



Resilient Environment Department
URBAN PLANNING DIVISION

1 North University Drive, Box 102 • Plantation, Florida 33324 • Telephone 954-357-6666 • FAX 954-357-6521

Jeff S. Hodapp, P.S.M.
Perimeter Surveying & Mapping, Inc.
947 Clint Moor Road,
Boca Raton, FL 33487

SUBJECT: Development Review Report
& Notification of Readiness

PLAT NAME: Adams Street Residential

PLAT NO: 031-MP-23

TRANSMITTAL DATE: December 28, 2023

**LETTER OF OBJECTIONS OR
NO OBJECTIONS MUST BE
RECEIVED BY:** February 26, 2024

COMMISSION REFERRAL: Pending

TRAFFICWAYS EXPIRATION: November 25, 2024

Dear Mr. Hodapp, P.S.M.:

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 Urban Planning Division Director within sixty (60) days of the date of this transmittal. If no objection, the Urban Planning 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 Urban Planning 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 Urban Planning Division Director. Please note pursuant to Section 5-181(i) of the Land development Code an extension of time may be granted by the Urban Planning Division for a maximum of eighteen (18) months.

Jeff S. Hodapp, P.S.M.
December 28, 2023

Pursuant to Section 5-181(g) of the Land Development Code, the Urban Planning 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 Christian Dumay at 954-357-6627 or cdumay@broward.org

Sincerely,

Karina da Luz, Planning Section Supervisor
Urban Planning Division

Attachment

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

ALLIANCE WEST ATLANTIC LLC
40 Morris Avenue, Suite 230,
Bryn Mawr, PA 19010



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:	Adams Street Residential	Number:	031-MP-23
Application Type:	New Plat	Legistar Number:	N/A
Applicant:	Hollywood Community Redevelopment Agency	Commission District:	6
Agent:	Perimeter Surveying & Mapping, Inc.	Section/Twn./Range:	16/51/42
Location:	West side of Dixie Highway, between Adams Street and Washington Street	Platted Area:	0.84 Acre
Municipality:	Hollywood	Gross Area:	N/A
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 Denial: Until a project update sheet is received to revise the development type from high rise to mid-rise		
FS 125.022 Waiver	A waiver is recommended		
Meeting Date:	TBD		

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

Existing and Future Land Use	
Existing Use:	Vacant
Proposed Use:	96 high rise units, and 10,600 sq. ft. of commercial use
Plan Designation:	Regional Activity Center
Adjacent Uses	Adjacent Plan Designations
North: Single-family Residence	North: Regional Activity Center
South: Church	South: Regional Activity Center
East: Commercial	East: Regional Activity Center
West: Multi-family Residence	West: Regional Activity Center
Existing Zoning	Proposed Zoning
DH-3	DH-3

In accordance with the Land Development Code, high rise units are defined as three (3) or more attached dwelling units in a building with nine (9) or more residential stories (exclusive of parking levels.)

1. Land Use

Planning Council staff has reviewed this application and determined that the City of Hollywood Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat uses permitted in the “Regional Activity Center” land use category.

Regarding the proposed residential and commercial uses, the subject Regional Activity Center permits no more than 15,100 dwelling units and 3,280,000 square feet of commercial uses. To date, including this proposed development, 14,786 dwelling units and 2,850,266 square feet of commercial use have been proposed by plat or granted development permits, resulting in 314 dwelling units and 429,734 square feet of commercial use remaining. Therefore, the proposed 96 dwelling units and commercial use are in compliance with the permitted uses of the effective land use plan. Planning Council memorandum is attached.

2. Affordable Housing

The applicant proposes fewer than 100 additional units. Therefore, the development shown on this plat is not subject to Policy 2.16.2 of the Broward County Land Use Plan.

3. Trafficways

Trafficways review is scheduled for February 22, 2024. This plat must be recommended for **DEFERRAL** until Trafficways approval has been received.

4. 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.

5. 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 is 178 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	38
Non-residential	0	140
Total	(140 + 38) = 178	

6. 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 (03/23)	Hollywood (HOL) (06/23)
Design Capacity:	37.50 MGD	55.50 MGD
Annual Average Flow:	28.03 MGD	42.58 MGD
Estimated Project Flow:	0.035 MGD	0.034 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, or that sufficient capacity will exist at time of building permit approval.

7. Concurrency – Regional Parks

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

	Land Dedication (Acres)
Regional	0.432
Local	0

8. Concurrency - Public School

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, the proposed 96 high rise units will generate 3 (1 elementary, 1 middle, 1 high school) students. 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 February 17, 2024, and an updated school capacity availability determination (SCAD) letter may be required prior to plat approval.** See the attached SCAD letter.

9. Impact Fee Payment

All impact fees (school impact, park impact and transportation impact 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.

10. 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.

11. Additional Environmental Protection Actions

Approval to connect to any wastewater collection, treatment, or disposal system is approved by the Environmental Permitting Division as a prerequisite prior to issuance of building permits. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

12. Archeological and Historical Resource Review

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.

The site is in a municipality that has been designated a Certified Local Government (CLG). The applicant is advised to contact Andria Wingett, Director, Development Services, City of Hollywood at 2600 Hollywood Boulevard,

Hollywood, FL 33020 or by phone at (954) 921 - 3471 for additional information.

In the event any unmarked human burial remain are discovered, then pursuant to Florida Statutes, Chapter 872.05, all activities 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.

13. Aviation

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>. To initiate the Broward County Aviation Department Review, please contact AirspaceReview@Broward.org.

14. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat application and recommends that all parties involved please be aware of underground utilities. A utilities mark-up ticket must be created for all locations being excavated. For AT&T utilities an 811 ticket will be created then sent to AT&T_FL_811_g27896@att.com.

15. 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.

FINDINGS

Staff have reviewed the application and found that it does not meet the requirements of the Land Development Code and does not satisfy requirements for Concurrency:

1. **Denial** until a project update sheet is received to revised the development type from high rise to mid-rise.
2. 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.
3. 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, see the attached SCAD letter.
4. 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.

5. This plat satisfies the regional park concurrency requirement of Section 5-182.7 of the Broward County Land Development Code.

RECOMMENDATIONS

Based on the review and findings, staff recommends **DENIAL** of this application, subject to the plat conditions are met to ensure compliance with the standards and requirements of the Land Development Code:

1. **Denial** until a project update sheet to revise the development from high rise to mid-rise is received.
2. Conditions for Highway Construction and Engineering Memorandum approval.
3. 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.

4. Place a note on this face of the plat reading:
 - a. This plat is restricted to 96 high rise units 10,600 square feet of commercial 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]



ADAMS ST

DIXIE HIGHWAY

WASHINGTON ST

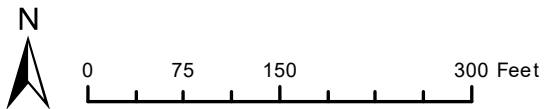
Commission District No. 6
Municipality: Hollywood
S/T/R: 16/51/42



031-MP-23

Adams Street Residential

Prepared by: Urban Planning Division
 Date Flown: January 2023



BROWARD COUNTY
Planning  **Council**

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

FROM: Barbara Blake Boy, Executive Director



RE: Adams Street Residential (031-MP-23)
City of Hollywood

DATE: December 11, 2023

The Future Land Use Element of the City of Hollywood Comprehensive Plan is the effective land use plan for the City of Hollywood. That plan designates the area covered by this plat for the uses permitted in the “Regional Activity Center” land use category. This plat is generally located on the west side of Dixie Highway, between Adams Street and Washington Street.

Regarding the proposed residential and commercial uses, the subject Regional Activity Center permits no more than 15,100 dwelling units and 3,280,000 square feet of commercial uses. To date, including this proposed development, 14,786 dwelling units and 2,850,266 square feet of commercial use have been proposed by plat or granted development permits, resulting in 314 dwelling units and 429,734 square feet of commercial use remaining. Therefore, the proposed 96 dwelling units and commercial use are in compliance with the permitted uses of the effective land use plan.

Regarding affordable housing, Planning Council staff notes that Broward County Land Use Plan (BCLUP) Policy 2.16.2 was adopted by the Broward County Commission on June 27, 2006, and became effective on September 11, 2006. This plat is located within an area that was the subject of BCLUP amendment PC 05-1/PCT 05-1, which was adopted by the Broward County Commission on June 28, 2005; therefore, the proposed dwelling units were not subject to the Policy.

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

North:	Regional Activity Center
South:	Regional Activity Center
East:	Regional Activity Center
West:	Regional Activity Center

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.

Adams Street
December 11, 2022
Page Two

BBB:HHA

cc: George R. Keller, Jr., CPPT, City Manager
City of Hollywood

Andria Wingett, 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

M E M O R A N D U M

DATE: December 8, 2023

TO: Josie Sesodia, Director
Urban Planning Division

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

SUBJECT: Application for New Plat
Adams Street Residential (031-MP-23)

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 of Dixie Highway except at a 16-foot (shared) opening located at the south plat limits. This opening is limited to ingress only and is half of a proposed 28-foot opening; the remainder of 28-foot opening and the ingress/egress easement will be on the property adjacent to the south plat limits.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 3 Four (4) feet of right-of-way to comply with the Broward County Trafficways Plan on Dixie Highway, a 54-foot, one-way pair.

ACCESS EASEMENT REQUIREMENTS

- 4 The ingress/egress easement recorded in Broward County O.R.B. 571, PG. 319 and O.R.B. 553, PG. 478 shall be rededicated on the first page of this plat.

ACCESS REQUIREMENTS

- 5 The minimum distance from the non-vehicular access line of Dixie Highway, 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 50 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 6 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)

- 7 Along Dixie Highway and adjacent to this plat.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 8 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

- 9 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)

- 10 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

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

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

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

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

F.S. 177 PLAT REVIEW COMMENTS

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

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

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

14 SURVEY DATA

- A. The legal description in the title opinion or certificate shall match the legal description on the plat. The plat drawing shall follow the legal description.
 1. For clarity and simplicity, include a "MORE PARTICULARLY DESCRIBED AS" metes and bounds description paragraph in the description to define the plat boundary.
 2. In the plat's subtitle revise the page number for the underlying Plat Book 1 Page 26.
- B. Perimeter bearings & distances shall be on all lines.
- C. Plat boundary perimeter closure shall be within +/- .03 feet.
- D. Add label of BASIS BEARING
- E. Square footage shall be shown for each parcel. The total acreage shall be accurate to the nearest square foot.
- F. Full dimensioning and square footage shall be shown on all dedicated RIGHT-OF-WAY.
- G. 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.
- H. Two land ties to two independent land corners or one land corner and one other recorded corner shall be shown.

- 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).

15 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Dedication language shall clearly dedicate all right-of-way and easements shown on the plat.
- B. Mortgagee dedication shall clearly join in the dedication of right-of-way.
- C. Proposed right-of-way shall be clearly labeled and dedicated by the plat.
- D. Existing right-of-way shall be identified and verified by instrument.
 - 1. Dimension the entire right of way width of West Adams Street and Dixie Highway.
- 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.

16 TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A. Plat review service charge form, review fee, and one copy of the plat with all changes from the original plat review application highlighted. The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title which shall:
 - 1) be based upon a legal description that matches the plat.
 - 2) be based upon a search of the public records within forty-five (45) days of submittal.
 - 3) contain the names of all owners of record.

- 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
- 5) contain a listing of all easements and rights-of-ways of record lying within the plat boundaries.
- 6) contain a listing of all easements and rights-of-ways which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

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

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

17 DRAFTING AND MISCELLANEOUS DATA

- A. Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B. 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.
- C. Clarify NOTES No.1 if you use GPS and any State Plane coordinate system,?
- D. Add LOTS 4 and 5 of Block M (PB.1, PG. 26)
- 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. Title block shall include the name of Plat, Subtitle/Replat, Section-Township-Range, City, County, and State.
 - 1. In the plat's subtitle revise the page number for the underlying Plat Book 1 Page 26.
- K. The plat original shall be drawn with black permanent drawing ink; or nonadhered scaled print on a stable base film.
- L. The sheet size shall be 24 inches by 36 inches.
- M. North Arrow(s) shall be shown on each drawing page.
- N. Adjacent plats shall be identified or identified as "Acreage."
- O. No text on the plat drawing should be obstructed or overlapped by lines or other text.
- P. Space for Plat Book and Page shall be shown inside the border in the upper right hand corner on each page.
- Q. Plat limits shall be labeled and shown with a heavy line.
- R. The Urban Planning Division file number 031-MP-23 shall be shown inside the border in the lower right hand corner on each page.

18 SIGNATURE BLOCKS

- A. The Surveyor's Certification shall be signed and the plat sealed by professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of FS Chapter 177. The printed name and registration number of the professional surveyor and mapper shall appear directly below the Surveyor's Certificate, along with the printed name, address, and certificate of authorization number of the legal entity, if any. A professional surveyor and mapper practicing independently of a legal entity shall include his or her address.
- 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 (or Town) conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

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

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

The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

SITE PLAN

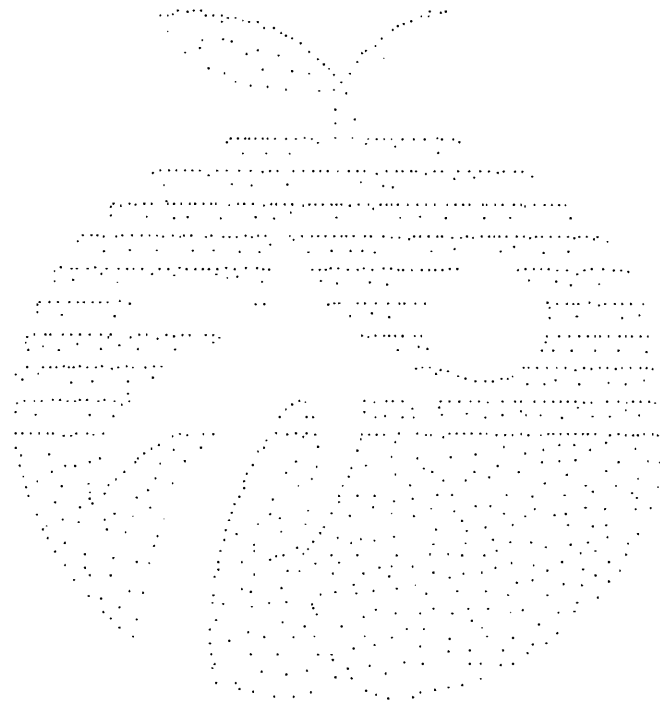
SBBC-3621-2023

County Number: TBD Municipality Number: TBD

Folio #: 514216011180

810 South Dixie Highway

August 22, 2023



SCAD Expiration Date: February 17, 2024

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

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
SITE PLAN**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: August 22, 2023	Single-Family:	5,300 sf retail on ground floor	Elementary: 1
Name: 810 South Dixie Highway	Townhouse:		Middle: 1
SBBC Project Number: SBBC-3621-2023	Garden Apartments:		High: 1
County Project Number: TBD	Mid-Rise:		Total: 3
Municipality Project Number: TBD	High-Rise: 96		
Owner/Developer: Downton Hollywood CRA	Mobile Home:		
Jurisdiction: Hollywood	Total: 96		

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
Colbert Elementary	812	893	613	-280	-15	68.6%	17
Olsen	1,125	1,238	629	-609	-27	50.8%	46
South Broward High	2,297	2,527	2,407	-120	-4	95.3%	51

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				23/24	24/25	25/26	26/27	27/28
Colbert Elementary	630	-263	70.5%	595	584	592	597	586
Olsen	675	-563	54.5%	645	628	616	604	592
South Broward High	2,458	-60	97.6%	2,417	2,403	2,413	2,419	2,424

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: <https://www.browardschools.com/Page/34040>. 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	2022-23 Contract Permanent Capacity	2022-23 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				23/24	24/25	25/26
Avant Garde Academy	750	1,116	366	1,116	1,116	1,116
Avant Garde K-8 Broward	1,050	1,015	-35	1,015	1,015	1,015
Ben Gamla Charter	625	349	-276	349	349	349
Ben Gamla Charter North Broward	900	289	-611	289	289	289
Hollywood Academy 6_8	450	478	28	478	478	478
Hollywood Academy K_5	1,100	1,130	30	1,130	1,130	1,130
International Studies Academy High School	800	207	-593	207	207	207
International Studies Academy Middle School	594	252	-342	252	252	252
Paragon Academy Of Technology	500	135	-365	135	135	135
South Broward Montessori Charter School	348	166	-182	166	166	166
Sunshine Elementary	500	230	-270	230	230	230

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

School(s)	Description of Improvements
Colbert Elementary	There are no scheduled classroom additions in the current ADEFP that would increase the reflected FISH capacity of the school.
Olsen	There are no scheduled classroom additions in the current ADEFP that would increase the reflected FISH capacity of the school.
South Broward High	There are no scheduled classroom additions in the current ADEFP 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: <https://www.browardschools.com/Page/34040>. 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 site plan application proposes a total of 96 high-rise units, which are anticipated to generate 3 (1 elementary, 1 middle, and 1 high school) students into Broward County Public Schools.

Please be advised that this application was reviewed utilizing 2022/23 school year data because the current school year (2023/24) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count. The school Concurrency Service Areas (CSA) serving the project site in the 2022/23 school year include Colbert Elementary, Olsen Middle, and South Broward High Schools. Based on the Public School Concurrency Document (PSCPD), all three 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 (2022/23- 2024/25), these schools are expected to maintain their status through the 2024/25 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.

Charter schools located within a two-mile radius of the site in the 2022/23 school year 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 2022/23 to 2026/27 regarding pertinent impacted schools are depicted above.

Therefore, 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 for either the end of the current school year or 180 days, whichever is greater for a maximum of 96 high-rise units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on February 17, 2024. 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. Please be advised that the expiration of the SCAD will require the submission of a new application and fee for a new public school concurrency determination. 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.

SBBC-3621-2023 Meets Public School Concurrency Requirements

Yes No

Reviewed By:

8/22/2023

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title



Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

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

MEMORANDUM

DATE: 12/1/2023

TO: Josie P. Sesodia, Director, UPD
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.

REVIEW OF PLAT APPLICATION (Please submit electronically)	
Plat Number: 031-MP-23	Folio: 514216210050; 514216210060; 514216011180; 514216011190
Plat Name: Adams Street Residential	
Comments Due Date: 12/11/2023	Return Comments To: PDMDInfo@broward.org
Applicant's Request: New Plat Reviews	
Division: Environmental Permitting	

Staff proposes the following disposition:

Reviewer's Name: Yvel Rocher

**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 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 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 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 Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at Florida Exotic Pest Plant Council (invasive.org).
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 for specific code requirements.

Reviewer's Name: Peter Burke	Program: Tree Preservation
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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.

Reviewer's Name: David Vanlandingham	Program: Clean-Up and Waste Regulation
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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.

Reviewer's Name: Alexis Arroyo

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. Since the subject plat relates to vacant land, there are no building demolition or asbestos renovation applicable requirements.
2. Please note that a Parking Facility Air License is required if 750 vehicles or more Parking Garage or 1,500 vehicles or more Surface Parking lot is proposed.



Tuesday, November 7, 2023

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. 031-MP-23/Adams Street Residential
Broward County property folio(s): 514216011190 (810 S Dixie Highway, Hollywood, FL 33020), 514216011180 (810 S Dixie Highway, Hollywood, FL 33020), 514216210050 (2110 Adams Street, Hollywood, FL 33020), 514216210060 (2114 Adams Street, Hollywood, FL 33020)

Christian,

I have had an opportunity to review materials relative to Plat No. 031-MP-23/Adams Street Residential; Broward County property folio(s): 514216011190, 514216011180, 514216210050, and 514216210060.

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
CHRONICLE HERITAGE

In capacity as:

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

Cc: Rick Ferrer, Historic Preservation Officer, Resilient Environment Department

