



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

Elizabeth Tsouroukdissian
Pulice Land Surveyor, Inc.
5381 Nob Hill Road
Sunrise, Florida 33351

SUBJECT: Response to Letter of Objection(s)
PLAT NAME: RD Stirling
PLAT NO.: 029-MP-20
TRANSMITTAL DATE: May 10, 2021
COMMISSION REFERRAL: Pending
TRAFFICWAYS EXPIRATION: December 27, 2021

Dear Ms. Tsouroukdissian:

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, made revisions and updates to the report as requested. Please note that the Denial Recommendation remains. 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to proceed" is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn.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

Elizabeth Tsouroukdissian
May 10, 2021
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If you have any questions, please contact Howard W. Clarke, Senior Planner, at 954-357-5760 or hoclarke@broward.org.

Sincerely,



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

Attachment:

cc: Review Agencies
Mayor/Planning Director – Hollywood

CF & A Hill Family LTP
261 SW 13 Street
Dania Beach, FL 33004



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:	RD Stirling	Number:	029-MP-20
Application Type:	New Plat	Legistar Number:	N/A
Applicant:	CF & A Hill Family LTP	Commission District:	7
Agent:	Pulice Land Surveyors, Inc.	Section/Twn./Range:	05/51/42
Location:	South side of Stirling, between Oakwood Boulevard and North 22 Avenue	Platted Area:	25.98 Acres
Municipality:	Hollywood	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	Deferral: Until the plat mylar is submitted DENIAL: Proposed multi-family dwelling units are not consistent with the permitted uses of the effective land use plan. See Staff Comments 1 and the attached Memorandum from Planning Council		
FS 125.022	A Waiver of Extension was granted until September 16, 2022		
Meeting Date	TBD		

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

Existing and Future Land Use	
Existing Use:	Vacant
Proposed Use:	420 Garden Apartment Units
Plan Designation: Industrial (Northern 15.1 Acres) and Low-Medium (10) Residential (Southern 11.6 Acres)	
Adjacent Uses	Adjacent Plan Designations
North: Commercial	North: Regional Activity Center (City of Dania Beach)
South: Open Space	South: Open Space and Recreational and Low Residential
East: School, Commercial	East: Community Facility and Parks and Recreation (Dania Beach)
West: Commercial	West: General Business and Low Residential
Existing Zoning	Proposed Zoning
IM-3 and RS-6	RM-18

1. Land Use

Planning Council has reviewed this application and determined that the City of Hollywood Future Land Use Map is the effective Land Use Plan. The Council finds that the maximum number of dwelling units permitted for the effective land use plan is 116 dwelling units, hence the proposed 420 garden apartment units are not consistent with the effective land use plan. Also, the residential uses are not permitted on the industrial portion of the plat. Therefore, staff is recommending **Denial**. Planning Council Memorandum letter is attached.

2. Adjacent City

The adjacent municipality of the Town of Davie indicates no objection to this request, see attached letter.

3. 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.

4. Trafficways

Trafficways approval is valid for 10 months. Approval was received on February 25, 2021.

5. Access

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

This project is located on Stirling Road, which is a State Roadway. Florida Department of Transportation (FDOT) has issued a pre-approval with condition letter (See attached FDOT Letter). Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards."

6. Concurrency – Transportation

This plat is located within a Southeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(5)a) of the Land Development Code.

Proposed Use	Trips per Peak Hour
Residential	252
Non-residential	N/A
Total	252

7. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	City of Hollywood	City of Hollywood
Plant name:	Hollywood (03/20)	Hollywood (HOL) (12/20)
Design Capacity:	37.00 MGD	55.50 MGD
Annual Average Flow:	24.19 MGD	42.11 MGD
Estimated Project Flow:	0.008 MGD	0.105 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.

8. 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 (Acres)
Regional	2.27 Acres
Local	N/A

In accordance with Land Development Code, regional park impact and administrative 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 on the date of building permit issuance.

9. Concurrency - Public School

This plat generates more than one student at one or more levels (i.e., elementary, middle and high), and in accordance with Section 5-182.9(a)(1) of the Land Development Code, is subject to the requirements of public school concurrency. School Board staff has reviewed this application and determined that it satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. Therefore, this plat will be subject to school impact fees which will be assessed in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval and must be paid on the date of building permit issuance. **This determination will expire on May 18, 2021, and an updated SCAD letter may be required prior to plat approval.** See the attached School Capacity Availability Determination received from the School Board.

10. Impact Fee Payment

All impact fees (school impact, park impact and transportation concurrency) will be calculated by Planning and Development Management Division, Development and Environmental Review Section; assessed based on construction plans submitted for environmental review approval and must be paid on date of building permit issuance. Staff notes that school impact fees increase annually while park impact and park administrative fees are subject to adjustment 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.

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 issued 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 is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application.

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. Therefore, the property owner/agent is advised to contact Shiv Newaldass, Director of Development Services, City of Hollywood at 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

This property is within 20,000 feet of the Broward County's Fort Lauderdale/Hollywood International 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 local municipal review, please contact the City of Fort Lauderdale and the City of Pompano Beach directly. 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.

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

This also serves as notice to prospective purchasers of parcels within the property that, pursuant to Broward County Ordinance 2006-37 and consistent with the Federal Aviation Administration's "Change in FAA's Noise Mitigation Policy," effective October 1, 1998, the County will only provide mitigation for existing "incompatible development" will be based on the County's most current Federal Aviation Administration ("FAA") approved Noise Exposure Map and the Airport's most current noise compatibility program which has been reviewed and approved by FAA for the Airport.

Further information regarding the current and potential impact of airport operations on the subject property may be obtained from the Broward County Aviation Department, Airport Development Planning Division at 954-359-2291.

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. 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.
3. This plat satisfies the solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.
4. This plat satisfies the regional park concurrency requirement of Section 5-182.7 of the Broward County Land Development Code.

RECOMMENDATIONS

Based on the review and findings, not all the conditions are met to ensure compliance with the standards and requirements of the Land Development Code. As a result, staff recommends:

1. **Denial** until the proposed residential use is consistent with the permitted uses of the effective land use plan.
2. Approval as per conditions attached in Highway Construction and Engineering Memorandum.
3. Pursuant to Section 5-182(n), Protection of Air Navigation and Notice of Potential Noise Impacts, prior to plat recordation, record a separate document against all the property within the plat, acceptable to the Broward County Attorney's Office, advising prospective purchasers of potential aircraft overflight and noise impacts.
4. Place note of the face of the plat, preceding municipal official's signature, reading:

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

5. Place a note on this face of the plat reading:

- a. This plat is restricted to 420 garden apartment 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.

- b. 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.

[HWC]



Commission District No. 7
Municipality: Hollywood
S/T/R: 04/51/42



029-MP-20
RD Stirling




0 312.5 625 1,250 Feet

Prepared by: Planning and Development Management Division
 Date Flown: January 2021



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

FROM: Barbara Blake Boy, Executive Director 

RE: RD Stirling (029-MP-20)
City of Hollywood

DATE: December 16, 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 "Industrial" (i.e. northern 15.1 acres) and "Low-Medium (10) Residential" (i.e. southern 11.6 acres) land use categories. This plat is generally located on the south side of Stirling Road, between Oakwood Boulevard and North 22 Avenue.

Regarding the residential use, Planning Council staff calculations indicate that the maximum number of dwelling units permitted per the effective land use plan is 116 dwelling units. Therefore, the proposed development of 420 dwelling units is not in compliance with the permitted uses and densities of the effective land use plan. Further, Planning Council staff notes that residential uses are not permitted on the industrial portion of the plat.

Planning Council staff will update these comments as appropriate.

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

North: Regional Activity Center (City of Dania Beach)
South: Open Space and Recreation and Low Residential
East: Community Facility and Parks and Recreation (City of Dania Beach)
West: General Business and Low Residential

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

BBB:JMB

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

Shiv Newaldass, Director, Development Services
City of Hollywood



Environmental Protection and Growth Management Division

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

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

December 8, 2020

Eleanor Norena, Director
Community Development Department
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, FL 33004

RE: Municipal notification of plat adjacent to the Municipal limit of Dania Beach

Plat Name: RD Stirling
Plat No: 029-MP-20

Written comments must be received on or before **December 22, 2020**

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

If your municipality desires to comment on this application, the comments must be in writing and electronically submitted to the Planning and Development Management Division on or before the above referenced date. Please send your comments via e-mail to our office at pdminfo@broward.org.

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

If you have any question, please contact me at 954-357-6623 (or kdaluz@broward.org).

Sincerely,

A handwritten signature in blue ink, appearing to read "Fou" or "Fou", is written over the typed name.

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

A large, stylized handwritten signature in blue ink, appearing to read "Karina da Luz", is written over the typed name.



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

MEMORANDUM

DATE: January 12, 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
RD Stirling (029-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.

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

STAFF RECOMMENDATIONS

NON-VEHICULAR ACCESS LINE REQUIREMENTS

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

- 1 Along the ultimate right-of-way for Stirling Road except at 100-foot opening with centerline located approximately 310 feet west of the east plat limits. Said non-access line will include the corner chord at Compass Way and extend along Compass Way for a minimum of 50 feet beyond the corner chord.

ACCESS EASEMENT REQUIREMENTS (Separate Instrument)

- 2 The property owners of the southern leg of Compass Way (Folio Number 514204000112) must fully execute the Declaration of Restrictive Covenants for Private Roadways and Access (CAF #463) and submit it to the Highway Construction and Engineering Division for review and approval. The agreement shall provide for a 100-foot wide by 72-foot-deep ingress/egress easement in the signalized driveway at Compass Way and Stirling Road. 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.

BUS SHELTER REQUIREMENTS (Easement)

- 3 A 6-foot-wide x 20 feet long bus shelter easement on Stirling Rd commencing 130 feet west of the east plat limits and continuing west for 20 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

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

SIDEWALK REQUIREMENTS (Secure and Construct)

- 5 Along Stirling Road adjacent to this plat.

SIDEWALK REQUIREMENTS FOR BUS LANDING PAD (Dedicate)

- 6 A 2-foot-wide x 60-foot-long paved bus landing pad (8-foot total expanded sidewalk) on Stirling Rd commencing 120 feet west of the east plat limits and continuing west for 60 feet.

SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 7 An 8-foot-wide x 60-foot-long expanded sidewalk for the bus landing pad (design must extend to the face of curb and gutter) on Stirling Rd commencing 120 feet west of the east plat limits and continuing west for 60 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.

SIGNALIZATION IMPROVEMENTS (Secure Construction)

- 8 Any necessary modifications to the existing traffic signal at the intersection of Compass Way and Stirling Road to provide for the required improvements.

COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)

- 9 The developer shall be responsible for replacement of communication conduit/interconnect that is damaged by construction of the required improvements. The security amount for communication conduit/interconnect along Stirling Road shall be determined by the Traffic Engineering Division.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 10 Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The minimum-security amount for pavement markings and signs is \$1,000.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 11 Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (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)

- 12 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.
- 13 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

- 14 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.
- 15 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>.

- 16 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.

17 SURVEY DATA

- A. The legal description in the title opinion or certificate shall match the legal description on the plat. The plat drawing shall follow the legal description.
 - 1. The description on the plat differs from the description on the survey and Exhibit "A" of the Opinion of Title. Review and revise, as necessary.

2. Remove references to Parcels in the description that do not appear on the plat drawing.
 3. Revise the labels for the Points of Commencement and Points of Beginning, as appropriate, based on the above comment. (e.g. P.O.C. #1, P.O.B. #2, etc.)
 4. Show labels on lines and points on the plat drawing that correspond to the description.
- B. Bearings and distances shall be on all lines.
- C. Plat boundary perimeter closure shall be within +/- 0.03 feet
- D. Square footage shall be shown for each parcel. The total area shall be accurate to the nearest square foot.
- E. Bearings and distance dimensioning shall be shown for each lot or parcel. Curvilinear lot lines shall show the radii, arc distances, and central angles. Radial lines will be so designated.
- F. Full dimensioning and square footage shall be shown on all right-of-way dedicated by this plat.
- G. P.R.M.s shall be shown at every change of direction, not more than 1,400 feet apart, with a minimum of 4 indicated. P.R.M.s shall be labeled "Found" or "Set". Show P.C.P.s as appropriate.
1. Show a P.R.M. at or offset from the northeasterly end of the 38.18' long segment on the north plat boundary line. Offset P.R.M.s must be on or within the plat boundary. If applicable, indicate the FOUND SPIKE was replaced with a P.R.M.
- H. Two land ties to two independent land corners or one land corner and one other recorded corner shall be shown.
1. Verify the location of the FOUND NAIL IN ASPHALT CUT-OUT at the NE Corner of Section 4-51-42. The plat indicates the nail is at the section corner. The survey submitted with the plat calls it 0.2' +/- northwest of the corner. Revise the plat and/or the survey, as necessary, including the ties from the section corner to the plat.
- I. The platting surveyor shall submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor shall submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available at:
<http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx>.
- J. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

18 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Dedication language shall clearly dedicate all right-of-way, special purpose parcels and easements created by 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 Stirling Road (State Road 848), S. Bryan Road and Canal C-10 adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat. Refer to the Opinion of Title and Adjacent Right-of-Way Report.
- E. Obtain and provide copy of the latest FDOT Right-of-Way map for Stirling 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. Obtain and provide copy of the latest right-of-way map for the C-10 Canal. Add label for same indicating the sheet number and the latest date of revision.
- G. Centerlines of right-of-way and construction (if they are different) shall be shown.
- H. 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.
- I. All existing easements shall be clearly labeled and dimensioned.

19 TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A. Plat review service charge form, review fee, and one copy of the plat with all changes from the original plat review application highlighted. The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title which shall:
 - 1) be based upon a legal description that matches the plat.
 - 2) be based upon a search of the public records within forty-five (45) days of submittal.
 - 3) contain the names of all owners of record.
 - 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
 - 5) contain a listing of all easements and rights-of-ways of record lying within the plat boundaries.
 - 6) contain a listing of all easements and rights-of-ways which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

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

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

20 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 sheet size shall be 24 inches by 36 inches.
- E. Adjacent plats shall be identified or unplatted parcels shall be identified as "Acreage."
- F. The Planning & Development Management file number 029-MP-20 shall be shown inside the border in the lower right-hand corner on each page.
- G. Tabular data shall be verified.
- H. Lettering on the plat shall be no smaller than 0.10" (10-point font).
- I. No text on the plat drawing should be obstructed or overlapped by lines or other text.

21 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, Florida Statutes.
Remove the reference to Part 1 from the H.C.E.D. signature block.
- 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).
- E. The plat shall include space for signature by Planning Council Chair and Executive Director.
- F. If applicable, the plat shall include space for approval of Drainage District, City, special improvement district, or taxing district (including space for seals). The language preceding the designated municipal official's signature on the plat drawing shall include the following wording:

"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"

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

22 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.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

June 12, 2020

Chris Heggen
Kimley-Horn & Associates, Inc.
1920 Wekiva Way, Suite 200
West Palm Beach, FL 33401

Dear Chris Heggen

RE: **May 21, 2020** Variance Committee Review to allow for **Category D Driveway**
Date of AMRC Meeting: April 2, 2020
Applicant/Property Owner: Related Group /CF & A Hill Family, LTD
Broward, (Urban) City of Hollywood State Road: 848 Section: 86016 MP: 6.00
Access Class: 5 Posted Speed: 45 mph SIS: Influence Area
Site Acreage: 26 Acres Development Size: 420 DU Multi-Family Residential
Project Name & Address: Stirling Road Residential - 1770 Stirling Road Hollywood, FL 33020
Date of Pre-application Review: September 5, 2019

Request:

- **Access 1: Connect to existing full signalized joint use access on the south side of SR 848, at SR 848 and Compass Way.**
- **Access 2: Right-in/right-out driveway, located approximately 245 feet east of Compass Way.**

This request is: **Approved** **Disapproved** **Approved with Conditions** **Deferred**

Conditions / Comments:

- ☐ **Access 1 (inbound lanes): The existing cross-access connection to the hotel property to the west, located approximately 40 feet south of the SR 848 right-of-way line, shall be restricted to right-in/right-out movements through the installation of a raised median from the ultimate right-of-way line to the proposed roundabout located approximately 250 feet south of SR 848.**
- ☐ **Access 1 (outbound lanes): A minimum driveway length of 200 feet, as measured from the ultimate right-of-way line of the State Road to the first conflict point shall be provided.**
- ☐ **The existing right-turn lane at Access 1 shall remain.**
- ☐ **A recorded cross access agreement or easement with the adjacent property to the west shall be provided prior to the Permit approval.**
- ☐ **Driveway 2 shall provide access only to the Club House and Leasing Office.**
- ☐ **Access with a guard gate requires a minimum driveway length of 100 feet, as measured from the ultimate right-of-way line of the State Road to the first conflict point.**

Chris Heggen – Stirling Road Residential Access Management Review Committee Letter

- 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 if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP))
- If additional right-of-way is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.
- All existing driveways not approved in this letter must be fully removed and the area restored.

Comments:

Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. Earlier Department decisions on this request shall be voided unless expressly approved herein. If the above concept is approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these 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. **Please note that 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.

Committee approvals and conditions which are at variance with Department rules or standards are not binding in the permitting process for more than **12 months**.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

For right-of-way dedication requirements go to: <https://osp.fdot.gov>. Click on Statewide Permit News. Scroll down to District 4. Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

THE DISTRICT ACCESS MANAGEMENT REVIEW COMMITTEE

With the above ruling I

Agree Disagree

DocuSigned by:
John Olson, P.E. John Olson, P.E.
District Design Engineer D38BA4C842F840E...

 x June 12, 2020

DocuSigned by:
Mark Plass, P.E. Mark Plass, P.E.
District Traffic Operations Engineer

 x June 12, 2020

DocuSigned by:
Antonio Castro, P.E. Antonio Castro, P.E.
District Maintenance Engineer

 x June 12, 2020

DocuSigned by:
Acknowledged by: Ron Kareiva, P.E. Ronald Kareiva, P.E.
SIS Coordinator 5FB313FB82174C9...

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

PLAT

SBBC-2971-2020

County Number: 029-MP-20 Municipality Number: TBD
RD Stirling

November 20, 2020

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: November 20, 2020	Single-Family:		Elementary: 81
Name: RD Stirling	Townhouse:		
SBBC Project Number: SBBC-2971-2020	Garden Apartments: 420		Middle: 47
County Project Number: 029-MP-20	Mid-Rise:		
Municipality Project Number: TBD	High-Rise:		High: 52
Owner/Developer: CF & A Hill Family, Ltd	Mobile Home:		
Jurisdiction: Hollywood	Total: 420		Total: 180

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
Bethune, Mary M.	1,106	1,217	413	-804	-43	33.9%	81
Attucks	1,227	1,350	823	-527	-24	61.0%	48
South Broward	2,289	2,518	2,354	-164	-8	93.5%	72

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				20/21	21/22	22/23	23/24	24/25
Bethune, Mary M.	494	-723	40.6%	394	401	406	409	412
Attucks	871	-479	64.5%	832	854	878	887	904
South Broward	2,426	-92	96.3%	2,338	2,272	2,286	2,300	2,314

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

*This number represents the higher of: 100% gross capacity or 110% permanent capacity. **The first Monday following Labor Day. ***Greater than 100% exceeds the adopted Level of Service (LOS).

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2019-20 Contract Permanent Capacity	2019-20 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				20/21	21/22	22/23
Avant Garde Academy	750	884	134	884	884	884
Avant Garde K-8 Broward	1.050	1.014	-36	1.014	1.014	1.014

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

School(s)	Description of Improvements
Bethune, Mary M.	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Attucks	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
South Broward	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

According to the application, no units are on the site. The application proposes 420 (three or more bedroom) garden apartment units, which are anticipated to generate 180 (81 elementary, 47 middle and 52 high school) students.

Please be advised that this application was reviewed utilizing 2019/20 school year data because the current school year (2020/21) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count. The school Concurrency Service Areas (CSA) serving the project site in the 2019/20 school year include Mary Bethune Elementary, Attucks Middle and South Broward High Schools. Based on the Public School Concurrency Planning Document (PSCPD), these schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of: 100% gross capacity or 110% permanent capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2019/20- 2021/22), these schools are expected to maintain their current status through the 2020/21 school year. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

The charter schools located within a two-mile radius of the site in the 2019/20 school year and their associated data are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County. Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2020/21 to 2022/25 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid for 180 days for a maximum of 420 (three or more bedroom) garden apartment units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on May 18, 2021. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-2971-2020 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

11/20/2020

Date

Lisa Wight

Signature

Lisa Wight

Name

Planner

Title



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: 12/21/2020

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: 029-MP-20	Folio: 514204000110
Plat Name: RD Stirling	
Comments Due Date: 12/22/2020	Return Comments To: PDMDInfo@broward.org
Applicant's Request: New Plat Reviews	
Division: Environmental Engineering and Permitting	

Staff proposes the following disposition:

Reviewer's Name: Matthew Ketterer**Program: Domestic and Non-Domestic Wastewater
And Surface Water Management**

Any objection to the plat as submitted.

Answer: No

This plat is subject to the comments noted below.

Answer: Yes

Plat Comments, as needed:

1. The Broward County Domestic Wastewater Licensing Program has no objection to the described plat. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact the Environmental Engineering and Permitting Division at 954-519-1483 or WWLicense@broward.org for specific code requirements.
2. The Broward County Non-Domestic Wastewater Program has no objection to the described plat because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Engineering and Permitting Division at 954-519-1483 or NDDLICENSE@broward.org for specific code requirements.
3. In accordance with Chapter 27, Article V, Sections 27-198 through 27-200 of the Broward County Code, titled Water Resources Management, prior to any alteration to the site grading, or construction of a surface water management system, a Broward County Surface Water Management License is required. Contact the Environmental Engineering and Permitting Division at 954-519-1483 or SWMLicense@broward.org for specific code requirements.

Reviewer's Name: Linda Sunderland	Program: Aquatic and Wetland Resources
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Any objection to the plat as submitted.

Answer: Yes

This plat is subject to the comments noted below.

Answer: Yes

Plat Comments, as needed:

1. An application for an Environmental Resource License (DF20-1044) is currently under review for this project.
2. The proposed development contains or abuts water bodies or will be creating same. Excavation or filling of any surface waters, or the construction or repair of in-water structures such as seawalls and docks, are regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Contact the Environmental Engineering and Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.
3. The Water and Environmental Licensing Section of the Environmental 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>.
4. 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.

Reviewer's Name: Peter Burke	Program: Tree Preservation
<p>Any objection to the plat as submitted. Answer: No</p> <p>This plat is subject to the comments noted below. Answer: Yes</p> <p>Plat Comments, as needed:</p> <p>This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.</p>	
Reviewer's Name: David Vanlandingham	Program: Clean-Up and Waste Regulation
<p>Any objection to the plat as submitted. Answer: No</p> <p>This plat is subject to the comments noted below. Answer: Yes</p> <p>Plat Comments, as needed:</p> <p>1. The subject plat is within one-quarter mile of known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Engineering and Permitting Division (EPPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPPD'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 can be directed to (954) 519-1483 or EAR@broward.org.</p> <p>2. The subject plat contains a known contaminated site undergoing assessment and cleanup under an active Environmental Assessment and Remediation license. The following should be noted: For any site</p>	

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]. It should also be noted that the Environmental Assessment and Remediation Section must approve any dewatering activities at this site. The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954) 519-1483 or EAR@broward.org.

Reviewer's Name: Robert Wong**Program: Air Program**

Any objection to the plat as submitted.

Answer: No

This plat is subject to the comments noted below.

Answer: No

Plat Comments, as needed: