



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

SUBJECT: Development Review Report
& Notification of Readiness

PLAT NAME: Residences at Beverly Park

PLAT NO: 035-MP-23

TRANSMITTAL DATE: January 30, 2024

LETTER OF OBJECTIONS OR
NO OBJECTIONS MUST BE
RECEIVED BY: April 1, 2024

COMMISSION REFERRAL: Pending

TRAFFICWAYS EXPIRATION: February 25, 2025

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.

Broward County Board of County Commissioners

Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKenzie • Nan H. Rich • Hazelle P. Rogers • Tim Ryan • Michael Udine
www.broward.org

Elizabeth Tsouroukdissian
January 30, 2024

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

Washington Street Office, LLC
8794 Boynton Beach Boulevard, Suite 219,
Boynton Beach, FL 33472



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:	Residences at Beverly Park	Number:	035-MP-23
Application Type:	New Plat	Legistar Number:	N/A
Applicant:	Washington Street Office, LLC	Commission District:	7
Agent:	Pulice Land Surveyors, Inc.	Section/Twn./Range:	13/51/41
Location:	Northwest corner of State Road 7/U.S. 441 and Washington Street	Platted Area:	2 Acres
Municipality:	Hollywood	Gross Area:	N/A
Previous Plat:	First Union West (Plat Book 144, Page 25)	Replat:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Recommendation:	Deferral: Until the plat mylar is submitted Deferral: Until Trafficways approval is received Denial: Until it is determined that sufficient unbuilt residential units are available within the Transit Oriented Corridor to accommodate this proposed development		
FS 125.022 Waiver	A waiver is recommended		
Meeting Date:	TBD		

A location map showing the parcels designated within the plat for the purpose of assigning development entitlement is attached as **Exhibit 2**.

Existing and Future Land Use	
Existing Use:	14,500 Sq. Ft. of Bank with drive-thru
Proposed Use:	115 high-rise units, 800 sq. ft. of commercial use on Parcel A, and 14,500 sq. ft. of bank with drive-thru on Parcel B
Plan Designation:	Hollywood Transit Oriented Corridor
Adjacent Uses	Adjacent Plan Designations
North: Community Shopping Center	North: Transit Oriented Corridor
South: Commercial	South: Transit Oriented Corridor
East: Bank with Drive-thru	East: Transit Oriented Corridor
West: Place of Worship	West: Transit Oriented Corridor
Existing Zoning	Proposed Zoning
S-MU (South Mixed-Use District)	S-MU (South Mixed-Use District)

In accordance with the Land Development Code, high-rise dwelling 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).

This plat is a replat of The First Union West plat, which was approved by the County Commission on September 5, 1989, for 12,500 square feet of bank use on Parcel A and 27,500 square feet of commercial use on Parcels B and C.

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 "Hollywood Transit Oriented Corridor" land use category. Regarding the proposed residential and commercial use, the subject Transit Oriented Corridor permits a maximum of 5,309 dwelling units and 15,000,000 square feet of commercial use. Planning Council staff are unable to confirm currently whether there are sufficient unbuilt dwelling units available within the Transit Oriented Corridor to accommodate the development proposal. Planning Council memorandum is attached.

2. Affordable Housing

The applicant proposes 115 additional units, however the development did not require amendment to the Broward County Land Use Plan. 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 April 25, 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.

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

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 an increase of 57 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	46
Non-residential	303	314
Total	(360 - 303) = 57	

6. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	Broward County	Hollywood
Plant name:	Broward County (03/23)	Hollywood (HOL) (09/23)
Design Capacity:	30.00 MGD	55.50 MGD
Annual Average Flow:	15.52 MGD	43.07 MGD
Estimated Project Flow:	0.042 MGD	0.041 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	0.517
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 115 high-rise units will generate 4 (1 elementary, 2 middle and 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 April 14, 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, park and transportation) 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. A historic structure in the subject property is being recorded by the Historic Preservation Program. This recordation will have no impact on the proposed development.

The site is in a municipality that has been designated a Certified Local Government (CLG). The applicant is advised to contact Anand Balam, Planning Manager, Development Services, City of Hollywood at 2600 Hollywood Boulevard, Room 315, 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

This property is within close proximity of Broward North Perry Airport (HWO) and is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. The project is subject to compliance with Broward County Code of Ordinance's Chapter 5 (Building Regulations and Land Use) including Sec. 5-182.10 (Airports). 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 Review, please contact AirspaceReview@broward.org Please see the attached BCAD's Comments and Potential Aircraft Overflight Notice.

14. Utilities

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

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 requirements for Concurrency:

1. **Denial** until it is determined that sufficient unbuilt dwelling units are available within the Transit Oriented Corridor to accommodate this development proposal.
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 satisfies the drainage, water, wastewater and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.
4. This plat satisfies the regional park concurrency requirement of Section 5-182.7 of the Broward County Land Development Code.

RECOMMENDATIONS

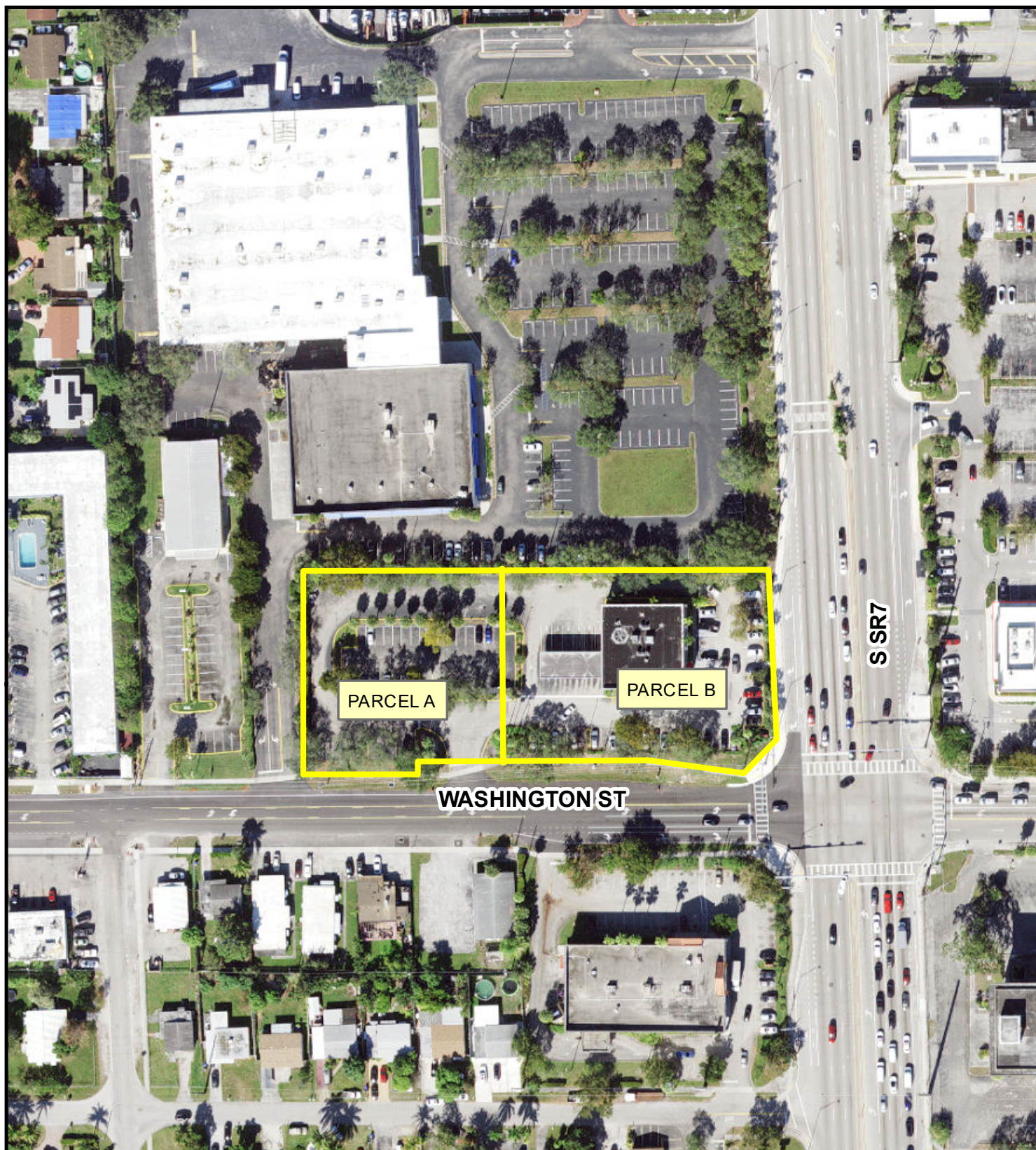
Based on the review and findings, not all conditions are met to ensure compliance with the standards and requirements of the Land Development Code:

1. **Denial** until it is determined that sufficient unbuilt dwelling units are available within the Transit Oriented Corridor to accommodate this development proposal.
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 115 high-rise units, 800 square feet of commercial use on Parcel A, and 14,500 square feet of bank with drive-thru on Parcel B.
 - b. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.
 - c. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

[CLD]



Commission District No. 7
Municipality: Hollywood
S/T/R: 13/51/41



035-MP-23

Residences at Beverly Park

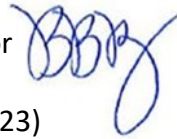
Prepared by: Urban Planning Division
 Date Flown: January 2023



0 62.5 125 250 Feet

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

FROM: Barbara Blake Boy, Executive Director



RE: Residences at Beverly Park (035-MP-23)
City of Hollywood

DATE: January 4, 2024

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 “Hollywood Transit Oriented Corridor” land use category. This plat is generally located on the northwest corner of State Road 7/U.S. 441 and Washington Street.

Regarding the proposed residential and commercial use, the subject Transit Oriented Corridor permits a maximum of 5,309 dwelling units and 15,000,000 square feet of commercial use. Planning Council staff is unable to confirm at this time whether or not there are sufficient unbuilt dwelling units and commercial use available within the Transit Oriented Corridor 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:	Transit Oriented Corridor
South:	Transit Oriented Corridor
East:	Transit Oriented Corridor
West:	Transit Oriented Corridor

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

BBB:HHA

Residences at Beverly Park

January 4, 2024

Page Two

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: January 2, 2024

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
Residences at Beverly Park (035-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

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:

- 1 Along the ultimate right-of-way for Washington Street except at 40-foot opening with centerline located approximately 223 feet west of the east plat limits. Said non-access line will include a corner chord and extend along State Road 7 (US 441).

This opening is restricted to right turns only.

ACCESS REQUIREMENTS

- 2 The minimum distance from the non-vehicular access line of Washington Street, at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 25 feet.
- 3 For the two-way driveway that will be centered in a 40-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

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

TURN LANE IMPROVEMENTS (Secure and Construct)

- 5 Westbound right turn lane on Washington Street at the 40-foot opening with 100 feet of storage and 50 feet of transition.

SIDEWALK REQUIREMENTS (Secure and Construct)

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

TRAFFIC CONTROL DEVICES REQUIREMENTS (Secure and Construct)

- 8 Any necessary modifications to the existing traffic signal at the intersection of Washington Street and State Road 7 (US 441) to provide for the required improvements.

COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)

- 9 The developer shall be responsible for replacement of communication conduit/interconnect that is damaged by construction of the required improvements. The security amount for communication conduit/interconnect along Washington Street and State Road 7 (US 441) shall be determined by the Traffic Engineering Division.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 10 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

- 11 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.
- 12 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)

- 13 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.
- 14 Communication Conduit/Interconnect plans (3 sets and a cost estimate) shall be submitted to the Traffic Engineering Division. Any easements necessary for relocation and maintenance of the conduit must be provided and shown on the submitted plans. No security shall be released without field inspection and final approval of all materials, installations and locations by the Traffic Engineering Division.

GENERAL RECOMMENDATIONS

- 15 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.
- 16 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>.

- 17 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.

18 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. The are bearings shown on the plat which differ from the underlying plat and the survey submitted with the plat. Review and revise the plat as necessary.
- B. Perimeter and bearings, distances, shall be on all lines.
- C. Grid bearings and State Plane Coordinates shall be on all P.R.M.s and land ties in resurveyed sections.
- D. Plat boundary perimeter closure shall be within +/-0.03 feet
- E. Land corner coordinates shall be verified with resurvey.
- F. P.R.M. coordinates shall be accurate within +/-0.05 feet. (Resurvey sections).
- G. Square footage shall be shown for each parcel. The total acreage shall be accurate to the nearest square foot.

- H. Full dimensioning and square footage shall be shown on all dedicated RIGHT-OF-WAY.
- I. 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.
- J. Two land ties to two independent land corners or one land corner and one other recorded corner shall be shown.
- K. All interior excepted parcels shall be clearly indicated and labeled as: "NOT A PART OF THIS PLAT."
- L. 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.
- M. 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>.
- N. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

19 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.
- E. Centerlines of right-of-way and construction (if they are different) shall be shown.
- F. 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.
- G. All existing easements shall be clearly labeled and dimensioned.
- H. Any existing easements, located within a parcel of land being dedicated on the plat as right-of-way, shall be vacated, subordinated, or subjugated to the county's interests.

20 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.

21 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. Notes and/or Legend shall be shown on ALL drawing pages.
- C. 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.
- D. The Utility Easement Note per FS 177.091(28) shall be included.
- E. Plat borders shall be 1/2-inch on three sides with a 3-inch margin on the left side.
- F. Location Map and Scale (Depicting 2 major street names; one North/South and one East/West) shall be shown.
- G. Scale and Scale Bar shall be shown on each drawing sheet with standard engineering scale of 1" = 20', 30', 40', 50', 60', and 100' or as approved by the Engineering Division.
- 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 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. North Arrow(s) shall be shown on each drawing page.
- L. Adjacent plats shall be identified or identified as "Acreage."
 - 1. Add the recording information for the adjacent plat "Victory at Hollywood".
- M. Plat limits shall be labeled and shown with a heavy line.
- N. The Urban Planning Division file number 035-MP-23 shall be shown inside the border in the lower right hand corner on each page.

22 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.)

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

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



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
September 1, 2023

JARED W. PERDUE, P.E.
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – September 1, 2024
THIS LETTER IS NOT A PERMIT APPROVAL

Jane Storms
Pulice Land Surveyors Inc
5381 Nob Hill Rd. Sunrise, FL 33351

Dear Jane Storms:

RE: Pre-application Review for **Category N/A Driveway**, Pre-application Meeting Date: **April 13, 2023**

Broward County - Hollywood; SR 0; Sec. # 0.0; MP: 0.0; Access Class - 0;

Posted Speed - 0; SIS - No; FDOT Ref. Project:

Request: Right-in/Left-out/Right-out access on the north side of Washington Street (not within FDOT jurisdiction)

SITE SPECIFIC INFORMATION

Project Name & Address: **Residences at Beverly Park – 6015 Washington St, Hollywood, FL, 33023, USA**

Property Owner: **6015 Washington LLC**; Parcel Size: **1.81 Acres**

Development Size:

Proposed: 115 DU Affordable Housing, 800 SF of Retail

Existing: 14,500 SF Bank with Drive Thru

NO OBJECTION

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

Comments:

- **Please note that additional agency coordination might be required to meet the City of Hollywood and Broward County's requirements.**
- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

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

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

Sincerely,

Carina Harvey
District Access Management Manager

cc: Anthony Beecher

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2023-04-13\5. 86000091 MP 2.1 SR 0_Residences at Beverly Park\86000091 MP 2.1 SR 0_Residences at Beverly Park.docx

www.dot.state.fl.us

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

PLAT
SBBC-3555-2023
County No: N/A
Folio #: 514113320010, 514113320020
Residences at Beverly Park
October 30, 2023



SCAD Expiration Date: April 14, 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 PLAT

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	ADDITIONAL STUDENT IMPACT
Date: October 30, 2023 Folio # 514113320010,	Single-Family:	115 Affordable Units	Elementary: 1
Name: Residences at Beverly Park	Townhouse:		
SBBC Project Number: SBBC-3555-2023	Garden Apartments:		Middle: 2
County Project Number: N/A	Mid-Rise:		
Municipality Project Number: 23-DP15	High-Rise: 115		High: 1
Owner/Developer: 6015 Washington LLC	Mobile Home:		
Jurisdiction: Hollywood	Total: 115		Total: 4

Comments

District staff reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter for this plat application that preliminarily vests the project for public school concurrency for 115 high-rise units, which were anticipated to generate 4 (1 elementary, 2 middle, and 1 high school) students into Broward County Public Schools.

The school Concurrency Service Areas (CSA) serving the project site in the 2022/23 school year included Orange Brook Elementary, Apollo Middle, and McArthur High Schools. The same schools are serving the site in the 2023/24 school year. The project was determined to meet public school concurrency requirements because adequate school capacity was projected to be available to support the project.

This preliminary determination for 115 high-rise units was due to expire on October 17, 2023. However, the applicant requested an extension of this preliminary SCAD prior to its expiration date. As such, the preliminary determination shall be valid for a one-time extension of an additional 180 days from the original expiration date (October 17, 2023) and shall expire on April 14, 2024. 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. This preliminary school concurrency determination shall be deemed void unless prior to April 14, 2024, notification of final approval to the District has been provided. 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.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code.

SBBC-3555-2023 Meets Public School Concurrency Requirements ☒ Yes ☐ No

10/30/2023

Date

Reviewed By:

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: 12/13/2023

TO: Josie P. Sesodia, Director, UPD
PDMDInfo@broward.org

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

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: 035-MP-23	Folio: 514113320010; 514113320020
Plat Name: Residences at Beverly Park	
Comments Due Date: 1/3/2024	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
<p>Any objection to the plat as submitted. Answer: No</p> <p>This plat is subject to the comments noted below. Answer: Yes</p> <p>Plat Comments, as needed:</p> <p>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.</p> <p>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 NDDLLicense@broward.org for specific code requirements.</p> <p>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.</p>	

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
<p>Any objection to the plat as submitted. Answer: No</p> <p>This plat is subject to the comments noted below. Answer: No</p> <p>Plat Comments, as needed: This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.</p>	
Reviewer's Name: David Vanlandingham	Program: Clean-Up and Waste Regulation
<p>Any objection to the plat as submitted. Answer: No</p> <p>This plat is subject to the comments noted below. Answer: Yes</p> <p>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.</p>	

Reviewer's Name: Alexis Arroyo	Program: Air Program
<p>Any objection to the plat as submitted. Answer: No</p> <p>This plat is subject to the comments noted below. Answer: Yes</p> <p>Plat Comments, as needed:</p> <p>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</p> <p>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.</p> <p>3. 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.</p>	

REVIEW OF APPLICATION CONDITIONS

Plat Number: 035-MP-23

Section/Township/Range: S13/T51(S)/R41(E)

Plat Name: Residences at Beverly Park

Comments Due Date: 1/3/2024

Return Comments To: [PDMD Staff](#)

Applicant's Request: Plat

Reviewer's Name: ADAM NICHOLAS for William Castillo

Division: Broward County Aviation
Department – Planning Division

Plat Comments:

This property is within close proximity to Broward County's North Perry Airport (HWO) and may need to be reviewed by Broward County and FAA to determine if the project is a hazard to aviation. The project is subject to compliance with Broward County Code of Ordinance's Chapter 5 (Building Regulations and Land Use) including Sec. 5-182.10 (Airports) and may also be subject to Federal Aviation Regulation Part 77. The applicant should visit www.FLL.net/Airspacereview to determine if the proposed project exceeds the height limitations in the Airport Airspace Imaginary Surfaces Composite Map.

This serves as notice of potential aircraft overflight noise impacts- Recording required per Broward County Code of Ordinances §5-182-10(b).

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

To initiate the Federal Aviation Review, access the FAA Web Page at: <https://oeaaa.faa.gov>

POTENTIAL AIRCRAFT OVERFLIGHT NOTICE:

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

Further information regarding the current and potential impacts of airport operations on the subject property may be obtained from the Broward County Aviation Department, Airport Development Planning Division at <https://www.broward.org/Airport/Business/NoiseInformation> or 954-359-2366