



Environmental Protection and Growth Management Department

**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**

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

Jane Storms  
Pulice Land Surveyor, Inc.  
5381 Nob Hill Road  
Sunrise, Florida 33351

SUBJECT: Response to Letter of Objection(s)

PLAT NAME: Hollywood Crossing

PLAT NO.: 017-MP-19

TRANSMITTAL DATE: October 8, 2019

WRITTEN AUTHORIZATION

MUST BE RECEIVED BY: April 21, 2020

TRAFFICWAYS EXPIRATION: June 22, 2020

Dear Ms. Storms:

As per the requirements Section 5-181(h)(3) of the Broward County Land Development Code, we have completed our review of your Letter of Objection(s) and after consideration, revised and updated the attached Development Review Report. A copy of the updated Development Review Report is attached.

Please review the attached report carefully. Pursuant to Section 5-181(i) of the Land Development Code, a "written authorization to proceed," scheduling the application for the next available County Commission plat meeting, must be submitted to the Planning and Development Management Director on or before the above referenced date. If the "written authorization to proceed" is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn. **Once the "written authorization to proceed" is submitted, it is your responsibility to ensure that it is received by this office.**

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

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

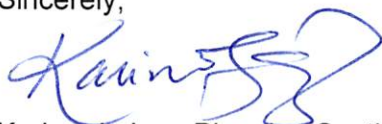
Broward County Board of County Commissioners

Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Dale V.C. Holness • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine  
www.broward.org

Jane Storms  
October 8, 2019  
Page 2

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

Sincerely,



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

Attachment:

cc: Review Agencies  
Mayor/Planning Director – Hollywood

Southwest Holly, LLC  
591 Silver Lane  
Boca Raton, FL 33433

Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
DEVELOPMENT REVIEW REPORT

**PROJECT DESCRIPTION**

Name:	HOLLYWOOD CROSSING	Number:	017-MP-19
Applicant:	Southwest Holly, LLC	Comm. Dist.:	6
Agent:	Pulice Land Surveyors, Inc.	Sec/Twp/Rng:	13-51-41
Location:	Southwest Corner of Hollywood Boulevard and State Road 7/US 441	Platted Area:	2.36 Acres
City:	Hollywood	Gross Area:	N/A
Replat:	N/A		

**LAND USE**

Existing Use:	15,726 Sq. Ft. Commercial	Effective Plan:	Hollywood
Proposed Use:	Service Station/Convenience Store With 20 Fueling Positions	Plan Designation:	Transit Oriented Corridor. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Commercial	North:	Transit Oriented Corridor
South:	Commercial	South:	Transit Oriented Corridor
East:	Commercial	East:	Transit Oriented Corridor
West:	Commercial	West:	Transit Oriented Corridor
Existing Zoning:	SR7-CCD-CC	Proposed Zoning:	SR7-CCD-CC

**RECOMMENDATION (See Attached Conditions)**

**DEFERRAL:** Until the plat mylar is submitted to the Highway Construction and Engineering Division.

Meeting Date:  
Action Deadline:  
Deferral Dates:

Prepared: HWC  
Reviewed:  
Approved:

## SERVICES

Wastewater Plant:	Hollywood (06/19)	Potable Water Plant:	Hollywood (04/19)
Design Capacity:	55.5000 MGD	Design Capacity:	59.500 MGD
12-Mo. Avg. Flow:	34.8300 MGD	Peak Flow:	24.727 MGD
Est. Project Flow:	0.0002 MGD	Est. Project Flow:	0.001 MGD

Comments: Sufficient capacity exists at this time.      Comments: Sufficient capacity exists at this time.

## PARKS

### SCHOOLS

Dwelling Units	Impact Fee
N/A	N/A

Local:

Regional:

Land Dedication	Impact Fee	Admin. Fee
County conducts no local review within municipalities	N/A	N/A
N/A	N/A	N/A

## TRANSPORTATION

Concurrency Zone: Southeast Core	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	N/A	N/A	N/A
Non-res. uses:	201	*	N/A
Total:	201	*	N/A

\* See Staff Comment No. 3 and 4

See Finding No. 1

See General Recommendation No. 1

HOLLYWOOD CROSSINGS  
017-MP-19

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being service station/convenience store with 20 fueling positions. This property is being platted because it does not qualify for an exception to the mandatory platting rule and the plat boundaries are not specifically delineated on a recorded plat.
- 2) Trafficways approval is valid for 10 months. Approvals was received on August 22, 2019.
- 3) This plat is located within a Transportation Concurrency Management Area. In accordance with the Land Development Code, transportation concurrency fees will be assessed in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval and must be paid prior to the issuance of the building permit.
- 4) At the time of plat application 15,726 square feet of commercial use existed on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182(a)(4) of the Land Development Code, this structure may be eligible for credit towards transportation concurrency fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. **No credit will be granted for demolition occurring more than eighteen (18) months prior to the review of construction plans submitted for County environmental review approval.**
- 5) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 6) This plat is located in the City of Hollywood and is under the jurisdiction of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division. Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. A surface water management licensing requirements of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction. Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge. Any vehicle washing facility not connected to a sanitary sewer system must recycle 100% of its wash water and no discharge to the drainage system will be permitted.

- 7) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.
- 8) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no 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. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 9) The Water and Environmental Licensing Section encourages that 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 be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.
- 10) Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation regulations of the City of Hollywood of trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.
- 11) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes.



- 12) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 13) A demolition notice of the existing use may be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
- 14) A Storage Tank License may be required if there will be fuel storage associated with either an emergency generator system or a service station. Contact the Environmental and Consumer Protection Division at 954-519-1260 for specific license requirements.
- 15) The subject plat is in the vicinity of known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.
- 16) This project is within the Broward County Water and Wastewater Services (BCWWS) service area. A BCWWS Developer's Agreement or BCWWS Utility Connection Permit will be required prior to the issuance of a building permit, per Broward County Land Development Code, Section 5-182(f)(1)c) and Section 5-182(g)(1)c). Please visit [www.broward.org/waterservices/eei00600.htm](http://www.broward.org/waterservices/eei00600.htm) for developer coordination information. The configuration of water/sanitary sewer facilities may change based on detailed plan review associated with the BCWWS Developer's Agreement or BCWWS Utility Connection Permit.
- 17) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 18) This property is within 20,000 feet of the North Perry Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance

apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

- 19) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development may have an adverse effect on previously recorded resource(s).

A) The following resource are recorded with the subject property:

1. Within parcel 514113270030  
FMSF 8BD4712      Pet Supermarket  
FMSF 8BD4701      124 – 160 South 60 Avenue  
FMSF 8BD4706      196 South Avenue
2. Within parcel 514113270040  
FMSF 8BD4708      Shoe Warehouse

B) A review of recent aerial imagery indicates that resource 8BD4712, 8BD4707, and 8BD4706 located within parcel 514113270030 have been destroyed. The FMSF records should be updated to reflect the current status of the resources.

C) Resource 8BD4708 located in Parcel 5141132700400 is not believed to be eligible for inclusion on the Nation Register of Historic Places.

The archaeologist notes that this property is located in the City of Hollywood and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact Leslie a Del monte, Planning Manager of the City of Hollywood's Planning Department at 954-921-3472 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or [med\\_exam.trauma@broward.org](mailto:med_exam.trauma@broward.org)

- 20) 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." In accordance with Section 5-189(b)(5) of the Land Development Code, the applicant has submitted the attached pre-application approval letter from the Florida Department of Transportation.



- 21) This plat is served by BC Transit Routes 18 and 441 and Bus Stop ID# 4249 and on SR 7 and Bus Stop ID# 4249. The plat is also served by BC Transit Route 7 on Hollywood Boulevard (SR 820) and Bus Stop ID# 4583.
- 22) The attached memorandum from the Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division indicates that they have reviewed the plat application and have determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 23) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council.
- 24) The attached comments have been received from the City of Hollywood with regards to pending site plan approval for the proposed plat.
- 25) 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.
- 26) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at:  
[www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf](http://www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf)

## FINDINGS

### CONCURRENCY REVIEW

- 1) This plat is located within the Southeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.

## GENERAL RECOMMENDATIONS

- 1) Transportation concurrency fees will be assessed during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and

Development Management Division, in accordance with the fee schedule specified in the Land Development Code and must be paid prior to the issuance of the building permit.

- 2) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.

- 3) Place a note on the face of the plat reading:

- A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by \_\_\_\_, **2024**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by \_\_\_\_, **2024**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.
- C) This plat is restricted to a service station/convenience store with 20 fueling positions.
- D) 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.

- E) 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.
- 4) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.





**Commission District No. 6**  
**Municipality: Hollywood**  
**S/T/R: 13/51/41**



**017-MP-19**  
**HOLLYWOOD CROSSINGS**



0 150 300 600 Feet

Prepared by: Planning and Development Management Division  
Date Flown: January 2018





## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT  
SECRETARY

March 7, 2019

THIS PRE-APPLICATION LETTER IS VALID UNTIL – March 7, 2020  
THIS LETTER IS NOT A PERMIT APPROVAL

Bill Pfeffer  
Bowman Consulting  
13450 W Sunrise Blvd, Suite 320  
Sunrise FL 33323

Dear Bill Pfeffer:

RE: **March 7, 2019- Pre-application Meeting for Category E Driveway**  
Broward- West park/Hollywood, Urban; SR 7 & 820; Sec. # 86100 & 86040; MP: 2.5 & 14  
Access Class - 06 & 05; Posted Speed - 40 & 35; SIS - Influence Area; Ref. Project: FM 440082.1

**Request:**

Driveway 1: Right-in/right-out on SR 820/Hollywood Blvd., located approximately 315 feet west of SR 7  
Driveway 2: Shared right-in/right-out on SR 7, located approximately 315 feet south of SR 820/Hollywood Blvd.

**SITE SPECIFIC INFORMATION**

Project Name & Address: Wawa – 106-180 and 190 S State Road 7, Hollywood, 33432  
Applicant/Property Owner: Wawa/Southwest Holly LLC  
Parcel Size: 2.34 Acres Development Size: 20 FP/Gas Station + 6,200 SF/Convenience Store

**WE APPROVE YOUR REQUEST**

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

**Conditions:**

- A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 100 feet is required.
- A right turn lane/bus bay combo is required for Driveway 2 and must meet FDOT's Standard Plan Index and include space for bicycle lane.
- A recorded cross access agreement or easement with the adjacent property to the west and south shall be provided at the time of Permit.
- A recorded cross access agreement or easement with the adjacent property to the north-east corner parcel of SR 802 and SR 7.
- Co-ordinate with BCT for the existing bus stop on SR 820/Hollywood Blvd.

**Comments:**

The City shall evaluate the possibility of bus shelter on SR 820/Hollywood Blvd.

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; 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: [ashok.sampath@dot.state.fl.us](mailto:ashok.sampath@dot.state.fl.us) with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Ashok Sampath, M.S.  
District Access Management Manager

For,  
TP

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2019-03-07 & Variance\1. 86100 & 86040 MP 2.5 & 14 SR 7 & 820\_ Wawa Hollywood\_Add Attorney\86100 & 86040 MP 2.5 & 14 SR 7 & 820\_ Wawa Hollywood\_Add Attorney.docx

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



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: October 7, 2019

TO: Josie Sesodia, Director  
Planning and Development Management Division

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

Noemi Hew, Planner  
Transportation Department, Service Development

SUBJECT: Application for New Plat – Letter of Objection  
Hollywood Crossings (017-MP-19)

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

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

## STAFF COMMENT

### RATIONAL NEXUS REVIEW

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

## STAFF RECOMMENDATIONS

### NON-VEHICULAR ACCESS LINE REQUIREMENTS

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

- 2 Along the ultimate right-of-way for SR 820 (Hollywood Boulevard) except at 35-foot opening with centerline located approximately 27 feet east of the west plat limit.
- 3 Along the ultimate right-of-way of SR 7 (US 441) except at a 50-foot (shared) opening located at the south plat limits. Said non-access line shall extend along the side of the ingress/egress easement for 100 feet.
- 4 These opening are restricted to right turns only.

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

- 5 Twelve feet of right-of-way for an expanded intersection on SR 820 (Hollywood Boulevard) at SR 7 (US 441).

### ACCESS EASEMENT REQUIREMENTS

- 6 Provide a 25-foot-wide by 125-foot-deep ingress/egress easement in the shared 50-foot opening on SR 7 (US 441). The dimensions may be modified to more closely approximate the proposed driveway dimensions. Any proposed modifications are subject to the review and approval of the Highway Construction and Engineering Division prior to plat recordation.
- 7 Provide a 25-foot-wide access easement connecting the west 24 feet of the aforementioned easement to the parcel located in the south west corner of the intersection of SR 820 (Hollywood Boulevard) and SR 7 (US 441). Any proposed modifications are subject to the review and approval of the Highway Construction and Engineering Division prior to plat recordation.
- 8 The aforementioned easements shall be noted within the dedications portion of the plat.

#### ACCESS REQUIREMENTS

- 9 The minimum distance from the non-vehicular access line of SR 820 (Hollywood Boulevard), 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.
- 10 For the two-way driveway that will be centered in a 35-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radius for the east side shall be 35 feet and the west side shall be 30 feet.
- 11 For the two-way driveway that will be centered in a 50-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 35 feet.

#### TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 12 A two-way driveway centered in the 35-foot opening on SR 820 (Hollywood Boulevard) with a minimum pavement width of 24 feet and a minimum entrance radius for the east side shall be 35 feet and for the west side shall be 30 feet.
- 13 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)

- 14 Southbound right turn lane on SR 7 (US 441) at the shared 50-foot opening beginning at the existing bus bay and continuing through the 50-foot opening.

#### SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 15 An 8-foot-wide x 40 foot long expanded sidewalk with a maximum cross slope of 2% for the bus landing pad (design must extend to the face of curb and gutter) on Hollywood Boulevard (SR 820) commencing 80 feet east of the west plat limit and continuing east for 40 feet. Design is subject to review by the Service and Capital Planning Section of the Transit Division, the Paving and Drainage Section of the Highway Construction and Engineering Division, and the Permits Section of the Florida Department of Transportation.

#### EXISTING BUS SHELTER TO REMAIN

- 16 Existing prefabricated shelter shall remain in its current location and is to be protected from being damaged during construction.

#### SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 17 An 8-foot-wide x 100 foot long expanded sidewalk with a maximum cross slope of 2% for the bus landing pad (design must extend to the face of curb and gutter) on SR 7 (US 441) commencing 20 feet south of the north plat limit and continuing south for 100 feet. Design is subject to review by the Service and Capital Planning Section of the Transit Division, the



Paving and Drainage Section of the Highway Construction and Engineering Division, and the Permits Section of the Florida Department of Transportation.

**SIDEWALK REQUIREMENTS (Secure and Construct)**

- 18 Along SR 7 (US 441) adjacent to this plat.
- 19 Along SR 820 (Hollywood Boulevard) adjacent to this plat.

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

- 20 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 shall be determined by the Traffic Engineering Division.

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

- 21 Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below. Design and installation of the required markers and/or signs are subject to approval by Florida Department of Transportation for projects located on a FDOT jurisdictional roadway.

**IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS**

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

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

- a. Approved construction plans. When security is based on approved construction plans, the security will be calculated at one hundred (100%) percent of the cost

of the improvements. Requirements for submitting construction plans are outlined below.

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

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

- 23 Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review for conformance to Plat recommendations and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County.
- 24 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

- 25 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.
- 26 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>.

- 27 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.

#### 28 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. The description in Exhibit "A" of the Title Certificate differs from the plat. Review and revise as necessary.
- B. Show found monumentation on the land corners on the south line of the S.W. 1/4 of Section 13-51-41 depicted on the plat drawing.
- C. P.R.M. coordinates shall be accurate within +/-0.05 feet. (Resurvey or adjacent to resurvey sections).
- D. Full dimensioning and square footage shall be shown on all dedicated RIGHT-OF-WAY.
- E. 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.
- F. Two land ties to two independent land corners or one land corner and one other recorded corner shall be shown. Show found monumentation at both corners.
- G. Show a label for the west end of the north line of PARCEL "D" per P.B. 182, PG. 12, B.C.R. cited as the Basis of Bearings reference line.

- H. Review Surveyor's Note #2 as it pertains to the western Broward Resurvey this plat is within and revise as necessary.
- 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).

## 29 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. Depict the entire right-of-way width of State Road 820 and State Road 7 adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.
- E. Show the recording information for the instruments that created the easements shown as PARCELS 926 and 930.
- F. Label the Baseline of Survey for State Road 7.
- G. Provide a copy of the instrument recorded in O.R.B. 6071, PG. 295, B.C.R. cited as a source of Trustees of the Internal Improvement Fund of the State of Florida deed in Surveyor's Note #6.
- H. 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.
- I. All existing easements shall be clearly labeled and dimensioned.

## 30 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>

The title certificate or an attorney's opinion of title shall be updated to reflect a comprehensive search of the Public Records within 30 days prior to plat recordation. If the updated title shows any change to property ownership, then a new dedication on the plat mylar shall be executed by the new owner(s) with the proper acknowledgements. If the updated title shows any changes to or additional mortgage holders, then a new Mortgagee consent shall be executed with the proper acknowledgements.

- 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.

**31 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. Clear the text from the overlapping linework in the Location Map.
- C. Plat borders shall be 1/2-inch on three sides with a 3-inch margin on the left side.
- D. Correct the Parcel identification in three labels for PARCEL "D" per P.B. 181, PG. 12, B.C.R. adjacent to the southeast corner of this plat.
- E. The plat original shall be drawn with black permanent drawing ink; or nonadhered scaled print on a stable base film.
- F. The sheet size shall be 24 inches by 36 inches.
- G. The Planning & Development Management file number 017-MP-19 shall be shown inside the border in the lower right hand corner on each page.

**32 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. Clear the text from the overlapping linework in the Broward County Highway Construction and Engineering Division signature block.
- D. The plat shall include space for signature by the Broward County Environmental Protection and Growth Management Department.
- E. The plat shall include space for signature by Records Division - Minutes Section (County Commission).
- F. The plat shall include space for signature by Planning Council Chair and Executive Director.

- G. 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:

"No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due."


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

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

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



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

FROM: Barbara Blake Boy, Executive Director 

RE: Hollywood Crossings (017-MP-19)  
City of Hollywood

DATE: June 7, 2019

The Future Land Use Element of the City of Hollywood Comprehensive Plan is the effective land use plan for the City of Hollywood. That plan designates the area covered by this plat for the uses permitted in the "Transit Oriented Corridor" land use category. This plat is generally located on the southwest corner of Hollywood Boulevard and State Road/U.S. 441, in the City of Hollywood.

Regarding the proposed convenience store with fueling positions, Planning Council staff notes the subject Transit Oriented Corridor permits a maximum of 15,000,000 square feet of "Commercial" uses. To date, including this proposed development, 3,794,253 square feet of "Commercial" use has been proposed by plat or granted development permits. Therefore, the proposed 6,200 square feet of convenience store use with 20 fueling positions is in compliance with the permitted uses of the effective land use plan.

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

North: Transit Oriented Corridor  
South: Transit Oriented Corridor  
East: Transit Oriented Corridor  
West: Transit Oriented Corridor

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

BBB:GSM

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

Shiv Newaldass, Director, Development Services  
City of Hollywood