

STAFF REPORT
Toyota of Hollywood
044-MP-15

A request to modify conditions of plat approval has been filed with the Planning and Development Management Division. This plat was approved by the County Commission on September 15, 2016, for 165,000 square feet of auto dealership and 433,000 square feet of auto storage on 7.5 acres. The property is located at the east side of State Road 7, north and south of Harding Street, in the City of Hollywood. The plat was recorded on April 20, 2017 (Plat Book 183, Page 35).

This plat was approved with a requirement to secure and construct a bus landing pad and associated improvements along State Road 7, adjacent to the plat. The applicant is requesting to eliminate these plat requirements, due to Florida Department of Transportation (FDOT) project (FPID#:227775-1) nearby for a combined bus-bay/turn lane currently under construction

The attached correspondence from the City of Hollywood indicates no objection to this request.

The attached pre-application approval letter from FDOT has been received. The applicant is advised to contact Djemcy Limage, FDOT Access Management, at 954-777-4363 or Djemcy.Limage@dot.state.fl.us for any additional information.

The applicant is advised by Highway Construction and Engineering Division staff that the approval of this Modification of Condition shall include authorization for the processing of a release of the previous Agreement and security.

Staff has reviewed this request and recommends **APPROVAL** subject to compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances. In addition, this approval is subject to the Board authorizing the Mayor to sign an order approving 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.

KDL



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: August 28, 2017

TO: Josie Sesodia, Director
Planning and Development Management Division

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

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Delegation Request: Modify Conditions of Plat Approval
Toyota of Hollywood (044-MP-15)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for modifications to the conditions of plat approval for the subject plat. In part, the application is a request to delete Conditions of Approval 4 and 8-13. Our review included the information contained in the application, the recorded plat (BCR BK 183, PG 35), and the Development Review Report approved by the County Commission. Our review also included changes to the adjacent roadways resulting from a current FDOT project FPID #: 227775-1. Pursuant to a letter dated July 5, 2017, Mr. Brent Lee-Shue-Ling, PE, asserted that the conditions in question would be completed as a part of that certain FDOT construction project previously mentioned.

As a result of our review, staff has determined that no new or amended plat requirements are necessary to ensure the safe and adequate access between the adjoining Trafficway(s) and plat to comply with the adequacy standards of the Broward County Land Development Code. Further staff has been provided sufficient documentation that Conditions of Approval 4 and 8-13 may be deleted as they will be completed by the State of Florida through FDOT project FPID #: 227775-1. Staff recommends APPROVAL of the proposed deletion of the Conditions of Approval 4 and 8-13.

At the time of plat recordation, the property owner entered into a Security/Lien Agreement for Required Improvements that was recorded in Instrument #114334412; and posted security in the amount of **\$207,577** for construction of those certain improvements. The improvements required within the right-of-way is to be completed by FDOT as a part of FPID #: 227775-1. Approval of this Modification of Condition shall include authorization for Highway Construction and Engineering Division staff to process a release of the previous Agreement and security.

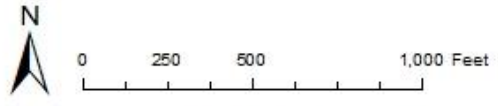
Dgm



Commission District No. 6
Municipality: Hollywood
S/T/R: 12/51/41



044-MP-15
Toyota of Hollywood



Prepared by: Planning and Development Management Division
Date Flown: January 2017



CITY OF HOLLYWOOD, FLORIDA

DEPARTMENT OF DEVELOPMENT SERVICES *ENGINEERING, TRANSPORTATION & MOBILITY DIVISION*

P. O. Box 229045 · HOLLYWOOD, FLORIDA 33022-9045
PHONE: (954) 921-3900 · FAX: (954) 921-3481 · WWW.HOLLYWOODFL.ORG

July 18, 2017

Ms. Thuy Turner,
Planning Section Supervisor
Broward County Development Management Division
1 North University Drive
Plantation, Florida, 33324

Re: Toyota of Hollywood Plat (044-MP-15)
Northeast Corner of SR7 and Taft Street

Ms. Turner,

The City of Hollywood has no objections to the delegation request being filed on behalf of Triangle Auto Center, Inc. for the above project. The delegation request is to amend the conditions of plat approval.

We accept the attached letter from the Florida Department of Transportation (FDOT) stating they are constructing the offsite construction obligations as required by plat approval as evidence that the Developer will be relieved of these items.

Very Respectfully,

Luis Lopez, PE
City Engineer

Attachment

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Our Mission: We are dedicated to providing municipal services for our diverse community in an atmosphere of competition, courtesy and respect.

We do this by ensuring all who live, work and play in the City of Hollywood enjoy a high quality of life.

"An Equal Opportunity and Service Provider Agency"



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

July 5, 2017

Mr. Thuy Turner, Planning Section Supervisor
Development Management Division
1 North University Drive
Plantation, FL 33324

Dear Mr. Turner:

Re: Proposed Bus-Bay/Turn Lane on the northeast corner of State Road 7 (SR 7) and Taft Street

I was recently contacted by Mr. Ron Beasley who represents the Hollywood Toyota dealership (located just north of Taft Street on the east side of SR 7), regarding a bus bay request from Broward County Transit (BCT).

Mr. Beasley stated that there is currently a plat requirement for Hollywood Toyota to build a bus bay as part of the Toyota Dealership's redevelopment.

A combined bus-bay/turn lane for this location is included in the Department's project (FPID #: 227775-1) currently under construction along SR 7, in the City of Hollywood. I believe that the bus bay being built by the Department's project will satisfy the requirements of BCT, as per the attached correspondence from Noemi Hew. Therefore, I would recommend that the developer be relieved from construction of this bus bay.

If there are any questions or concerns regarding this request please feel free to contact me at (954) 777-4075 or via email at brent.lee-shue-ling@dot.state.fl.us.

Sincerely,

Brent Lee-Shue-Ling, P.E.
Project Manager

BL:nj

Attachment

cc: Ron Beasley – Beasley Consulting, LLC
Arethia Douglas – Broward County Transit Division
Noemi Hew – Broward County Transit Division
Donald Vanwhervin – FDOT Construction
Leo Offredi – Eisman & Russo, Inc. (FDOT Construction Representative)



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

September 21, 2017

THIS PRE-APPLICATION LETTER IS VALID UNTIL – September 21, 2018
THIS LETTER IS NOT A PERMIT APPROVAL

Ron Beasley
Beasley Consultants, LLC
200 SW 1st Ave.
Ft. Lauderdale, Fl., 33301

Dear Ron Beasley:

RE: **September 21, 2017** - Pre-application Meeting for **Category D Driveway**, Date of Previous Pre-application Meeting: **March 26, 2015**
Broward County - City of Hollywood, Urban; SR 7; Sec. # 86100; MP: 3.780
Access Class - 06; Posted Speed - 40 mph; SIS - N; Ref. Project: FM 227775.3, FM 227775.1
Request: Right in/out only driveway located 280' south of Harding Street.

SITE SPECIFIC INFORMATION
Project Name & Address: **Toyota of Hollywood - 1841 North State Road 7, Hollywood, FL**
Applicant/Property Owner: **Triangle Auto Center Hollywood Holdings**
Parcel Size: **7.5 Acres** Development Size: **165,000 sq.ft. Auto Dealership, 433,000 sq.ft. Auto Storage**

WE APPROVE YOUR REQUEST

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

Conditions:

- A minimum driveway length of 75 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.
- A right turn lane is required and must include space for bicycle lane per current design criteria.

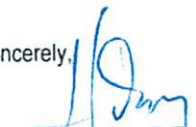
Comments:

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements,
- All driveways not approved in this letter must be fully removed and the area restored.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, or e-mail: geysa.sosa@dot.state.fl.us.

Sincerely,


Dalila Fernandez, P.E.
District Access Management Manager

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2017-09-21\6. 86100 MP 3.780 SR 7_Toyota of Hollywood\86100 MP 3.780 SR 7_Toyota of Hollywood.docx

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

Plat/Site Plan Name TOYOTA OF HOLLYWOOD PLAT

Plat/Site Plan Number 044-MP-15 Plat Book - Page 183-35 (If recorded)

Owner/Applicant Triangle Auto Center, Inc. Phone _____

Address 1841 N State Road 7 City Hollywood State FL Zip Code 33021

Owner's E-mail Address _____ Fax # _____

Agent Beasley Consulting, LLC Phone 954-830-0201

Contact Person Ron Beasley

Address 200 SW 1st Avenue #800 City Ft. Lauderdale State FL Zip Code 33301

Agent's E-mail Address ron@ronbeasleyconsulting.com Fax # _____

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) 4,8,9,10,11,12,13

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 _____

Noemi Hew, Mass Transit & DG McGuire, Engineering Div. JUNE 8, 2017

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

see attached

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

REQUIRED DOCUMENTATION: Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

All requests listed on this application must include the following documents:

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

For ROADWAY RELATED items (1 through 5) listed under INSTRUCTIONS on Page 1 of this form, the following additional documents are also required:

- The proposed site plan (2 original) which shows, at a minimum, the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). The site plan must provide relevant dimensions and must be drawn to scale.
- Signed and sealed drawings (2 original) clearly illustrating the proposed change(s). The drawings 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 Page 1 of this form, please consult with Planning and Development Management staff to determine any additional required documentation.

OWNER/AGENT CERTIFICATION

State of Florida

County of Broward

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.

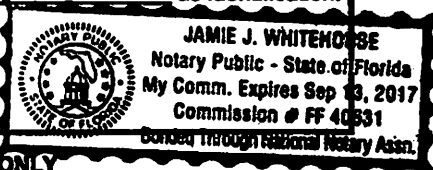
Signature of owner/agent Ron Beasley

Sworn and subscribed to before me this 19th day of July, 2017

by Ron Beasley He/she is personally known to me or
 Has presented _____ as identification.

Signature of Notary Public Jamie Whitehouse

Type or Print Name Jamie Whitehouse



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time _____ Application Date 7/25/17 Acceptance Date 8/1/2017

Comments Due 8/15/17 C.C. Mtg. Date 9/26/17 Fee \$ 1,730

Report Due 9/5/17 Adjacent City none

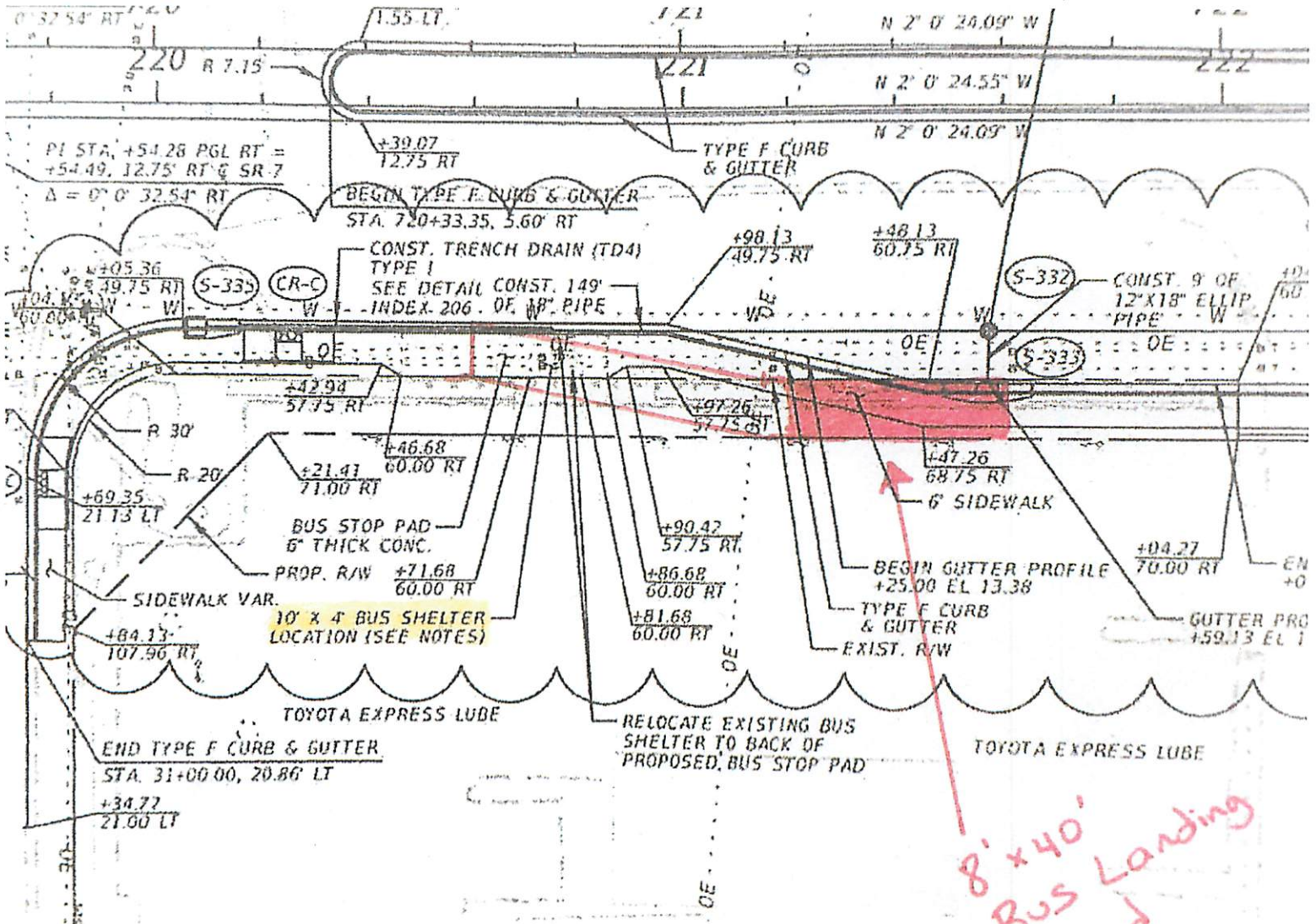
- Plats Site Plans/Drawings City Letter FDOT Letter
 Other (Describe) _____

Title of Request modification of plat conditions

- Distribute to: Engineering Traffic Engineering Mass Transit
 Other _____ Other _____

Comments _____

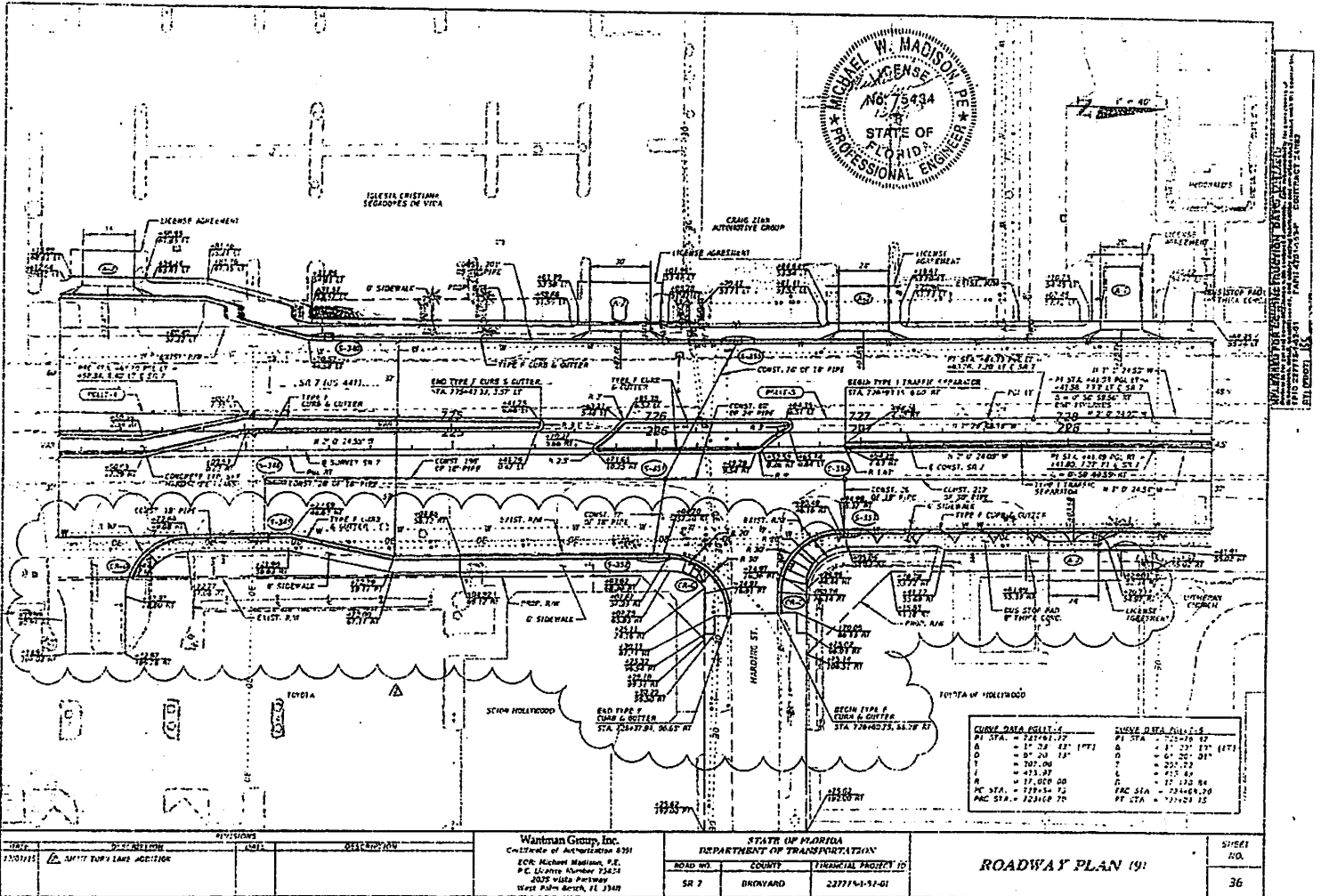
Received by Kathy



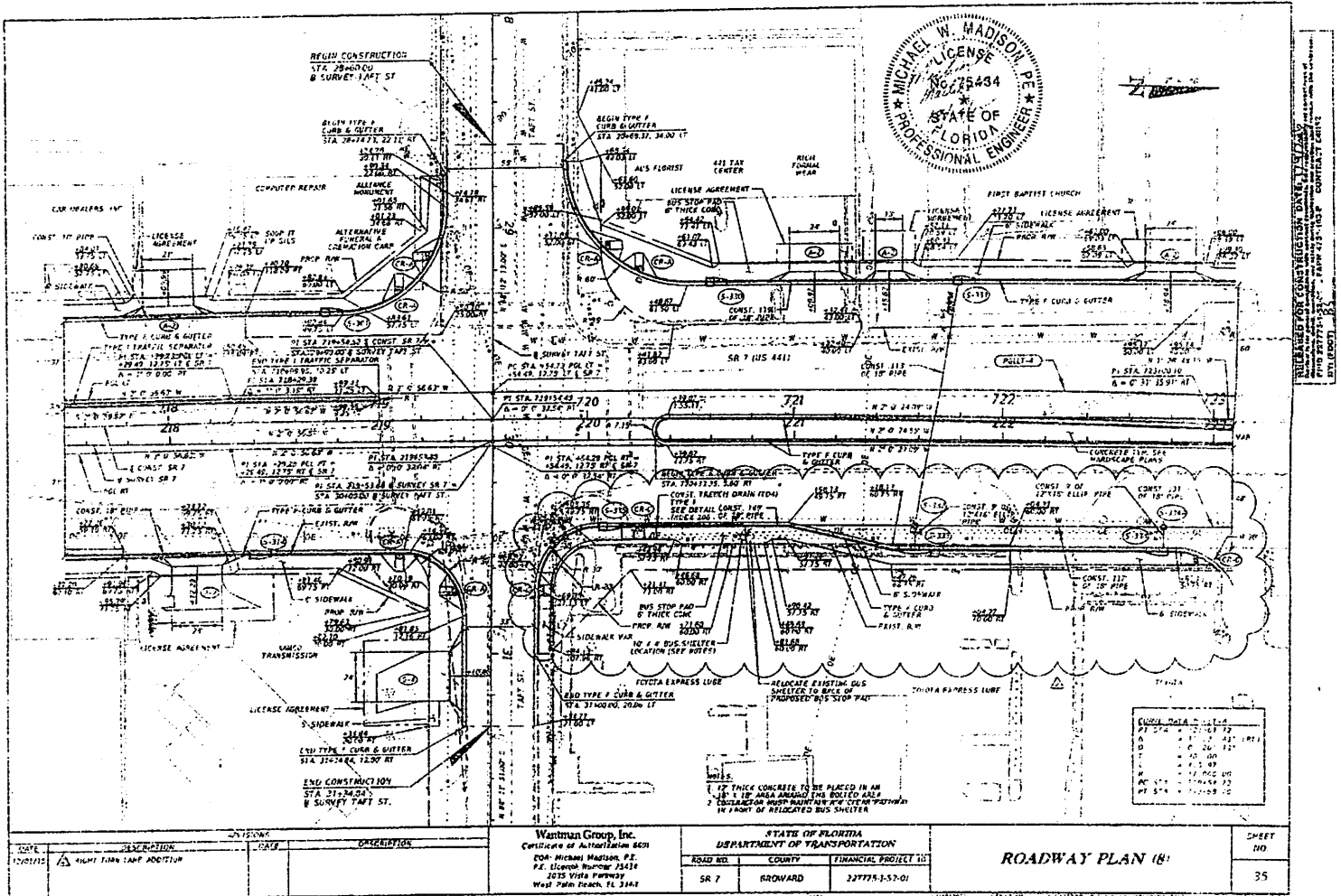
NOTES:

1. 12" THICK CONCRETE TO BE PLACED IN AN 18" X 18" AREA AROUND THE BOLTED AREA
2. CONTRACTOR MUST MAINTAIN A...

8' x 40'
Bus Landing
Pad

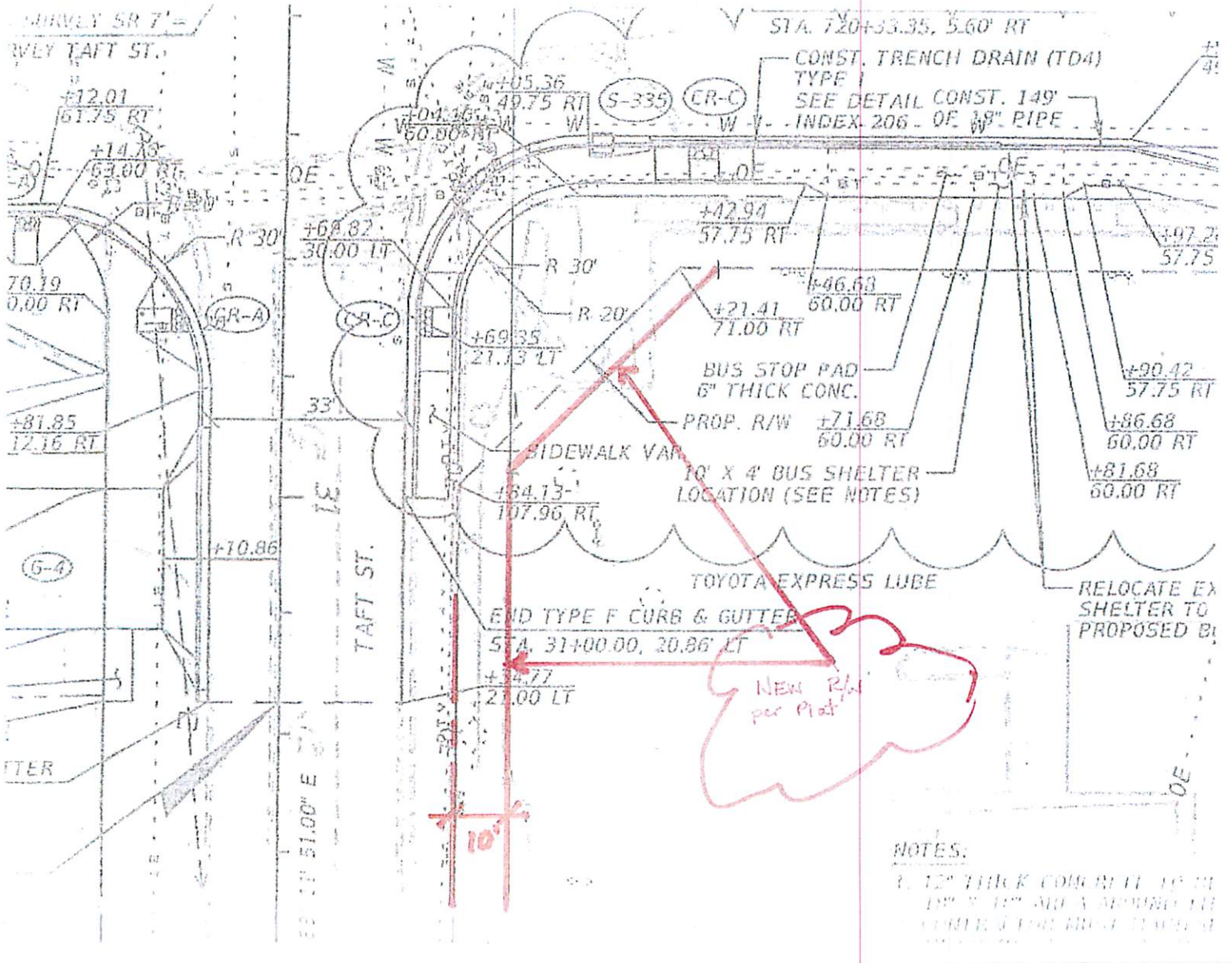


DATE: 12/15/11 DRAWN BY: [Signature]	DESCRIPTION: WHITE BERRY LANE ACQUISITION	DIVISION: [Blank]	DATE: 12/15/11	DRAWN BY: [Signature]	Wantman Group, Inc. Certificate of Authorization 8391 200 Richard Manning, Sr. P.O. License Number 75424 3025 Vista Parkway West Palm Beach, FL 33412	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY PLAN (9)	SHEET NO. 36
						ROAD NO: SR 7	COUNTY: BROWARD	FINANCIAL PROJECT ID: 2377741-91-01		



MICHAEL W. MADISON, P.E.
 LICENSE NO. 75434
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

12/01/12 NIGHT TIME LANE ADDITION	12/01/12	NIGHT TIME LANE ADDITION	Warthan Group, Inc. Certificate of Authorization 4024 204 Michael Madison, P.E. P.E. Licenses: 75434 1025 Vista Parkway West Palm Beach, FL 33411	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		ROADWAY PLAN (8)	SHEET NO. 35
				ROAD NO. SR 7	COUNTY GROWARD		



NOTES:
 1. 12" THICK CONCRETE 18" WIDE
 2. 18" x 18" AND 18" x 18" CURB
 3. 18" x 18" CURB 3' LONG AND 3' TALL