

STAFF REPORT
Gateway Hollywood Plat
039-MP-05

A request to amend the platted non-vehicular access line and modify conditions of plat approval 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).

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 note on the plat by decreasing the number of hotel rooms by 110 rooms and adding 40 high-rise units is also scheduled for County Commission action on May 13, 2014.

The plat was approved with three (3) 30-foot openings along the east side of SR A-1-A adjacent to the plat. The northernmost opening, located at the north plat limit, is restricted to right turns and service and emergency vehicles only. The applicant is requesting to amend the other two openings and modify conditions of plat approval on SR A-1-A as follows:

- Eliminate the middle 30-foot opening, with centerline located 122 feet north of the south plat limits, restricted to right turns OUT only;
- Relocate the south 30-foot opening with centerline located 34 feet north of the south plat limits, which is currently restricted to right turns IN only, approximately 30 feet to the north and restrict it to RIGHT TURNS ONLY; and
- Move a bus shelter easement, currently commencing 54 feet north of the south plat limits, approximately 64 feet to the north, necessary due to the relocation of the south 30-foot opening.

According to the applicant, this request conforms to the re-designed site plan for Hyde Beach Resort.

The attached Resolution (No. R-2014-053) from the City of Hollywood and pre-application letter from the Florida Department of Transportation indicate approval of this request.

The Highway Construction and Engineering Division and the Transit Division have reviewed this request to amend the platted non-vehicular access line and the bus shelter easement and recommend approval, subject to compliance with the conditions contained in the attached memorandum, which relocates the south 30-foot opening approximately 4.5 feet further north than requested in order to ensure consistency with FDOT's measurements and those used for site plan design.

However, this request is necessary to conform to the site plan for the proposed residential development (Hyde Beach Resort) and this approval is contingent upon approval of the concurrent plat note amendment. **The Broward County Planning Council has determined that the proposed 40 high-rise units are not in compliance with the permitted uses of the effective Land Use Plan. Therefore, staff must recommend DENIAL of this request at this time, as the companion item to amend the note on the plat does not comply with Section 5-180(a)(3) of the Broward County Development Code regarding consistency with the effective Land Use Plan.**

In addition, this approval is subject to the Board authorizing 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 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.

Continued



Public Works Department

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

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

M E M O R A N D U M

DATE: April 7, 2014

TO: Henry Snizek, Director
Planning and Redevelopment Division

FROM: David Huizenga, Engineer III
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Delegation Request: Amendment to Non-Vehicular Access Line
GATEWAY HOLLYWOOD PLAT (039-MP-05)

The Highway Construction and Engineering Division and the Transit Division have reviewed the request to amend the non-vehicular access line (NVAL) along State Road A-1-A adjacent the plat and staff recommends **APPROVAL** of the proposed NVAL amendment subject to the following:

NON-VEHICULAR ACCESS LINE AMENDMENT AGREEMENT

- 1) The property owners of Parcel A of the GATEWAY HOLLYWOOD PLAT (Plat Book 178, Page 33) must fully execute the Amendment to Non-Vehicular Access Lines Agreement (CAF #457) and submit it to the Highway Construction and Engineering Division for review and approval.
- 2) The applicant must prepare the legal descriptions for the Exhibits to the NVAL Amendment Agreement according to the details outlined in this report.
- 3) An Opinion of Title from an attorney or a Title Certificate from a title company must be submitted with the NVAL Amendment Agreement and must include the following information:
 - A) Same legal description as the affected portion of the recorded plat.
 - B) Record owner(s) name(s).
 - C) Mortgage holder(s) name(s). If none, it should so state.
 - D) Date through which records were searched (within 30 days of submittal).
 - E) Original signature and/or seal.

Continued

- 4) For properties held by partnerships or trusts, the applicant must submit copies of the partnership or trust documents, or an opinion from an attorney familiar with the partnership or trust listing the partner(s) or trustee(s) who may execute agreements and deeds.

NON-VEHICULAR ACCESS LINE REQUIREMENTS

- 5) Exhibit "C" to the NVAL Amendment Agreement shall describe and illustrate a new non-vehicular access line along State Road A-1-A adjacent to the plat except at the following openings:
 - A) A 30-foot opening centered 68.5 feet north of the south plat boundary. This opening shall be labeled on Exhibit C: RIGHT TURNS ONLY.
 - B) A 30-foot opening at the northern plat boundary. This opening shall be labeled on Exhibit C: RIGHT TURNS ONLY – RESTRICTED TO SERVICE AND EMERGENCY VEHICLES ONLY.

BUS SHELTER EASEMENT (Separate Instrument)

- 6) Due to the new location of the southern driveway entrance, the existing bus shelter easement previously dedicated by O.R. Book 45216, Page 1, B.C.R. must be relocated. The relocated bus shelter easement should be 20 feet long x 6 feet wide beginning at a point located 112 feet north of the south plat boundary.
- 7) State Road A-1-A in this location is functionally classified as a State jurisdiction roadway. The applicant should contact Roger Yeager at the Florida Department of Transportation, Right-of-Way Department (954-777-4376) for copies of standard conveyance documents and instructions for processing. Submittal of recorded right-of-way documents is required prior to recordation of the NVAL Amendment Agreement. The applicant should provide adequate time for the review and approval process.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 8) At the time that this plat was recorded, the previous owner entered into a standard Installation of Required Improvements Agreement. The Improvement Agreement is recorded in O.R. Book 45709, Page 122, B.C.R. and is secured by a cash bond. The Improvement Agreement was required to ensure that the property owner constructed channelized inbound and outbound driveways as specified in the conditions of County plat approval. However, the NVAL amendment proposed under this delegation request will allow for the construction of standard, two-way driveways, and will eliminate the purpose of the Improvement Agreement. As a result, approval of this delegation request should include authorization for Highway Construction and Engineering Division staff to process a release of the cash bond security and a termination of the Improvement Agreement.

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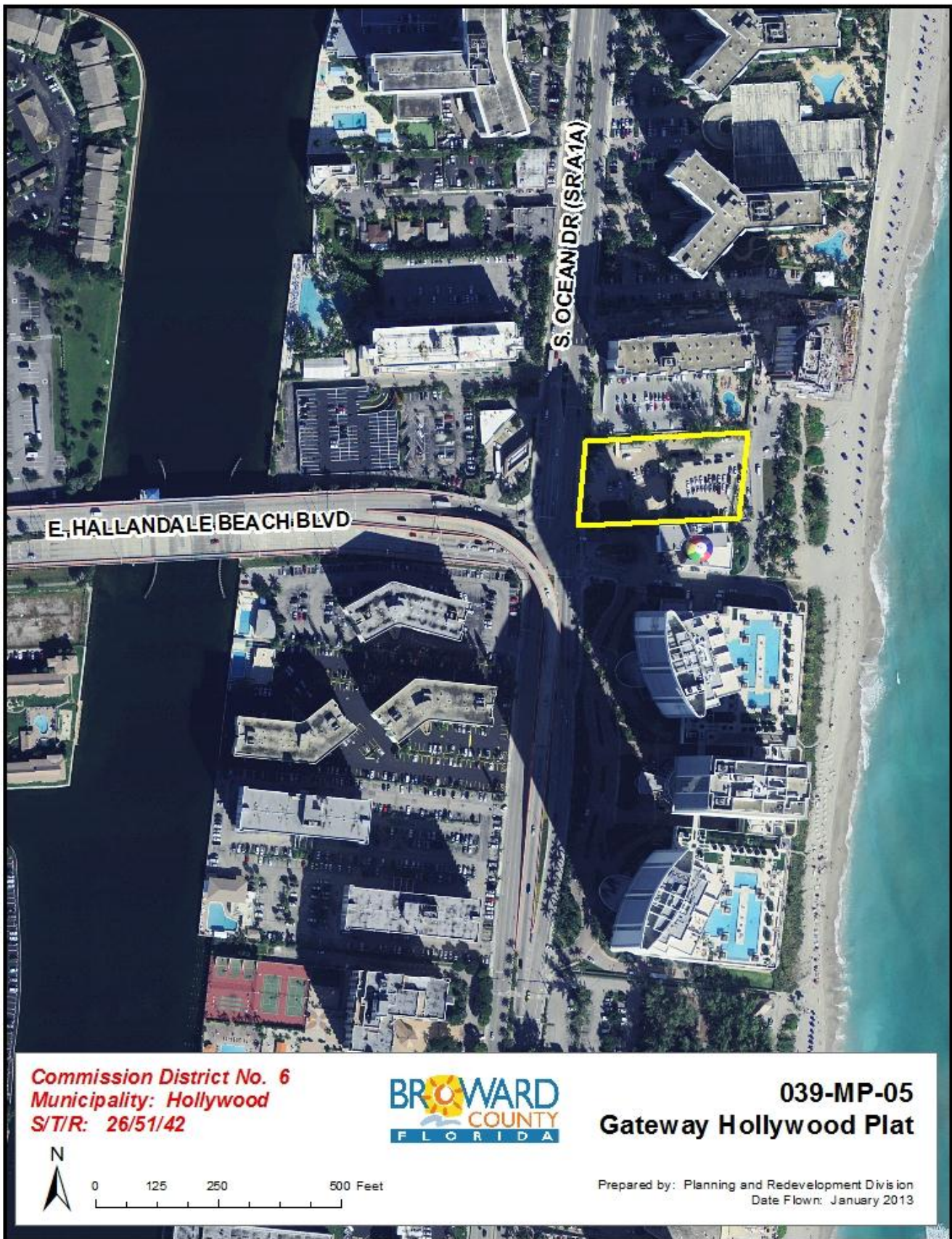
- 9) After the NVAL Amendment Agreement has been recorded, the property owner should contact Alric Malcolm at the Highway Construction and Engineering Division (954-577-4590) for release of the security and termination of the Improvement Agreement.

GENERAL REQUIREMENTS

- 10) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this delegation request may be modified for minor technical conflicts which are identified by details included in the submitted construction plans.
- 11) Standard forms are available for downloading from the Highway Construction and Engineering Division's web page.
- 12) The Service Development staff from the Transit Division notes that this plat is served by BC Transit Route 4 on Sate Road A-1-A with stop ID #1574.
- 13) The developer shall prepare and deliver all required documents, securities, deeds, easements, and agreement(s) within 18 months of approval of this delegation request. **Failure to complete this process within the 18 month time frame shall render the approval of this delegation request null and void.**

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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:

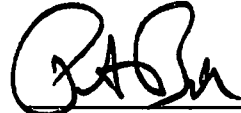
Section 1: That it hereby approves the amendment to the Plat Notation for the revision of the Non-Vehicular Access Line along the east line of South Ocean Drive and adjacent to Parcel A of the "Gateway Hollywood" Plat , as more specifically identified in Exhibit "A" attached hereto and incorporated herein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



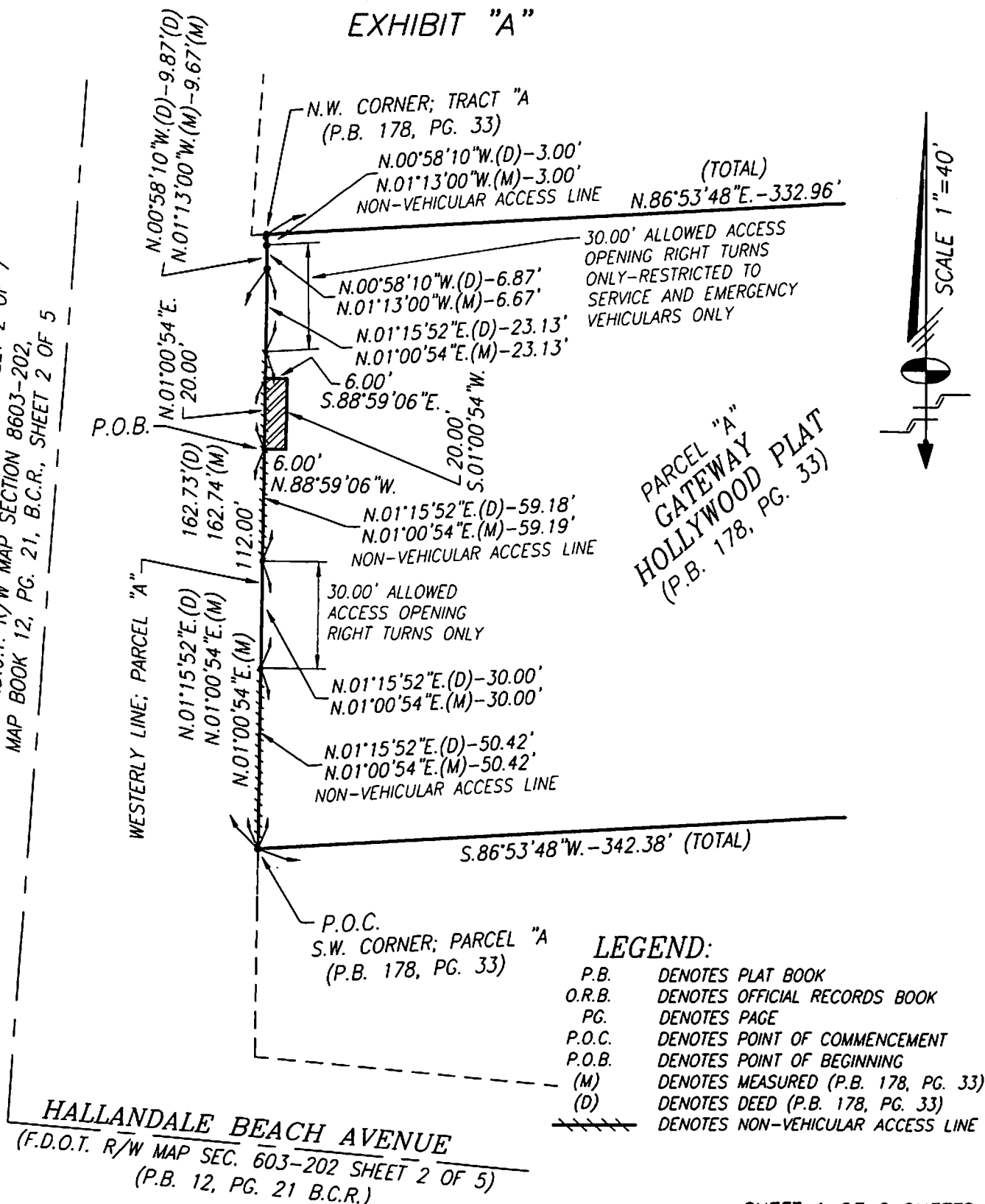
PATRICIA A. GERNY, MMC
CITY CLERK

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



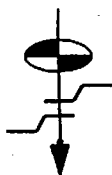
JEFFREY P. SHEFFEL, CITY ATTORNEY

OCEAN BOULEVARD (STATE ROAD A1A)
F.D.O.T. R/W MAP SECTION 86200-2514, SHEET 2 OF 7
MAP BOOK 12, PG. 21, B.C.R., SHEET 2 OF 5



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SHEET 1 OF 2 SHEETS



Schwabke-Shiskin & Associates, Inc.
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No.(954)435-7010 FAX No. (954)438-3288
ORDER NO. 202288 PREPARED UNDER MY SUPERVISION:
DATE: DECEMBER 13, 2013
THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87
Ronald A. Fritz
RONALD A. FRITZ, ASSISTANT VICE PRESIDENT
FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

REVISIONS

EXHIBIT 1
Page 1 of 3

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

BUS SHELTER EASEMENT

EXHIBIT "A"

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", ACCORDING TO THE PLAT OF "GATEWAY HOLLYWOOD PLAT", AS RECORDED IN PLAT BOOK 178 AT PAGES 33 AND 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

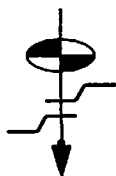
BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 01 DEGREES 00 MINUTES 54 SECONDS EAST (M)-NORTH 01 DEGREES 15 MINUTES 52 SECONDS EAST (D), ALONG THE WEST LINE OF SAID PARCEL "A", FOR 112.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED BUS SHELTER EASEMENT: THENCE CONTINUE NORTH 01 DEGREES 00 MINUTES 54 SECONDS EAST (M)-NORTH 01 DEGREES 15 MINUTES 52 SECONDS EAST (D) FOR 20.00 FEET; THENCE SOUTH 88 DEGREES 59 MINUTES 06 SECONDS EAST, AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES, FOR 6.00 FEET; THENCE SOUTH 01 DEGREES 00 MINUTES 54 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 6.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID PARCEL "A", FOR 20.00 FEET; THENCE NORTH 88 DEGREES 59 MINUTES 06 SECONDS WEST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR 6.00 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) BEARINGS AS SHOWN HEREON REFER TO AN ASSUMED BEARING OF NORTH 01 DEGREES 00 MINUTES 54 SECONDS EAST (M), ALONG THE WESTERLY LINE OF SAID PARCEL "A".
- 2) ORDERED BY: RELATED GROUP
- 3) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

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SHEET 2 OF 2 SHEETS



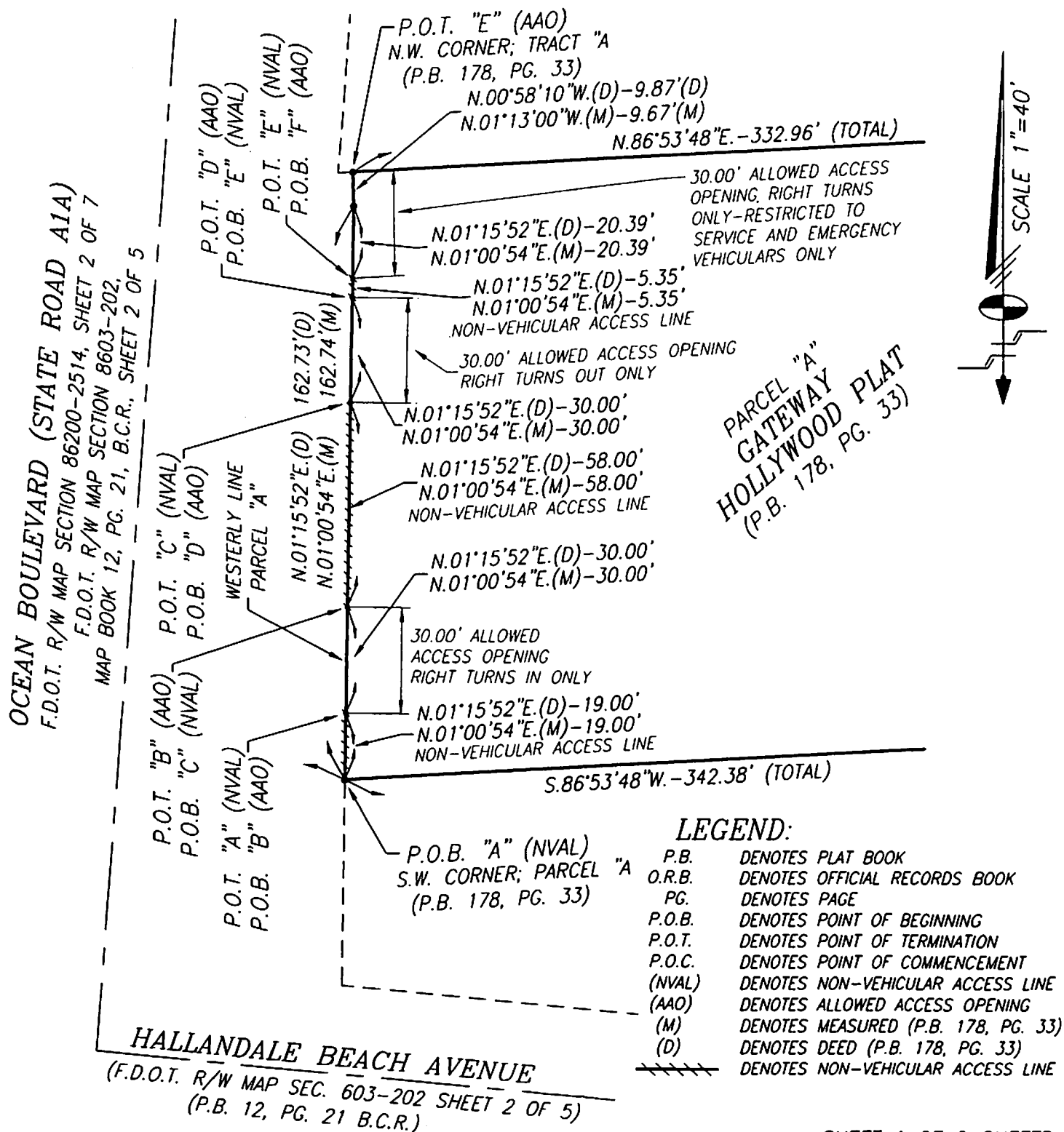
Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No. (954) 435-7010 FAX No. (954) 438-3288
ORDER NO. 202288
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PREPARED UNDER MY SUPERVISION:

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RONALD A. FRITZ, ASSISTANT VICE PRESIDENT
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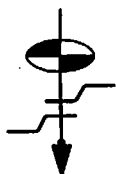
REVISIONS

EXHIBIT 1
Page 12 of 19



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SHEET 1 OF 2 SHEETS



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PHONE No.(954)435-7010 FAX No. (954)438-3288
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CERTIFICATE OF AUTHORIZATION No. LB-87
RONALD A. FRITZ, ASSISTANT VICE PRESIDENT
FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

REVISIONS

PREPARED UNDER MY SUPERVISION:

RONALD A. FRITZ, ASSISTANT VICE PRESIDENT
FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

EXHIBIT 1
Page 13 of 19

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

EXISTING NON-VEHICULAR ACCESS LINE TO BE VACATED

EXHIBIT "B"

LEGAL DESCRIPTION:

BEING PORTIONS OF THE WESTERLY LINE OF PARCEL "A", ACCORDING TO THE PLAT OF "GATEWAY HOLLYWOOD PLAT", AS RECORDED IN PLAT BOOK 178 AT PAGES 33 AND 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; SAID POINT BEING THE POINT OF BEGINNING "A" OF A NON-VEHICULAR ACCESS LINE; THENCE NORTH 01 DEGREES 00 MINUTES 54 SECONDS EAST (M)-NORTH 01 DEGREES 15 MINUTES 52 SECONDS EAST (D) FOR 19.00 FEET TO THE POINT OF TERMINATION "A" OF SAID NON-VEHICULAR ACCESS LINE AND THE POINT OF BEGINNING "B" OF A 30 FOOT WIDE ALLOWED ACCESS OPENING; THENCE CONTINUE NORTH 01 DEGREES 00 MINUTES 54 SECONDS EAST (M)-NORTH 01 DEGREES 15 MINUTES 52 SECONDS EAST (D) FOR 30.00 FEET TO THE POINT OF TERMINATION "B" OF SAID 30 FOOT WIDE ALLOWED ACCESS OPENING AND THE POINT OF BEGINNING "C" OF A NON-VEHICULAR ACCESS LINE; THENCE CONTINUE NORTH 01 DEGREES 00 MINUTES 54 SECONDS EAST (M)-NORTH 01 DEGREES 15 MINUTES 52 SECONDS EAST (D) FOR 58.00 FEET TO THE POINT OF TERMINATION "C" OF SAID NON-VEHICULAR ACCESS LINE AND THE POINT OF BEGINNING "D" OF A 30 FOOT WIDE ALLOWED ACCESS OPENING; THENCE CONTINUE NORTH 01 DEGREES 00 MINUTES 54 SECONDS EAST (M)-NORTH 01 DEGREES 15 MINUTES 52 SECONDS EAST (D) FOR 30.00 FEET TO THE POINT OF TERMINATION "D" OF SAID 30 FOOT WIDE ALLOWED ACCESS OPENING AND THE POINT OF BEGINNING "E" OF A NON-VEHICULAR ACCESS LINE; THENCE CONTINUE NORTH 01 DEGREES 00 MINUTES 54 SECONDS EAST FOR 5.35 FEET TO THE POINT OF TERMINATION "E" OF SAID NON-VEHICULAR ACCESS LINE AND THE POINT OF BEGINNING "F" OF A 30 FOOT WIDE ALLOWED ACCESS OPENING; THENCE CONTINUE NORTH 01 DEGREES 00 MINUTES 54 SECONDS EAST (M)-NORTH 01 DEGREES 15 MINUTES 52 SECONDS EAST (D) FOR 20.39 FEET; THENCE NORTH 01 DEGREES 13 MINUTES 00 SECONDS WEST (M)-NORTH 00 DEGREES 58 MINUTES 10 SECONDS WEST (D) FOR 9.67 FEET TO THE POINT OF TERMINATION "F" OF SAID 30 FOOT WIDE ALLOWED ACCESS OPENING; SAID POINT OF TERMINATION "F" BEING THE NORTHWEST CORNER OF SAID PARCEL "A"; SAID LAST DESCRIBED SEVEN COURSES BEING COINCIDENT WITH THE WESTERLY BOUNDARY LINE OF SAID PARCEL "A"; ALL LYING AND BEING IN SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) BEARINGS AS SHOWN HEREON REFER TO AN ASSUMED BEARING OF NORTH 01 DEGREES 00 MINUTES 54 SECONDS EAST (M), ALONG THE WESTERLY LINE OF SAID PARCEL "A".
- 2) ORDERED BY: RELATED GROUP
- 3) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

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SHEET 2 OF 2 SHEETS



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REVISIONS

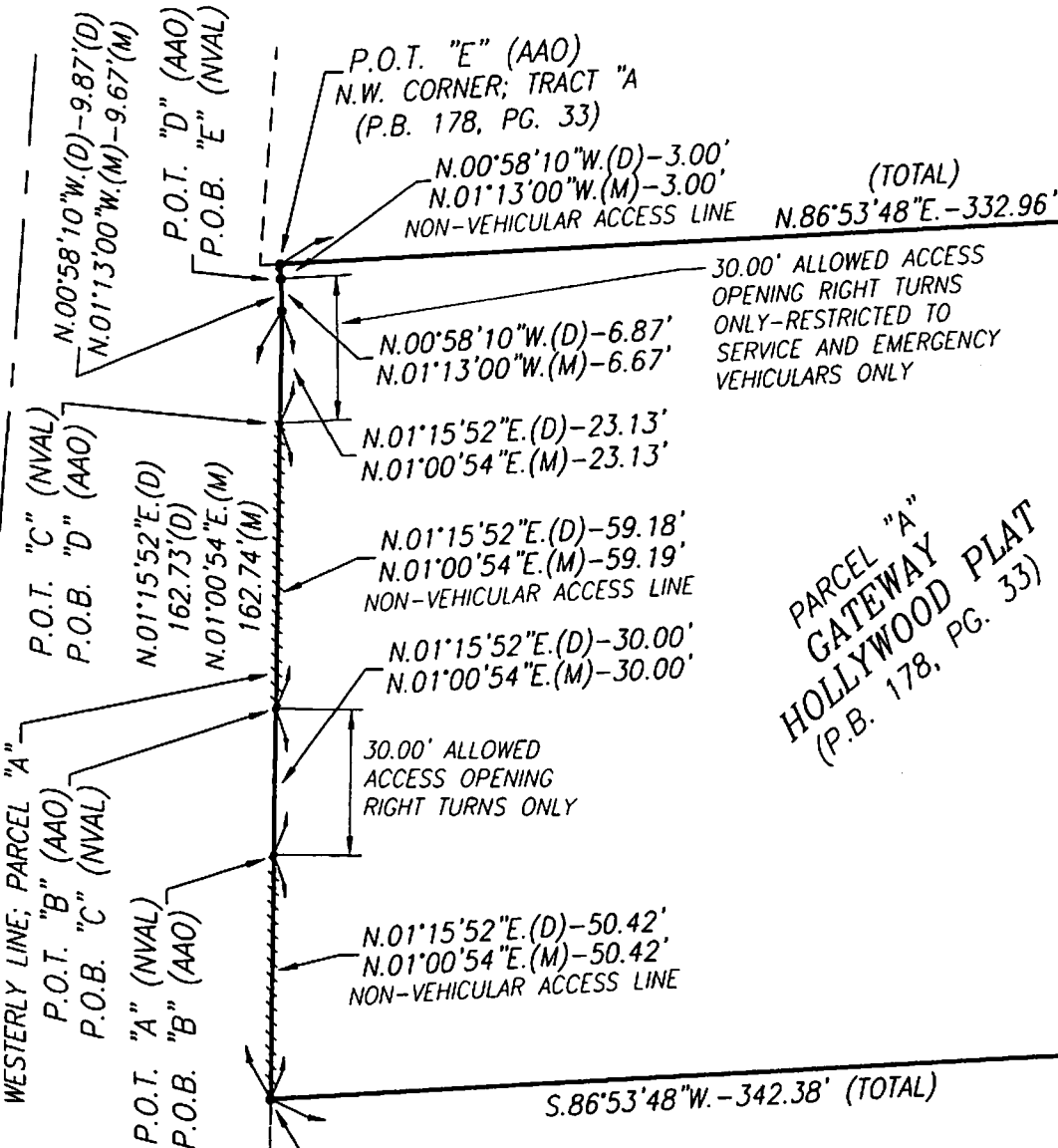
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PROPOSED NON-VEHICULAR ACCESS LINE TO BE DEDICATED

EXHIBIT "C"

EXHIBIT 1
Page 14 of 19

OCEAN BOULEVARD (STATE ROAD A1A)
F.D.O.T. R/W MAP SECTION 86200-2514, SHEET 2 OF 7
F.D.O.T. R/W MAP SECTION 8603-202,
MAP BOOK 12, PG. 21, B.C.R., SHEET 2 OF 5



PARCEL "A"
GATEWAY
HOLLYWOOD PLAT
(P.B. 178, PG. 33)

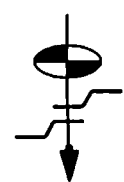


HALLANDALE BEACH AVENUE
(F.D.O.T. R/W MAP SEC. 603-202 SHEET 2 OF 5)
(P.B. 12, PG. 21 B.C.R.)

- LEGEND:**
- P.B. DENOTES PLAT BOOK
 - O.R.B. DENOTES OFFICIAL RECORDS BOOK
 - PG. DENOTES PAGE
 - P.O.B. DENOTES POINT OF BEGINNING
 - P.O.T. DENOTES POINT OF TERMINATION
 - P.O.C. DENOTES POINT OF COMMENCEMENT
 - (NVAL) DENOTES NON-VEHICULAR ACCESS LINE
 - (AAO) DENOTES ALLOWED ACCESS OPENING
 - (M) DENOTES MEASURED (P.B. 178, PG. 33)
 - (D) DENOTES DEED (P.B. 178, PG. 33)
 - ===== DENOTES NON-VEHICULAR ACCESS LINE

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SHEET 1 OF 2 SHEETS



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FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

REVISIONS



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 Nabong 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

Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Redevelopment Division

**Application to Change or Waive Requirements
of the Broward County Land Development Code**

INSTRUCTIONS

This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. These include changes or waivers to the following:

ROADWAY RELATED

1. Non-Vehicular Access Lines
2. Roadway Improvements (such as turn lanes, busbays traffic signals, etc.)
3. Right-of-Way Dedications
4. Sidewalks and Paved Access
5. Design Criteria

NON-ROADWAY RELATED

6. Design Criteria
7. Waste Water Disposal/Source of Potable Water
8. Fire Protection
9. Parks and/or School Dedications
10. Impact/Concurrency Fee(s)
11. Environmental Impact Report
12. Other Changes

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 documentation attached. Please type this application or print legibly in **black ink**.

PROJECT INFORMATION

Pla/Site Plan Name Gateway Hollywood Plat
Pla/Site Plan 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 Flr City Miami State FL Zip Code 33131
Owner's E-mail Address efordin@relatedgroup.com Fax # (305) 460-9900
Agent Related Group Phone (305) 460-9900
Contact Person Eric Fordin
Address 315 S. Biscayne Blvd. 4th Flr 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. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).

Staff Recommendation No(s) 1, 2 AND 3

Land Development Code citation(s) _____

Have you contacted anyone in County Government regarding this request? ☒ Yes ☐ No

If yes, Indicate name(s), department and date Ron Beasley - Highway Construction
and Engineering Division

Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary)

Eliminate middle allowed access opening and move southerly allowed access
opening north approximately 30 feet and move bus bay easement to the north
approximately 64 feet to the north due to redesign of site plan.

Please see the reverse side of this form for Required Documentation
and Owner/Agent Certification

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

All requests listed on the reverse side of this form must include the following:

- Letter from the applicable municipality, dated within six (6) months of this application, stating the city's position on this request.
- Six (6) folded copies of the approved, or recorded plat (a survey and site plan may be accepted for single family and duplex applications. Please consult with PER Division Staff).
- A check made payable to the Broward County Board of County Commissioners for the application fees (if applicable). Please consult the Development Permit Application Fee Schedule.

For **ROADWAY RELATED** items (1 through 5) listed under **INSTRUCTIONS** on the reverse side of this form, the following additional documents are requested:

- Six (6) folded copies of the proposed site plan which shows at a minimum the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). If the site plan has not been prepared, six (6) folded copies of a drawing which clearly illustrates the proposed change(s) may be accepted, if, in the judgement of staff, the drawing demonstrates the rationale for the request. The site plan or drawing must provide relevant dimensions and must be drawn to scale.
- A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which about a Trafficway that is functionally classified as a State Road. This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the state.

For **NON-ROADWAY RELATED** items (6 through 12) listed under **INSTRUCTIONS** on the reverse side of this form, please consult with Planning & Redevelopment Division (PRD) staff for a determination of any additional required documentation.

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 Ford

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

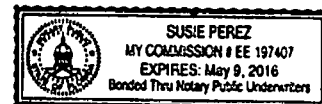
by Eric Fordin

☒ He/she is personally known to me or

☐ Has presented _____ as identification.

Signature of Notary Public Susie Perez

Type or Print Name Susie Perez



FOR PLANNING & 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 \$ 2246

Report Due _____ Adjacent City Hallandale Beach

☒ Plats ☒ Site Plans/Drawings ☒ City Letter ☒ FDOT Letter

☐ Other (Describe) _____ Reso R-2014-053

Title of Request Amend NVAL

Distribute to: ☒ Engineering ☒ Traffic Engineering ☒ Mass Transit

☒ Other FDOT ☐ Other _____

Comments companion item to amend note also included

on 05/13/14 agenda

Received by Stender



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