

Exhibit B



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

1 North University Drive, Suite 102A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521 • 954-519-1412

Julian Bobilev, AICP
Craven Thompson & Associates, Inc.
3663 NW 53 Street
Fort Lauderdale, FL 33309

SUBJECT: **REVISED** Development Review
Report & Notification of Readiness

PLAT NAME: Orangebrook Estates

PLAT NO: 015-MP-20

TRANSMITTAL DATE: February 12, 2021

WRITTEN AUTHORIZATION
MUST BE RECEIVED BY: Pending

TRAFFICWAYS EXPIRATION: July 17, 2021

Dear Mr. Bobilev:

The Development Review Report (DRR) was revised in order to correct a few scrivener's errors. Along with those corrections, the Planning and Development Management Division updated the staff reports. With regards to the restrictive notes, the use of "existing or proposed" in the plat note language is no longer accepted. Therefore, A copy of the revised 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. Pursuant to FS 12.022, applicant or developer may request for a waiver due to any unforeseen circumstance(s).

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.**

Please be reminded that the "written authorization to proceed" will not be accepted without 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, see Section 5-189(c) of the Land Development Code.

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Julian Bobilev
February 12, 2021
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If you have any questions, please contact Howard W. Clarke at 954-357-5760 or hoclarke@broward.org.

Sincerely,

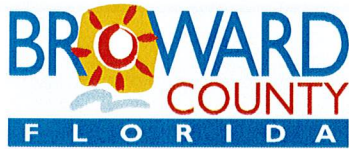
A handwritten signature in blue ink, appearing to read "Karina" followed by a stylized flourish.

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

Attachment

cc: Review Agencies
Mayor/Planning Director – Hollywood

CPI Orangebrook Owner, LLC
3301 Pembroke Road
Hollywood, FL 33021



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

1 N. University Drive, Box 102, Plantation, FL 33324 T: 954-357-8695 F: 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Orangebrook Estates	Number:	015-MP-20
Application Type:	New Plat	Legistar Number:	N/A
Applicant:	CPI Orangebrook Owner, LLC	Commission District:	6
Agent:	Craven Thompson & Associates, Inc.	Section/Twn./Range:	20/51/42
Location:	Northeast corner of South Park Road and Pembroke Road	Platted Area:	25.9 Acres
Municipality:	Hollywood	Gross Area:	28.7 Acres
Previous Plat:	A Portion of Hollywood Golf Heights (Plat Book 11, Page 11 and Portion of Portion of Hollywood Golf Heights First Addition (Plat Book aa, Page 35)	Replat:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Recommendation:	APPROVAL	Waiver:	Turn Lane Construction Requirements on South Post Road
FS 125.022 Waiver	A Waiver of Extension was granted until June 11, 2022		
Meeting Date:	TBD		

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

This plat is replat of a Blocks 4, 5, 6 and 7 and a portion of Block 3 of **Hollywood Golf Heights (Plat Book 11, Page 11 B.C.R.)** and all of Lot 22 through 31 and a portion of Lots 1 through 11 of **Hollywood Golf Heights First Addition (Plat Book 11, Page 35)**

Applicant is advised to revise the restrictive note on the plat mylar to "This plat is restricted to 257 mobile home unit". The existing and proposed language is no longer use for restrictive note.

Existing and Future Land Use	
Existing Use:	247 Mobile Homes
Proposed Use:	257 Mobile Homes
Plan Designation:	Medium Residential 10-16 DU/AC
Adjacent Uses	Adjacent Plan Designations
North: Multi-Family Residential, Golf Course	North: Medium-High Residential 16-25 du/ac and Open Space and Recreation
South: Service Station, Manufacturer	South: Industrial and medium Residential 10-16 du/ac and General Business
East: Golf Course	East: Open Space and Recreation
West: Utilities	West: Utilities and General Business
Existing Zoning	Proposed Zoning
TD	TD

1. Land Use

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

Broward County Planning Council finds that the proposed plat is consistent with the effective Land Use plan, and use is permitted in the "Medium Residential 10-16 DU/AC" land use category. Planning Council Memorandum letter is attached.

2. Adjacent City

The adjacent City of Pembroke Park indicates no objection to this request, see attached letter.

3. Trafficways

Trafficways approval is valid for 10 months. Approval was received on September 17, 2020.

4. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division they have reviewed your letter of objection 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, as shown in the attached memorandum. Staff have recommended the waiver of the right turn lanes and construction requirements subject to the conditions contained in the attached memorandum. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.

5. Concurrency – Transportation

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

Proposed Use	Trips per Peak Hour
Residential	6
Non-residential	N/A
Total	6

6. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	City of Hollywood	City of Hollywood
Plant name:	Hollywood (05/20)	Hollywood (09/20)
Design Capacity:	37.500 MGD	55.500 MGD
Annual Average Flow:	24.190 MGD	39.260 MGD
Estimated Project Flow:	0.004 MGD	0.089 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.

7. Concurrency – Regional Parks

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

	Land Dedication
Regional	0.099 Acre
Local	N/A

8. Concurrency - Public School

The applicant has stated that this property will be deed restricted to persons 18 years of age or older. Therefore, this plat will not be subject to school concurrency and/or school impact fees, provided the applicant restricts the plat accordingly, or provides documentation acceptable to the County Attorney's Office confirming the age restriction status of this plat. See the attached School Capacity Availability Determination letter received from the School Board and Staff Recommendation.

9. Affordable housing

This plat is not subject to Policy 2.16.2 because it is not the subject of a Broward County Land Use Plan amendment. If certified as an affordable housing development, this plat may be subject to impact fee waivers.

10. Impact Fee Payment

All impact fees will be calculated by Planning and Development Management Division, Development and Review Section; assessed based on construction plans submitted for environmental review approval and must be paid on date of building permit issuance. Fees are subject to increase annually on October 1st.

11. Environmental Review

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

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

12. Additional Environmental Protection Actions

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

13. Historic Resources

Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development will not have an adverse effect on previously resources(s). There are no recorded resources within the plat area, however one cultural resource is adjacent to the property.

The Designated Historic Landscape, Orangebrook Golf and Country (BD06682) is located adjacent to the referenced plat. The project within the plat boundary is unlikely to have an adverse effect on this resource.

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 Shiv Newaldass, Director of Development Services of the City of Hollywood (954) 921-3471 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.

14. Aviation

The Broward County Aviation Department has no objection to the plat application. However, the applicant is advised that any proposed construction on this property with a height exceeding 200 feet, 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>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

15. Utilities

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

16. Notice to Applicant

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

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

FINDINGS

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

1. This plat is located within the Southeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
2. The applicant has submitted a traffic study for the development proposed for this plat. Staff of the Public Works Department have determined that the traffic study demonstrates that the existing turn lanes on South Park Road will not adversely affect traffic conditions. This determination provides the basis for the County Commission to waive turn lanes construction requirements pursuant to Section 5-182(c)(10) of the Broward County Land Development Code.

3. This plat has been reviewed by the School Board and satisfies the public school concurrency requirements of Section 5-182.9 (a)(1) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board.
4. This plat satisfies the drainage, water, wastewater and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.
5. This plat satisfies the regional park concurrency requirement of Section 5-182.7 (a) of the Broward County Land Development Code.

RECOMMENDATIONS

Based on the review and findings, staff recommends **APPROVAL** of this application and the WAIVER of the Turn Lane Construction Requirements pursuant to Section 5-182(c)(10). See Staff Comments subject to the following conditions which shall assure compliance with the standards and requirements of the Land Development Code:

1. Conditions attached in Highway Construction and Engineering Memorandum.
2. Transportation concurrency and administrative fees, school impact fees and regional park impact and administrative fees will be assessed during the review of construction plans submitted for County environmental review approval by 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 on the date of building permit issuance. Regional park impact and administrative fees amounts are subject to adjustment each October 1.
3. Place note of the face of the plat, preceding municipal official's signature, reading:

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

4. Place a note on this face of the plat reading:
 - a. This plat is restricted to 257 mobile home units.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

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

HWC



Commission District No. 6
Municipality: Hollywood
S/T/R: 20/51/42



015-MP-20
Orangebrook Estates




0 250 500 1,000 Feet

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



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

FROM: Barbara Blake Boy, Executive Director 

RE: Orangebrook Estates (015-MP-20)
City of Hollywood

DATE: July 30, 2020

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 "Medium Residential 10-16 du/ac" land use category. This plat is generally located on the northeast corner of South Park Road and Pembroke Road, in the City of Hollywood.

The density of the proposed development of 257 dwelling units on 28.68 acres of land in the platted area, including the immediately adjacent rights-of-way, is 8.96 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plan.

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

North: Medium-High Residential 16-25 du/ac and Open Space and Recreation
(City of Hollywood)
South: Industrial and Medium Residential 10-16 du/ac (Town of Pembroke Park)
and General Business (City of Hollywood)
East: Open Space and Recreation (City of Hollywood)
West: Utilities and General Business (City of Hollywood)

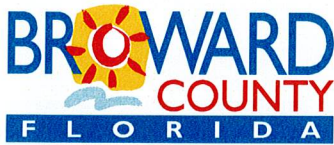
The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:LRH

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

Shiv Newaldass, Director, Development Services
City of Hollywood

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Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

1 N. University Drive, Suite 102A, Plantation, FL 33324 T: 954-357-8695 F: 954-357-6521

July 13, 2020

City Planner
City of Pembroke Park
3150 Southwest 52nd Avenue
Pembroke Park, FL 33023

RE: Municipal notification of a proposed Plat adjacent to the city limits:

CPI ORANGEBROOK ESTATES, LLC

Plat No. 015-MP-20

Written comments must be received on or before August 11, 2020

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

Enclosed is a copy of the above referenced application.

If your municipality desires to comment on this application, the comments must be in writing and received at the Planning and Development Management Division on or before the above referenced date.

Any written comments received will be forwarded to the applicant along with the comments from other agencies reviewing the application.

If you have any questions, please contact Howard Clarke at PDMDInfo@broward.org or call 954-357-5760.

Sincerely,

KARINA DA
LUZ

Digitally signed by
KARINA DA LUZ
Date: 2020.07.13
12:53:45 -04'00'

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



Public Works Department

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

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

M E M O R A N D U M

DATE: February 2, 2021

TO: Josie Sesodia, Director
Planning and Development Management Division

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

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Application for New Plat – Letter of Objection
Orangebrook Estates (015-MP-20)

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.

The applicant has submitted a traffic study analyzing the traffic impacts of the development proposed for this plat. Staff of the Public Works Department have determined that the traffic study demonstrates that the existing, as-built northbound right and southbound left turn lanes on South Park Road at the 50-foot opening will not adversely affect traffic conditions. This determination provides the basis for the County Commission to waive the right turn lane right-of-way dedication and both turn lane construction requirements pursuant to Section 5- 182(c)(10) of the Broward County Land Development Code.

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.

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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 FINDINGS

- 2 The applicant has submitted a traffic study for the development proposed for this plat. Staff of the Public Works Department have determined that the traffic study demonstrates that the absence of a right turn lane on South Park Road at the 114-foot opening will not adversely affect traffic conditions. This determination provides the basis for the County Commission to waive the right turn lane right-of-way and construction requirements pursuant to Section 5- 182(c)(10) 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:

- 3 Along the ultimate right-of-way for Pembroke Road, a 100-foot Broward County Trafficways Plan Arterial.
- 4 Along the ultimate right-of-way for South Park Road, a 120-foot Broward County Trafficways Plan Arterial, except at a 50-foot opening with centerline located approximately 25 feet south of the north plat limits.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 5 Right-of-way for a northbound right turn lane on South Park Road at the 50-foot opening with 150 feet of storage and 50 feet of transition.

***** Recommended for Waiver by the Board of County Commissioners *****

- 6 The right-of-way to be dedication to meet the turn lane requirement is located along a roadway functionally classified as a City of Hollywood right-of-way. The area to be dedicated shall be noted on the plat as a distinct parcel and specific dedication language shall be provided on the dedication page of the plat. Please contact the city for the specific conveyance text.

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***** Recommended for Waiver by the Board of County Commissioners *****

SIDEWALK REQUIREMENTS FOR BUS LANDING PAD (Dedicate)

- 7 A 4-foot-wide x 40-foot-long paved bus landing pad (9-foot total expanded sidewalk) on Pembroke Rd commencing 60 feet west of the east plat limits and continuing west for 40 feet.

ACCESS REQUIREMENTS

- 8 The minimum distance from the non-vehicular access line of South Park Road, at the 50-foot opening, to the outer edge of any interior drive, driveway, gate or parking space with direct access to such street shall be a minimum of 40 feet.
- 9 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 radius shall be 30 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 10 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)

- 11 Northbound right turn lane on South Park Road at the 50-foot opening with 150 feet of storage and 50 feet of transition.

***** Recommended for Waiver by the Board of County Commissioners *****

- 12 Southbound left turn lane on South Park Road at the 50-foot opening with 200 feet of storage and 50 feet of transition.

***** Recommended for Waiver by the Board of County Commissioners *****

SIDEWALK REQUIREMENTS (Secure and Construct)

- 13 Along Pembroke Road adjacent to this plat.
- 14 Along South Park Road adjacent to this plat.

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SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 15 An 9-foot-wide x 40 foot long expanded sidewalk for the bus landing pad (design must extend to the face of curb and gutter) on Pembroke Rd commencing 60 feet west of the east plat limits and continuing west 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.

COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)

- 16 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 Pembroke Road and South Park Road shall be determined by the Traffic Engineering Division.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 17 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

- 18 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:

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- 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)

- 19 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 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.
- 20 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

- 21 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.
- 22 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:

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- 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>.

- 23 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.

24 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.
- B. Bearings and distances shall be on all lines.
- C. Plat boundary perimeter closure shall be within +/- 0.03 feet

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- D. Square footage shall be shown for each parcel. The total acreage shall be accurate to the nearest square foot.
- E. Full dimensioning and square footage shall be shown on all right-of way created by this plat. If any
- F. P.R.M.s shall be shown at every change of direction, not more than 1,400 feet apart. P.R.M.s shall be labeled "Found" or "Set". Show P.C.P.s as appropriate.
- G. 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.
- H. The platting surveyor shall submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor shall submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available at:
<http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx>.
- I. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

25 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Dedication language shall clearly dedicate all right-of-way, special purpose parcels and easements shown on the plat.
- B. Mortgagee dedication shall clearly join in the dedications on the plat.
- C. Proposed right-of-way shall be clearly labeled and dedicated by the plat.
- D. Depict the entire right-of-way width of Pembroke Road Street and South Park Road 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. Obtain and provide copy of the latest FDOT Right-of-Way map for Pembroke Road adjacent to the plat. Add label for same indicating the State road designation, roadway section number, sheet number, and the latest date of revision.
- F. Centerlines of right-of-way and construction (if they are different)–shall be shown.
- G. All proposed easements shall be clearly labeled and dimensioned. Utility easements should be granted to the public (or to the City but not to any specific utility company). Utility easements created by the plat should NOT be located within any road right-of-way.
- H. Depict and label with type and recording information for any applicable existing easements within the plat as identified in the title work or provide evidence of their release/vacation.

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26 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.
- 1) In the owner's dedication block remove the word "partial" after name of the plat so that it reads "Orangebrook Estates" a replat.
- C. All mortgagees shall execute the plat with original signatures, seals, and witnesses.

Exhibit B

D. Acknowledgments and seals are required for each signature.

27 DRAFTING AND MISCELLANEOUS DATA

- A. Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B. Plat borders shall be 1/2-inch on three sides with a 3-inch margin on the left side.
- C. The plat original shall be drawn with black permanent drawing ink; or nonadhered scaled print on a stable base film.
- D. The Planning & Development Management file number 015-MP-20 shall be shown inside the border in the lower right-hand corner on each page.
- E. No text on the plat drawing should be obstructed or overlapped by lines or other text.

28 SIGNATURE BLOCKS

- A. The Surveyor's Certification shall be signed and the plat sealed by professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of FS Chapter 177. The printed name and registration number of the professional surveyor and mapper shall appear directly below the Surveyor's Certificate, along with the printed name, address, and certificate of authorization number of the legal entity.
- B. The plat shall include space for signature by the **Highway Construction and Engineering** Director and Surveyor indicating that the plat has been reviewed for conformity with Chapter 177, Part 1, Florida Statutes. Revise the Director's signature block to:
ALEJANDRO S. PEREZ
ACTING COUNTY ENGINEER
FLORIDA PROFESSIONAL
ENGINEER REGISTRATION NO. 33217
- C. The plat shall include space for signature by the **Broward County Environmental Protection and Growth Management Department**.
- D. The plat shall include space for signature by Records Division - Minutes Section (County Commission).
 - 1. Remove the County Administrator's name and deputy signature line from this block.
- E. The plat shall include space for signature by Planning Council Chair and Executive Director.

Exhibit B

- F. If applicable, the plat shall include space for approval of Drainage District, City, special improvement district, or taxing district (including space for seals). The language preceding the designated municipal official's signature on the plat drawing shall include the following wording:

"All applicable 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 the City of Hollywood conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

29 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.

Exhibit B

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

PLAT
SBBC-2857-2020
County No: 015-MP-20
Orangebrook Estates

July 20, 2020 3:44:35

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

Exhibit B

FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION PLAT

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	ADDITIONAL STUDENT IMPACT
Date: July 20, 2020 3:44:35	Single-Family:		Elementary: 47
Name: Orangebrook Estates	Townhouse:		
SBBC Project Number: SBBC-2857-2020	Garden Apartments:		Middle: 47
County Project Number: 015-MP-20	Mid-Rise:		
Municipality Project Number:	High-Rise:		High: 0
Owner/Developer: CPI Orangebrook Owner LLC	Mobile Home: 257		
Jurisdiction: Hollywood	Total: 257		Total: 94

Comments

According to the information provided by the applicant, the current plat note permits 247 mobile home units that prohibit the residence of school-aged children. While the application proposes to increase this mix by 10 additional mobile home units (for a total of 257 units), due to the age-restriction on these units, they are not anticipated to generate students into Broward County Public Schools. Provided that a legally enforceable deed-restriction is recorded, this plat as proposed is deemed exempt for purposes of public school concurrency requirements.

Additionally, the plat site is not located adjacent to existing public schools or currently vacant school sites owned by the School Board and as proposed, will not have direct physical impact on Broward County Public Schools.

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

Exhibit B

SBBC-2857-2020 Project is Exempt from Public School Concurrency

☒ Yes ☐ No

7/20/2020

Date

Reviewed By: *Lisa Wight*

Signature

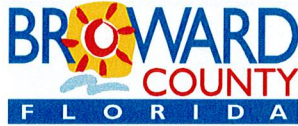
Lisa Wight

Name

Planner

Title

Exhibit B



Environmental Protection and Growth Management Department
ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION
1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

MEMORANDUM

DATE: 8/10/2020

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

FROM: Lorenzo Fernandez, Assistant Director, EEPD

SUBJECT: Plat Review

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

REVIEW OF PLAT APPLICATION (please submit electronically)	
Plat Number: 015-MP-20	Folio: 514220000020
Plat Name: Orangebrook Estates	
Comments Due Date: 8/11/2020	Return Comments To: PDMDInfo@broward.org
Applicant's Request: New Plat Reviews	
Division: Environmental Engineering and Permitting	

Staff proposes the following disposition:

Exhibit B

Reviewer's Name: Yvel Rocher	Program: Domestic and Non-Domestic Wastewater And Surface Water Management
Any objection to the plat as submitted. Answer: No	
This plat is subject to the comments noted below. Answer: Yes	
Plat Comments, as needed:	
<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 Water and Environmental Licensing Section of the Environmental Engineering and 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 Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 or NDDLICENSE@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 Engineering and Permitting Division at 954-519-1483 or SWMLicense@broward.org for specific code requirements.</p>	

Exhibit B

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 Broward County Environmental Engineering and 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 Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at https://www.fleppc.org/list/list.htm . 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 Engineering and Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.	

Exhibit B

Reviewer's Name: Peter Burke	Program: Tree Preservation
Any objection to the plat as submitted. Answer: No	
This plat is subject to the comments noted below. Answer: Yes	
Plat Comments, as needed: This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.	
Reviewer's Name: David Vanlandingham	Program: Clean-Up and Waste Regulation
Any objection to the plat as submitted. Answer: No	
This plat is subject to the comments noted below. Answer: Yes	
Plat Comments, as needed: The subject plat is within one-quarter mile of known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Engineering and Permitting Division (EEPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EEPD'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 .	

Exhibit B

Reviewer's Name: Robert Wong	Program: Air Program
Any objection to the plat as submitted. Answer: No	
This plat is subject to the comments noted below. Answer: Yes	
Plat Comments, as needed: If any existing facility (e.g. existing structures on site including residential building(s) and/or utility building(s)) or facility component (including roof system, insulation, walls, attached piping, mechanical systems, etc.) is planned to be demolished or renovated, the project shall comply with applicable asbestos regulations. More information on the asbestos requirements can be found at: http://www.broward.org/ePermits/Search/Pages/PermitDetails.aspx?permitID=395 . Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at ePermits.broward.org at least 10 working-days before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. Depending on the type and size of roof, wall and insulation, piping and mechanical systems affected, an asbestos survey, FDEP Notice of Demolition or Asbestos Renovation form 62-257.900(1) and applicable asbestos project fee(s) may also be required at least 10 working-days before commencing work. For assistance, contact Broward County's asbestos program at AsbestosHelp@broward.org or call 954-519-0340.	