

STAFF REPORT
Gateway Hollywood Plat
039-MP-05

A request to amend the note on the plat has been filed with the Planning and Redevelopment Division. This plat was approved by the County Commission on December 4, 2007, for 480 hotel rooms and 15,000 square feet of ancillary commercial use on 1.33 acres. The property is located on the east side of SR A-1-A, north of Hallandale Beach Boulevard, in the City of Hollywood. The plat was recorded on September 25, 2008 (Plat Book 178, Page 33) with the following restriction:

This plat is restricted to 480 hotel rooms and 15,000 square feet of ancillary commercial use, excluding banks. Residential uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The applicant is requesting to amend the note by decreasing the number of hotel rooms by 110 rooms and adding 40 high-rise units. The requested note would read as follows:

This plat is restricted to 370 hotel rooms, 40 high-rise units and 15,000 square feet of ancillary commercial use, excluding banks.

The applicant is advised that, in accordance with Ordinance 2013-30, effective October 4, 2013, high-rise units are defined as nine (9) or more attached dwelling units in a building with nine (9) or more residential stories (exclusive of parking levels).

A two-year extension to satisfy the Findings of Adequacy for this plat was granted on October 19, 2011, per the applicant's request in accordance with House Bill 7207. Additional extensions were also granted pursuant to Senate Bill 2156 and Executive Orders 12-140 and 12-199, in 2012 and 2013, respectively. Therefore, the new expiration date for this plat's Findings of Adequacy is April 1, 2016.

A companion request to amend the non-vehicular access line and relocate a bus shelter easement on SR A-1-A adjacent to the plat is also scheduled for County Commission action on May 13, 2014.

This request was evaluated by the Reviewing Agencies.

The attached memorandum from the Broward County Planning Council indicates that the effective Land Use Plan designates the area covered by this plat for the uses permitted in the "Commercial" land use category and that the proposed hotel and commercial uses are in compliance with the permitted uses of the effective Land Use Plan. **Planning Council staff further states that in order for the proposed 40 high-rise units to be considered in compliance with the effective Land Use Plan, the City of Hollywood must provide written confirmation that the City has allocated 40 "flexibility units" and/or "reserve units" to this plat, consistent with the rules for such as per the Broward County Land Use Plan and the Administrative Rules Document: Broward County Land Use Plan.**

In addition, it is noted that the allocation of any “flexibility units” is subject to Broward County Land Use Policy 13.01.10, as the proposed development is adjacent to the City of Hallandale Beach. Also, consistent with Policy 13.01.10, the City of Hollywood must confirm that the proposed allocation would not result in any reduction in public access points or public rights-of-way providing access to the beach.

The attached Preliminary School Capacity Availability Determination from the School Board indicates that the 40 high-rise units proposed by this application are not anticipated to generate any additional students into Broward County Schools. Therefore, School Board staff has determined that this request is exempt from public school concurrency requirements; however, regular school impact fees are still due for the proposed high-rise units.

The applicant is advised by the Florida Department of Transportation (FDOT) that the platted driveway locations adjacent to SR A-1A must continue to conform to the attached FDOT Pre-Application Letter dated December 19, 2013.

The Service Development staff of the Transit Division notes that this plat is currently serviced on State Road A-1-A by BCT Route # 4. There is an existing bus stop adjacent to the site.

The applicant is advised by the Aviation Department that any proposed construction on this property with a height exceeding 200 feet, or the 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 to this development. Based on the location of the proposed project, the FAA may need to conduct a review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

The attached comments from the Historical Commission indicate that there is little potential for the discovery of unrecorded archaeological and/or historical cultural resources within the proposed project boundary.

The Natural Resources Planning and Management Division has reviewed this request and at this time, this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Environmental Review Report, coordinated by the Planning and Redevelopment Division, is attached.

The attached Resolution (No. R-2014-053) from the City of Hollywood indicates municipal approval of this request.

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, this request represents a decrease of 62 pm peak hour trips. The plat is located within the Southeast Transportation Concurrency Management District and meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Broward County Land Development Code.

Continued

As of this writing, no impact fees have been paid for this plat. The proposed high-rise units are subject to school and regional park impact fees and administrative fees for regional parks. In addition, the proposed hotel rooms and high-rise units are subject to transportation concurrency fees. All fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.

If this request is approved by the County Commission, staff recommends that approval be based upon the applicant accomplishing the following:

- 1) Recording a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **May 13, 2015**.

The amended note must also include language stating the following:

- A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **April 1, 2016**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **April 1, 2016**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

However, **staff recommends DENIAL of this request as the proposed high-rise units currently do not comply with Section 5-180(a)(3) of the Broward County Land Development Code regarding consistency with the effective Land Use Plan.**

In addition, staff recommends that the Board authorize the Mayor to sign an order denying this agenda item subject to staff findings, comments, and recommendations.

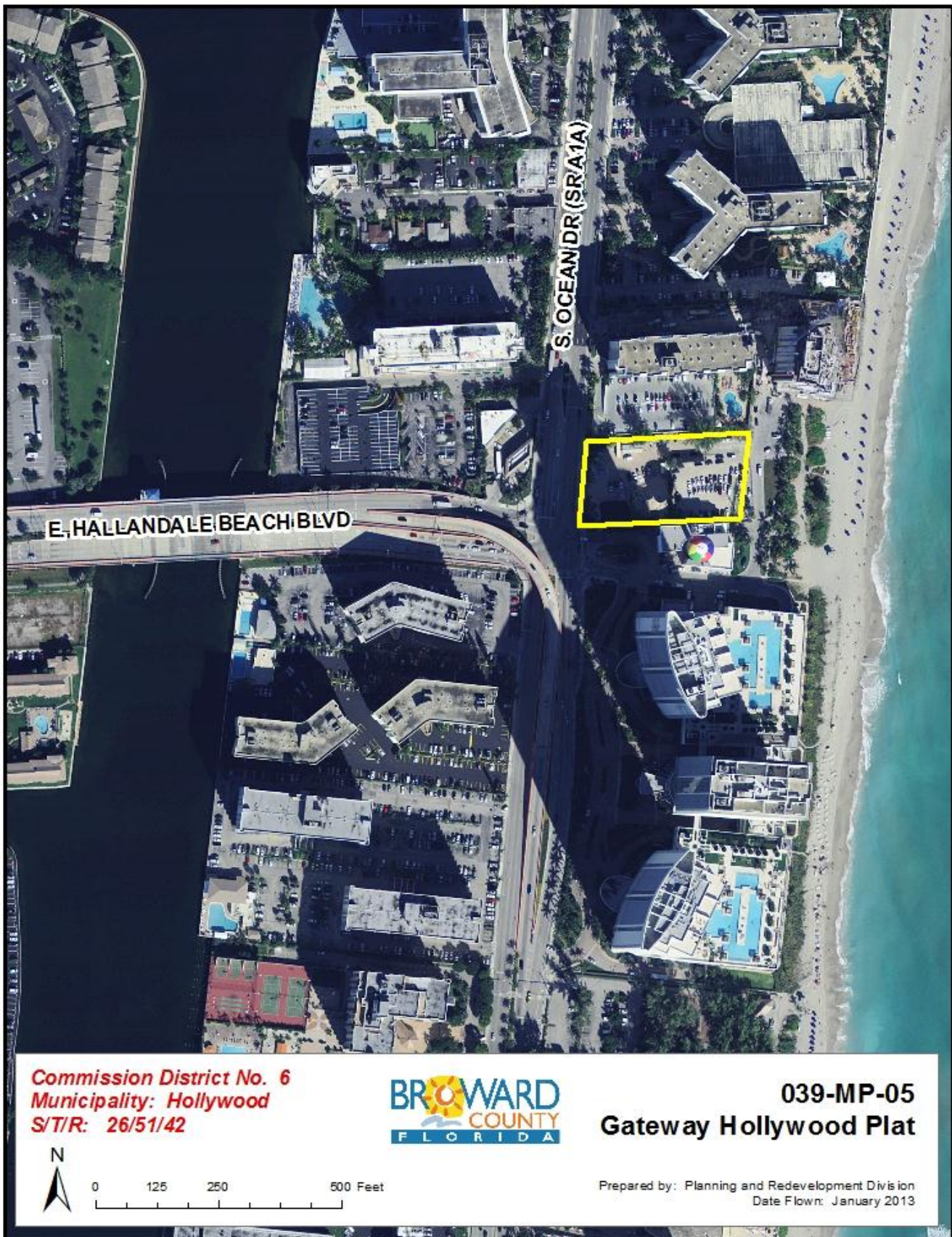
Finally, the applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal

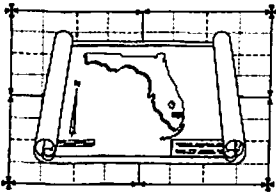
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agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SMH

Continued

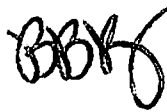




BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

TO: Henry A. Sniezek, Director
Planning and Redevelopment Division
Broward County Environmental Protection and Growth Management Department

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Gateway Hollywood Plat
(039-MP-05) City of Hollywood

DATE: April 7, 2014

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat. The proposal is to change the restrictive note on the plat as follows:

FROM: This plat is restricted to 480 hotel rooms and 15,000 square feet of ancillary commercial use, excluding banks.

TO: This plat is restricted to 370 hotel rooms, 40 high-rise units, and 15,000 square feet of ancillary commercial use.

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 "Commercial" land use category. This plat is generally located on the east side of State Road A-1-A (South Ocean Drive), north of Hallandale Beach Boulevard.

The proposed hotel and commercial uses are in compliance with the permitted uses of the effective land use plan.

Regarding the proposed high-rise residential use, Planning Council staff must receive written confirmation that the City has allocated 40 "flexibility units" and/or "reserve units" to this plat, consistent with the rules for such as per the "Broward County Land Use Plan" and the "Administrative Rules Document: Broward County Land Use Plan." Planning Council staff notes that any "flexibility" allocation would be subject to Broward County Land Use Policy 13.01.10, as the proposed development is contiguous to the City of Hallandale Beach.

Planning Council Staff will update this memorandum as appropriate.

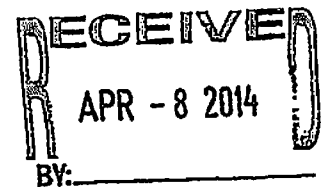
The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

Gateway Hollywood Plat
April 7, 2014
Page Two

BBB:IJC

cc: Cathy Swanson-Rivenbark, City Manager
City of Hollywood

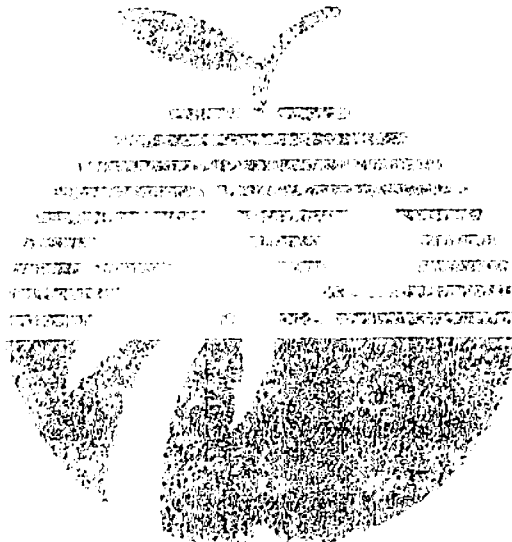
Jaye M. Epstein, AICP, Director, Planning and Development Services
City of Hollywood



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

SITE PLAN
SBBC-1489-2014
County No: TBD
GATEWAY HOLLYWOOD

January 16, 2014



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

**FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION
SITE PLAN**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	ADDITIONAL STUDENT
Date: January 16, 2014	Single-Family:		Elementary: 0
Name: GATEWAY HOLLYWOOD	Townhouse:		
SBBC Project Number: SBBC-1489-2014	Garden Apartments:		Middle: 0
County Project Number: TBD	Mid-Rise:		
Municipality Project Number: TBD	High-Rise: 40		High: 0
Owner/Developer: 4111 South Ocean Drive, LLC	Mobile Home:		
Jurisdiction: Hollywood	Total: 40		Total: 0

Comments

According to the information provided, this site plan application was reviewed as 40 high-rise units and as proposed, is not anticipated to generate additional students into Broward County Public Schools. This is because utilizing the effective student generation rates, students are not generated until a development consists of 250 or more high-rise units. Therefore, pursuant to Section 8.11(a)(1) of the Second Amended Interlocal Agreement for Public School Facility Planning, this application as currently proposed, has been determined to be exempt from public school concurrency requirements. However, please be advised that the regular school impact fee is still due for the units.

Also, if a change is proposed to the site plan, which causes students to be generated by the project, the students will not be considered exempt or vested from public school concurrency (PSC) when the project is re-reviewed.

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

SBBC-1489-2014 Project is Exempt from Public School Concurrency

☒ Yes ☐ No

1/16/14
Date

Reviewed By:


Signature

Lisa Wight

Name

Planner

Title



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

ANANTH PRASAD, P.E.
SECRETARY

December 19, 2013

THIS PRE-APPLICATION LETTER IS VALID UNTIL DECEMBER 19, 2014
THIS LETTER IS NOT A PERMIT APPROVAL

Mr. Ben Prewitt
Consulting Engineering & Science Inc
10700 North Kendall Drive, Suite 400
Miami, Florida 33176

Dear Mr. Prewitt:

RE: December 19, 2013 Pre-application Meeting for Category D Driveway
Broward County, Urban, In the City of Hollywood
State Road A1A, State Section 86030, Milepost 0.771, Access Class 5, Posted Speed 35 mph
Reference Project N/A, Location: North of South Ocean Drive and Hallandale Beach Blvd, east side
Site Acreage: 1.26, Proposed Land Use: Lodging, Maximum Square Footage: 367 hotel units, 40 condo units
Plat Name: Gateway Hollywood Plat, Plat No. 039-MP-05, Plat book: 178, Page No. 34
Applicant: 4111 South Ocean Drive LLC, Property Owner: 4111 South Ocean Drive LLC
Proposed Project Name & Address: Hyde Beach Resort, South Ocean Drive, Hollywood, Florida

Your Request: Driveway #1: A right-in, right-out driveway located 70 feet north of Hallandale Beach Blvd.
Driveway #2: A right-in, right-out service only driveway located 65 feet north of Driveway #1.

WE APPROVE YOUR REQUEST. Please see the conditions and comments below.

This ruling is based on your presentation of the facts, site plan and survey.

- Conditions:** A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point, shall be provided.
- 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 right-of-way dedication is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.
 - All 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 Pre-Application 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. This letter shall be submitted with any further reviews. If conceptually 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.

For right-of-way dedication requirements go to: <https://www3.dot.state.fl.us/OneStopPermitting/Home.aspx>:
Click on Statewide Permit News. Scroll down to District 4. Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Christine Nahong Bacomo at the District Permits Office with any questions at telephone number 954-777-4377, fax number 954-677-7893 or e-mail: christine.bacomo@dot.state.fl.us. Thank you.

Sincerely,

Geysa Y. Sosa, P.E.
District Traffic Access Manager

CNB/nyh

cc: Geysa Sosa/Stam Williams *SW*

File: s:\Permits\Pre-app Letters\Broward County\4111 South Ocean Drive LLC - SR A1A.doc

www.dot.state.fl.us



Our Best.
Nothing Less.

LIBRARIES DIVISION • Historical Commission

301 Harmon (S.W. 13th) Avenue • Fort Lauderdale, Florida 33312 • 954-357-5553 • FAX 954-357-5522

March 24, 2014

Susanne Henderson
Broward County Development and Environmental Regulation Division
One North University Drive, Building A
Plantation, Florida 33324

**Re: Broward County Historical Commission Review
Gateway Hollywood, Plat No. 039-MP-05**

Dear Ms. Henderson:

I have had an opportunity to review materials relative to **Gateway Hollywood, Plat No. 039-MP-05**.

A review of materials including archival documents, maps, the Broward County Land Use Plan and the Florida master Site File (FMSF) indicate that the proposed plat amendment contains no previously recorded archaeological or historic cultural resource sites nor is the plat located within or adjacent to a previously identified archaeological zone. Based on this information, the Broward County Historical Commission has no objections to the proposed plat amendment.

In the event that archaeological features or artifacts are discovered during the course of the survey, the Historical Commission *shall* be notified within twenty four (24) hours of the discovery and the discovery shall be reported pursuant to Broward County Code Ordinance 92-38. . A final survey report shall be completed and submitted to the Broward County Historical Commission for review and comment.

If, in the event, any unmarked human burial remains are discovered, then work in the vicinity of the burial find is to halt immediately until a determination can be made, in accordance with Florida State Statutes, Chapter 872, by either the state archaeologist or the county medical examiner as to jurisdiction, custody, and disposition of the remains. Should this occur, this office is to be contacted immediately to facilitate the coordination of the find.

If you have any questions regarding these comments or would like additional information please contact me at the Broward County Historical Commission by telephone: (954) 357-5506, or email: mdefelice@broward.org.

Sincerely,
Matthew DeFelice, County Archaeologist

Ec: Laura Connors, Associate Director, Libraries Division
Peggy Davis, Manager, Libraries Division, Historical Commission
David Baber, Historic Preservation Coordinator, Libraries Division

ENVIRONMENTAL REVIEW AND COMMENTS REPORT TO THE PLANNING AND REDEVELOPMENT DIRECTOR

Application: Delegation Request (To amend the note to reduce 110 hotel rooms and to add 40 high rise units.)
File Number: 039-MP-05
Project Name: Gateway Hollywood Plat
Comments Due: April 4, 2014
Development Type: Hotel (370 Rooms), Residential (40 High Rise Units), and Commercial (15,000 Square Feet Ancillary to the Hotel Rooms and Residential Units)

The Planning and Redevelopment Division of the Broward County Environmental Protection and Growth Management Department (EPGMD) has coordinated with other Divisions in this Department along with the County Health Department to provide the following comments on the above referenced plat:

Surface Water Management

This plat is located in the City of Hollywood and is under the jurisdiction of the Environmental Engineering and Licensing Section of the Broward County Environmental Licensing and Building Permitting Division. Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. The surface water management licensing requirements of the Environmental Engineering and Licensing Section must be met prior to any construction.

Potable Water Review

This plat is served by the Hollywood Water Treatment Plant which has a capacity of 55.500 MGD, a maximum daily flow of 28.500 MGD, and an approximate sewage/domestic water usage for this plat's proposed uses is 0.046 MGD. Therefore, according to the Broward County Health Department, there is sufficient available water treatment plant capacity to serve the proposed uses at this point in time.

Wastewater Review

Wastewater Treatment Plant:	B. C. North Regional
Flow Data:	As of 1/14
EPGMD Licensed Capacity	55.5000 MGD
12 Month Average Flow:	39.0900 MGD
Existing Flow Reserved by Building Permit:	1.3270 MGD
Total Committed Flow:	40.4170 MGD
Estimated Project Flow:	0.0655 MGD

The applicant is advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station.

Natural Resources Preservation

This plat is not located in a wellfield zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into the Broward County Code of Ordinances, Chapter 27, Article XIII.

Review of available information indicates that, at this time, there are no wetlands within the boundaries of this plat, therefore, a Conceptual Dredge and Fill Review Report is not required.

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039-MP-05 Gateway Hollywood Plat

Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, such as lake or canal excavation regulated under Article XI of the Natural Resource Protection Code, may require a license. The Applicant is encouraged to contact the Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division at 954-519-1483 at the earliest time to determine if, and what type of, a license may be required prior to undertaking any surface disturbing activities.

The Aquatic and Wetland Resources Section of the Environmental Licensing and Building 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 from the Aquatic and Wetland Resources Section.

Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Hollywood if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.

This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Protected Natural Lands Inventory may be accessed at:
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>.

Additional Comments Addressing Certain Environmental Protection Actions Needing to be Taken to Implement the Project

1. A Storage Tank License may be required if there will be fuel storage associated with an emergency generator system. Contact the Pollution Prevention, Remediation and Air Quality Division at 954-519-1260 for specific license requirements.
2. Any discharges to ground or surface waters, excluding stormwater, will require review and approval from the Environmental Engineering and Licensing Section of the Environmental Licensing and Building Permitting Division prior to discharge.
3. An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division at 954-519-1483 for specific license requirements.
4. The subject plat is in the vicinity of known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Pollution Prevention, Remediation and Air Quality Division's

Page 3
039-MP-05 Gateway Hollywood Plat

approval of an application for a building permit or approval to construct or alter shall not be granted until the Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Pollution Prevention, Remediation and Air Quality Division must approve any dewatering activities at the subject location.

5. Wastewater receiving lift stations and force mains are critical components to the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. Contact the Environmental Engineering and Licensing Section of the Environmental Licensing and Building Permitting Division at 954-519-1483.

Be advised that approval of a delegation request 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. Connections to such systems are approved by the Environmental Licensing and Building 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 a waiver or approval of any license or permit that is, or may be, required for any aspect of the project.

RESOLUTION NO. R-2014-053

P14-01 & 02

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING AN AMENDMENT TO THE PLAT NOTATION ON THE "GATEWAY OF HOLLYWOOD" PLAT, (RECORDED IN PLAT BOOK 178, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA), FOR THE PROPERTY LOCATED AT 4111 SOUTH OCEAN DRIVE, IN ORDER TO REVISE THE NON-VEHICULAR ACCESS LINE ALONG THE EAST SIDE OF SOUTH OCEAN DRIVE; AND APPROVING THE AMENDMENT TO THE CONCURRENCY NOTE TO CLARIFY AND LIMIT THE USE OF THE PLATTED PROPERTY.

WHEREAS, the Applicant, 4111 South Ocean Drive, LLC, is proposing to construct a hotel/condominium to be known as Hyde Beach on Parcel A of the aforementioned Plat, and revisions to the access and concurrency notes are necessary to accommodate the new site design for the development; and

WHEREAS, the Applicant's site design proposes to restrict the northerly access opening to a rights only, service only driveway, eliminate the middle access opening, and move the currently restricted rights only southern access opening 30 feet to the north, as more specifically identified in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the new driveway configuration will require the relocation of the bus bay easement 64 feet to the north, which the Applicant shall dedicate to the City by separate instrument prior to the issuance of a building permit for the development; and

WHEREAS, South Ocean Drive is under the jurisdictional responsibility of the Florida Department of Transportation (FDOT), and the FDOT has conceptually approved the requested driveway access revisions; and

WHEREAS, the Applicant also desires to amend the concurrency notation on the Plat, as follows:

from: This plat is restricted to 480 hotel rooms and 15,000 square feet of ancillary commercial use, excluding bank. Residential uses are not permitted without the approval of the Broward County Commissioners, who shall review and address these uses for increased impacts.

to: This plat is restricted to 370 hotel rooms, 40 high rise units and 15,000 square feet of ancillary commercial use. Free standing banks or banks with drive-thru facilities are not permitted without the approval of the Broward County Commissioners, who shall review and address these uses for increased impacts; ; and

WHEREAS, staff has reviewed the request for code considerations and finds the proposed development remains consistent with the concurrency standards established for the Plat, and therefore recommends approval; and

WHEREAS, Article 6 of the City's Zoning and Land Development Regulations, requires that the amended plat be submitted to the City Commission for consideration of approval; and

WHEREAS, the applicant intends to file the plat amendment application with Broward County;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That it hereby approves the amendment to the Plat Notation for the revision of the Non-Vehicular Access Line along the east line of South Ocean Drive and adjacent to Parcel A of the "Gateway Hollywood" Plat , as more specifically identified in Exhibit "A" attached hereto and incorporated herein by reference.

Section 2: That it hereby approves the amendment of the concurrency note within the "Gateway Hollywood" Plat as described above.

PLAT NOTATION AND CONCURRENCY NOTE AMENDMENTS FOR THE
"GATEWAY HOLLYWOOD" PLAT

Section 3: That this resolution shall be in full force and effect
immediately upon its passage and adoption.

PASSED AND ADOPTED this 5 day of March, 2014.



PETER BOBER, MAYOR

ATTEST.


PATRICIA A. GERNY, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGALITY
for the use and reliance of the
City of Hollywood, Florida, only.


JEFFREY P. SHEFFEL, CITY ATTORNEY

Application to Amend or Revise Level of Approved Development

INSTRUCTIONS

This form is used to apply for amendments or revisions to the current level of development previously approved. For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate required documentation attached. Please type this application or print legibly in black ink.

PROJECT INFORMATION

Plat Name Gateway Hollywood Plat
Plat Number 039-MP-05 Plat Book - Page 178-33 & 34 (If recorded)
Owner/Applicant 4111 South Ocean Drive, LLC Phone (305) 460-5800
Address 315 S. Biscayne Blvd. 4th Floor City Miami State FL Zip Code 33131
Owner's E-mail Address efordin@relatedgroup.com Fax # (305) 460-9900
Agent Related Group Phone (305) 460-5800
Contact Person Eric Fordin
Address 315 S. Biscayne Blvd. 4th Floor City Miami State FL Zip Code 33131
Agent's E-mail Address efordin@relatedgroup.com Fax # (305) 460-9900

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary)

Current note for entire plat see attached Exhibit "A"

Proposed note for entire plat see attached Exhibit "B"

PLEASE ANSWER THE FOLLOWING QUESTIONS

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?

☐ Yes ☐ No ☒ Don't Know

If YES, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

Does the note change represent a change in Trips? ☐ Increase

☒ Decrease

☐ No Change

Does the note represent a major change in Land Use?

☒ Yes

☐ No

If there is a question as to whether the note amendment represents a change in Trips, or whether it is considered a major change in Land Use, please consult with Planning and Redevelopment Division (PRD) staff.

Estimate or state the total number of on-site parking spaces to be provided

SPACES 492

Number of seats for any proposed restaurant or public assembly facility including places of worship.

SEATS 180

Number of students for a day care center or school.

STUDENTS N/A

Will project be served by an approved potable water plant? If YES, state name and address.

☒ Yes

☐ No

Will project be served by an approved sewage treatment plant? If YES, state name and address.

☒ Yes

☐ No

Are on-site wells for potable water currently in use or proposed?

☐ Yes

☒ No

If YES, see reverse side of this form for additional required documentation.

Are septic tanks currently in use or proposed?

☐ Yes

☒ No

If YES, see reverse side of this form for additional required documentation.

Reasons for this request. (Attach additional sheet if necessary) To reduce the hotel rooms from

480 to 370 and add 40 high rise units.

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

Proposed industrial plat notes which abut residential land use plan categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width 100 feet or less must submit written documentation from the municipality stating how the city will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories plus Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Redevelopment staff if you have any questions.

REQUIRED DOCUMENTATION-All copies of plats, site plans, surveys or drawings must be folded to a size approximately 9" X 12"

For major changes in Land Use and/or increases in DENSITY or INTENSITY which may include Trips, Students, Square Footage, and Number of Dwelling Units, the following must be submitted:

- Twenty-two (22) folded copies of the plat.
- Letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- A current letter is required from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property if on-site wells for potable water and/or septic tanks that are currently in use or proposed.
- A check made payable to the Broward County Board of County Commissioners for the application fees. Please consult the Development Permit Application Fee Schedule.
- A signed and sealed sketch and legal description for any new parcel or tract created by the application.

For decreases in Trips, no changes in Trips, or no major change in Land Use; the following items must be submitted:

- Six (6) folded copies of the plat.
- Letter of approval from the applicable municipality specifically stating the precise note language.
- A check made payable to the Broward County Board of County Commissioners for the application fees. Please consult the Development Permit Application Fee Schedule.

School Concurrency Submission Requirements

- **RESIDENTIAL APPLICATIONS ONLY:** Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board.

REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No If "Yes," you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

LAND USE	Gross Building sq. ft. or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

OWNER/AGENT CERTIFICATION

State of Florida

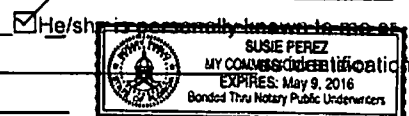
County of Miami Dade

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent Eric Fordin

Sworn and subscribed to before me this 17 day of December, 2013

by Eric Fordin



☐ Has presented

Signature of Notary Public Susie Perez

Type or Print Name Susie Perez

FOR PLANNING AND REDEVELOPMENT DIVISION USE ONLY

Time _____ Application Date 3/14/13 Acceptance Date 3/19/14
 Comments Due 04/04/14 C.C. Mtg. Date 05/13/14 Fee \$ 1713
☒ Plats ☐ Survey ☒ Site Plan ☒ City Letter ☐ Agreements
 Other Attachments(Describe) SCAD RES. R-2014-053
 Title of Request Amend note
 Distribute to: ☒ Full Review ☐ Planning Council ☐ School Board ☐ Land Use & Permitting
☐ Health Department (on septic tanks and/or wells) ☐ Zoning Code Services (unincorporated area only)
☐ Planning & Redevelopment (unincorporated area only) ☒ Other FDOT
 Other _____
 Adjacent City Hauvendale Beach Received by Stenderson

[request to amend access (NVAL) on plat
 Also scheduled for 05/13/14 agenda] smh

EXHIBIT "A"

**TO APPLICATION TO AMEND OR REVISE
LEVEL OF APPROVED DEVELOPMENT**

The existing notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended from:

This plat is restricted to 480 hotel rooms and 15,000 square feet of ancillary commercial use, excluding banks. Residential uses are not permitted without the approval of the Board of County Commissioners, who shall review and address these uses for increased impacts.

EXHIBIT "B"

**TO APPLICATION TO AMEND OR REVISE
LEVEL OF APPROVED DEVELOPMENT**

The existing notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended to:

This plat is restricted to 370 hotel rooms, 40 high rise units, and 15,000 square feet of ancillary commercial use. Free standing banks or banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners, who shall review and address these uses for increased impacts.



Environmental Protection and Growth Management Department

PLANNING AND REDEVELOPMENT DIVISION

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

March 19, 2014

**Municipal Planner
City of Hallandale Beach
400 S Federal Hwy
Hallandale Beach, FL 33009**

RE: Municipal notification of a delegation request to amend the "note"
(approved level of development) AND the non-vehicular access line (NVAL)
on a plat adjacent to the city limits:

Plat Name: **Gateway Hollywood Plat** Plat No.: **039-MP-05**

Written comments must be received on or before April 4, 2014.

Dear Planner:

As per Broward County Commission Policy effective March 24, 1998, we are forwarding the attached copy of an application for a delegation 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 Redevelopment Division on or before the above-referenced date. Please send your comments via e-mail to Sue Henderson at shenderson@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 questions, please contact Sue Henderson at 954-357-6627.

Sincerely,

Henry Sniezek, Director
Planning and Redevelopment Division