



Resilient Environment Department
URBAN PLANNING DIVISION

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

Elizabeth Tsouroukdissian
5381 Nob Hill Road
Sunrise, FL 33351

SUBJECT: Development Review Report
& Notification of Readiness

PLAT NAME: Mena

PLAT NO: 015-MP-23

TRANSMITTAL DATE: June 20, 2023

**LETTER OF OBJECTIONS OR
NO OBJECTIONS MUST BE
RECEIVED BY:** August 19, 2023

COMMISSION REFERRAL: Pending

TRAFFICWAYS EXPIRATION: June 24, 2024

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 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.

Elizabeth Tsouroukdissian
June 20, 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 – Hollywood

MIAMI MT, LLC
20341 Northeast 30th Avenue, #102
Aventura, FL 33180



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:	Mena	Number:	015-MP-23
Application Type:	New Plat	Legistar Number:	N/A
Applicant:	Miami MT, LLC	Commission District:	6
Agent:	Pulice Land Surveyors	Section/Twn./Range:	16/51/42
Location:	East side of North 24 Avenue, between Johnson Street and Lincoln Street	Platted Area:	0.32 Acres
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 Deferral: Until a SCAD Letter is provided Denial: Until Planning Council is able to confirm sufficient unbuilt dwelling units are available within the Regional Activity Center		
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:	Single-family residence
Proposed Use:	21 Mid-Rise units
Plan Designation:	Regional Activity Center
Adjacent Uses	Adjacent Plan Designations
North: Single-Family residence	North: Regional Activity Center
South: Multi-Family residence	South: Regional Activity Center
East: Multi-Family residence	East: Regional Activity Center
West: Garden Apartments	West: Medium Residential
Existing Zoning	Proposed Zoning
DH-2 (Dixie Hwy Medium Intensity Multifamily)	DH-2 (Dixie Hwy Medium Intensity Multifamily)

In accordance with the Land Development Code, 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).

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. The proposed residential use is located within a Regional Activity Center that permits no more than 15,100 dwelling units. Planning Council is unable to confirm at this time whether or not there are sufficient unbuilt dwelling units available within the Regional Activity Center to accommodate this development proposal. Planning Council memorandum is attached.

2. Trafficways

Trafficways review is scheduled for August 24, 2023. This plat must be recommended for **DEFERRAL** until Trafficways approval has been received.

3. Access

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

4. Concurrency – Transportation

This plat is located in the Southeast Concurrency Management Area, which is subject to Transportation concurrency fees, as defined in Section 5- 182.1(a)(1)a) of Land Development Code. The proposed use is an increase of 7 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	1	8
Non-residential	0	0
Total		(8 – 1 = 7)

5. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	City of Hollywood	City of Hollywood
Plant name:	Hollywood WTP (07/22)	Hollywood (HOL) (03/23)
Design Capacity:	37.50 MGD	55.50 MGD
Annual Average Flow:	28.40 MGD	39.90 MGD
Estimated Project Flow:	0.007 MGD	0.007 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.

6. 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	0.094
Local	0

7. Concurrency - Public School

A School capacity availability determination (SCAD) letter is required prior to plat approval.

8. Impact Fee Payment

All impact fees (school impact, park impact and transportation concurrency) will be calculated by Urban Planning Division, Development and Environmental Review Section; assessed based on construction plans submitted for environmental review approval and must be paid on date of building permit issuance.

At the time of plat application, a single-family residence exists 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 three (3) years prior to the review of construction plans submitted for County environmental review approval.**

9. 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.

10. 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.

11. Archeological and Historic 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 sensitivity. See the attached historic and archaeological comments.

The site is in a municipality that has been designated a Certified Local Government (CLG). The applicant is advised to contact Shiv Newaldass, Director, Development Services, City of Hollywood at 2600 Hollywood Boulevard, Suite 403, Hollywood, Florida 33022 or by phone at (954) 921-3211 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.

12. Aviation

This property is within 3 miles of Broward County's Fort Lauderdale/Hollywood International Airport (FLL). 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. The Applicant should visit bit.ly/AirspaceReview to determine if the proposed project exceeds the height limitations in the Airport Airspace Imaginary Surfaces Composite Map. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>.

13. Utilities

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

14. 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 all the requirements of the Land Development Code and does not satisfy requirements for Concurrency:

1. **Denial** until Planning Council is able to confirm whether or not there are sufficient unbuilt dwelling units available within the Regional Activity Center.
2. Deferral until a SCAD Letter is provided.
3. 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.
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 application, subject to the following conditions which shall assure compliance with the standards and requirements of the Land Development Code:

1. **Denial** until Planning Council confirms whether there are sufficient unbuilt dwelling units available within the Regional Activity Center to accommodate this development proposal.
2. Deferral until a SCAD Letter is provided.
3. Conditions attached in the Highway Construction and Engineering Memorandum.
4. 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.

5. Place a note on the face of the plat reading:
 - a. This plat is restricted to 21 mid-rise units.

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.

[CLD]



JOHNSON ST

LINCOLN ST

N 24TH AVE

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



015-MP-23
Mena



0 87.5 175 350 Feet

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: Mena (015-MP-23)
City of Hollywood

DATE: June 7, 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 east side of North 24 Avenue, between Johnson Street and Lincoln Street.

Regarding the proposed residential use, the subject Regional Activity Center permits no more than 15,100 dwelling units. Planning Council staff is unable to confirm at this time whether or not there are sufficient unbuilt dwelling units available within the Regional Activity Center to accommodate this development proposal.

Planning Council staff will update these comments as appropriate.

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:	Medium Residential

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

BBB:JMB

cc: George Keller, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood



Public Works Department

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

M E M O R A N D U M

DATE: June 2, 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
MENA (015-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 RECOMMENDATIONS

- 1 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.

2 SURVEY DATA

- A. The legal description in the title opinion or certificate shall match the legal description on the plat. The plat drawing shall follow the legal description.
 1. For clarity and simplicity, include a "MORE PARTICULARLY DESCRIBED AS" metes and bounds description paragraph in the description to define the plat boundary.
- B. Perimeter bearings, distances shall be on all lines.
- C. Square footage shall be shown for each parcel. The total acreage shall be accurate to the nearest square foot.
- D. The bearing reference line must be a well established and monumented line. Depict said line with its monumentation and tie to the plat boundary. Insufficient monumentation is shown for the line called out. Review and revise as necessary. Show found monumentation on the line.
- E. Full dimensioning and square footage shall be shown on all dedicated RIGHT-OF-WAY. If applicable
- F. P.R.M.s shall be shown at every change of direction, not more than 1,400 feet apart, with a minimum of 4 indicated. P.R.M.s shall be labeled "Found" or "Set". P.C.P.s as appropriate.
- G. Two land ties to two independent land corners or one land corner and one other recorded corner shall be shown.

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

3 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. 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. If applicable.
- 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.
- 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.
 - 1. Review the document recorded in ORB 2822 Pg 607 and revise the plat as necessary.

4 TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A. Plat review service charge form, review fee, and one copy of the plat with all changes from the original plat review application highlighted. The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title which shall:
 - 1) be based upon a legal description that matches the plat.
 - a) See Survey Data A1 and revise prior to mylar submittal.

- 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.

5 DRAFTING AND MISCELLANEOUS DATA

- A. Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B. In The Surveyor's Note 3 regarding the basis of bearing add the plat name Hollywood Little Ranches and PB 1 Pg 26 for the line used as the basis of bearing.
- C. Notes and/or Legend shall be shown on ALL drawing pages.

- D. Plat borders shall be 1/2-inch on three sides with a 3-inch margin on the left side.
- E. Location Map and Scale (Depicting 2 major street names; one North/South and one East/West) shall be shown.
- F. 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.
- G. The sheet page numbers and total of pages shall be shown on each page.
- H. Title block shall include the name of Plat, Subtitle/Replat, Section-Township-Range, City, County, and State.
- I. The plat original shall be drawn with black permanent drawing ink; or nonadhered scaled print on a stable base film.
- J. The sheet size shall be 24 inches by 36 inches.
- K. Adjacent plats shall be identified or identified as "Acreage."
 - 1. Correct the plat book number for the Alley per PB 5 Pg 7 located west of N. 24 Avenue.
- L. Plat limits shall be labeled and shown with a heavy line.
- M. The Urban Planning Division file number 015-MP-23 shall be shown inside the border in the lower right hand corner on each page.

6 SIGNATURE BLOCKS

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

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

- A. Planning Council Executive Director or Designee Signature
- B. Completion of all POSSE Inputs; Impact Fee and Security reports printed
- C. County Surveyor Signature
- D. 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.



Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

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

MEMORANDUM

DATE: 5/26/2023

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: 015-MP-23	Folio: 514216014600
Plat Name: Mena	
Comments Due Date: 6/5/2023	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. The Water and Environmental Licensing Section of the Environmental Permitting Division has not yet conducted a site inspection on this project; however, aerial photographs and light detection and ranging data (LIDAR) indicate that this property may contain County jurisdictional wetlands. The applicant must request a wetland determination from the Water and Environmental Licensing Section prior to any land clearing or filling. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging, filling, or other alteration of wetlands. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.
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

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

Any objection to the plat as submitted.
Answer: No

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

Plat Comments, as needed:

Not a known contaminated site; not within one-quarter mile of a contaminated site; not a licensed waste regulation facility; not an abandoned dump or landfill.

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. 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:
<https://www.broward.org/ePermits/Pages/AsbestosCertificate.aspx>

2. Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at ePermits.broward.org at least 10 working-days before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. For assistance, contact Broward County's asbestos program at AsbestosHelp@broward.org or call 954-519-0340.

3. The number of proposed parking spaces is 23. A Parking Facility Air License is required for a Parking Garage for 750 vehicles or more or for a Surface Parking Lot 1,500 or more parking spaces. For more information call 954-519-1270 and ask for Air Licensing.



T: 850.296.3669
F: 602.254.6280
info@paleowest.com

TALLAHASSEE, FLORIDA
916 East Park Avenue
Tallahassee, FL 32301

Monday, May 22, 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. 015-MP-23/Mena
Broward County property folio(s): 514216014600 (807 N 24th Ave, Hollywood, FL 33020)

Christian,

I have had an opportunity to review materials relative to Plat No. 015-MP-23/Mena; Broward County property folio(s): 514216014600.

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

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

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

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

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

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

Sincerely,



BRADLEY LANNING | PRINCIPAL INVESTIGATOR
PALEOWEST

In capacity as:

County Archaeological Consultant
Resilient Environment Department
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

