parking lot with 1,500 parking spaces or more or a parking garage with 750 or more parking spaces. The URL below provides more Parking Facility License Information:

<https://www.broward.org/Air/TransportationCleanAir/Pages/ParkingFacility.aspx>

The URL below provides information on the public notice requirement of the Parking Facility, if applicable.

<https://www.broward.org/Consumer/Environment/Pages/Public-Notice-Requirement.aspx>

2. 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.