

Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management Division
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

Name:	GRIFFIN CENTRE	Number:	025-MP-17
Applicant:	LL Hart Development, LLC	Comm. Dist.:	7
Agent:	Leigh Robinson Kerr and Associate, Inc.	Sec/Twp/Rng:	25-50-41
Location:	Northeast Corner of State Road 7 and Griffin Road	Platted Area:	6.11 Acres
City:	Hollywood	Gross Area:	N/A
Replat:	Griffin-441 Plaza (Plat Book 167, Page 20) Marlene Plaza (Plat Book 155, Page 3)		

LAND USE

Existing Use:	Vacant	Effective Plan:	Hollywood
Proposed Use:	180 Mid-Rise Units, 3,500 Sq. Ft. Commercial, 28,500 Sq. Ft. Self-Storage and Convenience Store and Service Station with 16 Fueling Positions	Plan Designation:	Transist Oriented Corridor (TOC). See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Mobile Homes	North:	TOC, Low-Med (10) Res. and Com. (Dania
South:	Commercial, Residential	South:	TOC, Low (5) Res. (Dania Bch)
East:	Industrial, Commercial	East:	TOC, Industrial and Com. (Dania Bch)
West:	Commercial	West:	TOC (Davie)
Existing Zoning:	SR7 CCD	Proposed Zoning:	SR7 CCD

RECOMMENDATION (See Attached Conditions)

APPROVAL: Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances.

Meeting Date: 03/20/18
Action Deadline: 04/24/18
Deferral Dates:

Prepared: HWC
Reviewed:
Approved:

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SERVICES

Wastewater Plant:	Hollywood (11/17)	Potable Water Plant:	Hollywood (10/16)
Design Capacity:	55.5000 MGD	Design Capacity:	37.500 MGD
12-Mo. Avg. Flow:	37.8700 MGD	Peak Flow:	25.000 MGD
Est. Project Flow:	0.0010 MGD	Est. Project Flow:	0.003 MGD

Comments: Sufficient capacity exists at this time. Comments: Sufficient capacity exists at this time.

PARKS

SCHOOLS

Dwelling Units	Impact Fee
180	*

Local:

Regional:

Land Dedication	Impact Fee	Admin. Fee
County conducts no local review within municipalities	N/A	N/A
0.81 acres		*

* See Staff Comment No. 6

* See Staff Comment No. 7

See Finding No. 2

See Finding No. 4

See Staff Recommendation No. 36

See Staff Recommendation No. 36

TRANSPORTATION

Concurrency Zone: Southeast	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	70	N/A	N/A
Non-res. uses:	206	*	N/A
Total:	276	*	N/A

* See Staff Comment No. 5

See Finding No. 1

See Staff Recommendation No. 36

GRIFFIN CENTRE
025-MP-17

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 180 mid-rise units, 3,500 square feet of commercial use, 28,500 square of self-storage use and a convenience store/service station with 16 fueling positions. This property is being replatted in order to combine two approved plats and remove easements.
- 2) In accordance with Ordinance 2013-30, effective October 4, 2013, mid-rise units are defined as four (4) or more attached dwelling units in a building with for (4) to eight (8) stories (exclusive of parking levels).
- 3) Trafficways review is valid for 10 months. Approval was received on October 26, 2017.
- 4) This is a replat of two plats: GRIFFIN-441 PLAT (Plat Book 167, Page 20) approved for 65,000 square feet of commercial use; and MARLENE PLAZA (Plat Book 155, Page 3) which was approved for a parking lot.
- 5) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency 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. These fees shall be based on the gross square footage of any building(s) as defined in the ordinance.
- 6) This plat generates more than one student at one or more levels (i.e., elementary, middle and high), and in accordance with Section 5-182(m)(1)a) of the Land Development Code, is subject to the requirements of public school concurrency. School Board staff has reviewed this application and determined that it satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. Therefore, this plat will be subject to school impact fees which will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. See the attached School Capacity Availability Determination received from the School Board.
- 7) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact and administrative fees for the proposed 180 mid-rise units will be paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 8) 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 Broward County Code of Ordinances, Chapter 27, Article XIII.

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- 9) 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 Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction.
- 10) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has 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, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.
- 11) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., 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 Water and Environmental Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 12) The Water and Environmental Licensing Section encourages that 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 be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials 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 Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.
- 13) 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 inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>
- 14) Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the City of Hollywood if trees are to be

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- 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.
- 15) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
 - 16) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge. Any vehicle washing facility not connected to a sanitary sewer system must recycle 100% of its wash water and no discharge to the drainage system will be permitted.
 - 17) A Storage Tank License may be required if there will be fuel storage associated with either an emergency generator system or a service station. Contact the Environmental and Consumer Protection Division at 954-519-1260 for specific license requirements.
 - 18) 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 Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.
 - 19) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
 - 20) This property is within 20,000 feet of the Fort Lauderdale-Hollywood International Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

- 21) In addition, record an agreement (CAF#675) to serve as the notice of potential aircraft overflight and noise impact on this property due to its proximity to the Fort Lauderdale-Hollywood International Airport, which is being disclosed to all prospective purchasers considering the use of this property for residential/place of worship purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. Individuals sensitive to such events should satisfy themselves before purchasing this property that such exposure to aircraft overflights and the noise associated therewith will not adversely affect their enjoyment of the property.

The agreement serves as a notice to prospective purchasers of parcels within the property that, pursuant to Broward County Ordinance 2006-27 and consistent with the FAA "Change in FAA's Noise Mitigation Policy," effective October 1, 1998, the County will only provide noise mitigation for existing "incompatible development" and not for new "incompatible development" and for new incompatible development. The determination of "compatible" and "incompatible development" will be based on the County's most current FAA approved Noise Exposure Map and the Airport's most current noise compatibility program which has been reviewed and approved by the FAA for the Airport. Further information regarding the current and potential impact of airport operation on the subject property may be obtained from the Broward County Aviation Department, Airport Development Planning Division.

Note: If proposed structure exceeds 200 feet AGL, proponent will need to File FAA7460-2 at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>

- 22) This project is within the Broward County Water and Wastewater Services (BCWWS) jurisdictional (service) area. A BCWWS Utility Connection Permit will be required before water/wastewater construction can begin. Visit www.broward.org/WaterServices/Pages/LandDevelopment.aspx for additional information. The configurations of water/wastewater facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit.
- 23) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The archaeologist notes that this property is located in the City of Hollywood and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Hollywood Planning Department at 954-921-3471 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

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- 24) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 25) Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards." In accordance with Section 5-189(b)(5) of the Land Development Code, the applicant has submitted the pre-application approval letter from the Florida Department of Transportation.
- 26) This site is currently serviced by BC Transit Route # 15 on Griffin Road and Routes # 18 and 441 on State Road 7.
- 27) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council. Regarding affordable housing, this plat was the subject of Broward County Land Use Plan (BCLUP) Amendment PC 10-10, which was not subject to BCLUP Policy 2.16.2, as it did not propose any additional residential units to the BCLUP.
- 28) The adjacent City of Dania Beach and Town of Davie have no objection to this request.
- 29) 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.
- 30) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

CONCURRENCY REVIEW

- 1) This plat is located within the Southeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This plat has been reviewed by the School Board, and satisfies the public school concurrency requirements of Section 5-182(m)(1)a) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board.
- 3) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.

- 4) This plat satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

RATIONAL NEXUS REVIEW

- 5) This plat has been evaluated by staff of the Highway Construction and Engineering Division for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code ("rational nexus test"). Staff has made a finding that the proposed development meets the threshold test for rational nexus and this report includes right-of-way dedication requirements.

STAFF RECOMMENDATIONS

NON-VEHICULAR ACCESS LINE REQUIREMENTS

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

- 1) Along the ultimate right-of-way for Griffin Road except at 25-foot opening with centerline located approximately 313 feet east of the west plat boundary. Said non-access line will include a corner chord and extend along South West 44th Avenue for a minimum of 50 feet.

This opening is restricted to and physically channelized for right turns IN only.

- 2) Along the ultimate right-of-way of State Road 7 (US 441) except at 50-foot opening with centerline located approximately 150 feet south of the north plat limits. Said non-access line will include a corner chord at the intersection of State Road 7 (US 441) and Griffin Road.

This opening is restricted to right turns only.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 3) Approximately twenty-two (22) feet of right-of-way to comply with the Broward County Trafficways Plan on State Road 7 (US 441), a 200-foot Arterial. The actual width varies from the north plat limits to the south plat limits from approximately 49 feet to 51 feet.
- 4) Right-of-way for a corner chord based on a 35-foot radius at the intersection of State Road 7 (US 441) and Griffin Road.
- 5) Right-of-way for corner chords based on a 30-foot radius at the intersection of Griffin Road and South West 44 Avenue.
- 6) Right-of-way for a west bound right turn lane on Griffin Road at the 25-foot opening with 135 feet of storage, 50 feet of transition, and a minimum 50-foot radius. This is

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a continuation of the existing west bound right turn lane servicing the intersection. Sufficient right-of-way shall be dedicated to include a sidewalk.

- 7) A portion of (All of) the right-of-way to be dedication to meet the Trafficways Plan is located along a roadway functionally classified as a State of Florida right-of-way. The area to be dedicated shall be noted on the plat as a distinct parcel and specific dedication language shall be provided on the dedication page of the plat. Please contact the State of Florida FDOT for the specific conveyance text.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 8) A 3 foot wide x 60 foot long paved bus landing pad (8 foot total expanded sidewalk) on SR 7 commencing 95 feet north of the south plat limits and continuing north for 60 feet.

BUS SHELTER REQUIREMENTS (Easement)

- 9) An 6 foot wide x 20 feet long bus shelter easement on SR 7 commencing 135 feet north of the south plat limits and continuing north for 20 feet.

ACCESS EASEMENT REQUIREMENTS

- 10) Provide a 24 foot wide ingress/egress easement in the 50-foot opening on State Road 7 (US 441) connecting the northern parcel line of the remainder parcel along Griffin Road. The dimensions may be modified to more closely approximate the proposed driveway dimensions. Any proposed modifications are subject to the review and approval of the Highway Construction and Engineering Division prior to plat recordation.

ACCESS REQUIREMENTS

- 11) The minimum distance from the non-vehicular access line of State Road 7 (US 441), at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 100 feet.
- 12) A channelized driveway shall consist of one lane with a pavement width of 16 feet and a minimum entrance radii of 50 feet.
- 13) For the two-way driveway that will be centered in a 50-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.

TRAFFICWAY IMPROVEMENTS (Secure and Construct)

- 14) The physical channelization of the driveway in the 25-foot opening on Griffin Road as specified under the non-vehicular access line requirements.
- 15) The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

TURN LANE IMPROVEMENTS (Secure and Construct)

- 16) West bound right turn lane on Griffin Road at the 25-foot opening with 135 feet of storage, 50 feet of transition and a minimum 50-foot entrance radius.
- 17) North bound right turn lanes on State Road 7 (US 441) at the 50-foot opening with 150 feet of storage and 50 feet of transition.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 18) Along State Road 7 (US 441) and along Griffin Road adjacent to this plat.

SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 19) An 8 foot wide x 60 foot long expanded sidewalk for the bus landing pad (design must extend to the face of curb and gutter) on SR 7 commencing 95 feet north of the south plat limits and continuing north for 60 feet. Design is subject to review by the Service and Capital Planning Section of the Transit Division, the Paving and Drainage Section of the Highway Construction and Engineering Division and Permits Section of the Florida Department of Transportation.

COMMUNICATION CONDUIT/INTERCONNECT AND SIGNALIZATION (Secure and Construct)

- 20) The developer shall be responsible for replacement of communication conduit/interconnect and signal equipment that is damaged by construction of the required improvements. The security amount for communication conduit/interconnect along Griffin Road and State Road 7 (US 441) shall be determined by the Traffic Engineering Division.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 21) Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below. Design and installation of the required markers and/or signs are subject to approval by Florida Department of Transportation for projects located on a FDOT jurisdictional roadway.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 22) Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and

approval prior to recordation of the plat. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to the issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction and Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.

- 23) This plat is a replat of Griffin – 441 Plaza (028-MP-97) and Marlene Plaza (002-UP-90). At the time of plat recordation, the previous property owner entered into a Security/Lien Agreement for Required Improvements that was recorded along with the following securities:

Griffin-441 Plaza:

BCR BK 29689 PG 0979 in the amount of \$19,707.00

BCR BK 29689 PG 0979 in the amount of \$6,182.00

BCR BK 29689 PG 0979 in the amount of \$1,617.00

Marlene Plaza:

BCR BK 21304 PG 0031 in the amount of \$315.00

The property was not developed as anticipated under the previous plat and the improvements have not been completed. The improvements listed in this Development Review Report are intended to replace and supersede the previous plat requirements and will be covered under a new Security/Lien Agreement and security. Approval of this replat and subsequent recordation should include authorization for Highway Construction and Engineering Division staff to process a release of the previous Agreement and security.

- 24) Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction & Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.
- 25) The Installation of Required Improvements Agreement (CAF#450) shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to recordation of the non-vehicular access line (NVAL) Amendment Agreement and/or the commencement of construction. Security amounts shall be based upon the one of the following:
- A) Approved construction plans. When security is based on approved construction plans, the security will be calculated at one-hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.

- B) Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one-hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
- C) All forms are available on the Highway Construction and Engineering Division's web page at:
<http://bcegov2.broward.org/bcengineering/Plats/PlatsForms.asp>

IMPROVEMENT PLAN SUBMITTAL (Pre-construction and Security Release Requirements)

- 26) The construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to the Highway Construction and Engineering Division for review, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without a field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.
- 27) Communication Conduit/Interconnect plans (3 sets and a cost estimate) shall be submitted to the Traffic Engineering Division. Any easements necessary for relocation and maintenance of the conduit must be provided and shown on the submitted plans. No security shall be released without field inspection and final approval of all materials, installations and locations by the Traffic Engineering Division.

FLORIDA STATUTES CHAPTER 177 REQUIREMENTS

Complete the following corrections to the plat mylar to comply with the requirements of Florida Statutes Chapter 177 as outlined below:

28) SURVEY DATA

- A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description.
- B) The bearing reference line must be a well-established and monument line. Depict said line with its monumentation and tie to the plat boundary. Insufficient monumentation is shown for the line called out. Review and revise as necessary.
- C) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor must submit

an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available at the following website:

<http://www.broward.org/Publicworks/BCEngineering/Pages/PlatSectionForms.aspx>

- D) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.

29) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

- A) Depict and label with type, width, and recording information for any applicable existing easements within the plat as identified in the title work or provide evidence of their release/vacation.
- B) All proposed easements must be clearly labeled and dimensioned.
- C) Depict the entire right-of-way width of State Road 7, Griffin Road, S.W. 44th Avenue, S.W. 44th Terrace and S.W. 45th Avenue adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.
- D) Obtain and provide copy of the latest FDOT Right-of-Way maps for State Road 7 and Griffin Road adjacent to the plat. Add label for same indicating the State road designation, roadway section number, sheet number, and the latest date of revision.

30) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The title certificate or an attorney's opinion of title must be updated to reflect a comprehensive search of the Public Records within 30 days prior to plat recordation. If the updated title shows any change to property ownership, then a new dedication on the plat mylar must be executed by the new owner(s) with the proper acknowledgements. If the updated title shows any changes to or additional mortgage holders, then a new Mortgagee consent must be executed with the proper acknowledgements.

31) DRAFTING AND MISCELLANEOUS DATA

- A) Address any undefined abbreviations or symbols used on the plat or added during revisions. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B) **Correct the total number of pages shown on the drawing page.**

32) SIGNATURE BLOCKS

- A) The Surveyor's Certification must be signed and the plat sealed by a professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of Florida Statutes Chapter 177. **Fill in the date the PRM's were set.**
 - B) The County Administrator no longer signs plats in Broward County. Revise the Broward County Finance and Administrative Services Department – County Records Division – Minutes Section signature block as necessary.
 - C) Remove the Broward County Finance and Administrative Services Department – County Records Division – Recording Section signature block, based on the above comment.
 - D) The plat must include proper dates for signatures.
 - E) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by a copy of the City of Hollywood's conditions of plat approval, as included in an agenda report or Resolution.
- 33) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

The following items are required for plat recordation but are completed by County staff:

- A) Planning Council Executive Director Signature.
- B) Completion of POSSE Inputs; Impact Fee and Security reports printed.
- C) County Surveyor sign-off.
- D) P.R.M.s verified.
- E) Development Order, Planning and Development Management Director Signature.
- F) Highway Construction and Engineering Director Signature.
- G) City of Hollywood Transmit scanned copy of mylar for review Hollywood,
Jonathan Vogt jvogt@hollywoodfl.org 954-921-3900
Clarissa Ip cip@hollywoodfl.org 954-921-3900

NOTE: Additional changes made to the original plat mylar beyond the above list of corrections may cause delays in review and recordation, and may result in additional review fees.

GENERAL RECOMMENDATIONS

- 34) Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.
- 35) All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:
- A) United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).
 - B) State of Florida Department of Transportation:
 - 1) "Roadway and Traffic Design Standards."
 - 2) "Standard Specifications."
 - 3) "FDOT Transit Facilities Guidelines."
 - C) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

All standard forms are available for downloading from the Highway Construction and Engineering Division's website:

<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

- 36) Applicant must pay transportation concurrency fees, school impact fees and regional park impact and administrative fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code.
- 37) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant must submit a current tax letter from the Revenue Collection Division providing proof of payment.
- 38) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this

municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.

39) Place a note on the face of the plat reading:

- A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **March 20, 2023**, 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 **March 20, 2023**, 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.

40) Place a note on the face of the plat reading:

This plat is restricted to 180 mid-rise units, 3,500 square feet of commercial use, 28,500 square of self-storage use and a convenience store/service station with 16 fueling positions. No free standing or drive-thru bank facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

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

Any structure within this plat must comply with Section 2B.1.f, Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

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



Commission District No. 7
Municipality: Hollywood
S/T/R: 25/50/41



025-MP-17
Griffin Centre



0 125 250 500 Feet

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

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

PLAT
SBBC-2295-2017
County No: 025-MP-17
Griffin Centre Plat

February 15, 2018



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

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date: February 15, 2018	Single-Family:	3,500 SF Commercial; 28,500 Self Storage; 16 fueling stations, Convenience Store, Car Wash	Elementary: 5
Name: Griffin Centre Plat	Townhouse:		Middle: 2
SBBC Project Number: SBBC-2295-2017	Garden Apartments:		
County Project Number: 025-MP-17	Mid-Rise: 180		High: 4
Municipality Project Number: TBD	High-Rise:		
Owner/Developer: LL Hart Development LLC	Mobile Home:		
Jurisdiction: Hollywood	Total: 180	Total: 11	

Comments

District staff initially reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter for this plat application. According to the information provided by the applicant, no residential units were permitted on the site. Staff reviewed the plat for 180 (two or more bedroom) mid-rise units which were anticipated to generate 11 (5 elementary, 2 middle, and 4 high) school students.

The school Concurrency Service Areas (CSA) impacted by the project in the 2016/17 school year included Collins Elementary, Attucks Middle and Hollywood Hills High Schools. This application was determined to satisfy public school concurrency on the basis that adequate school capacity was anticipated to be available to support the project as proposed.

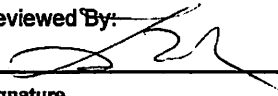
This preliminary determination (for a maximum of 180 (two or more bedroom) mid-rise units) was due to expire on January 22, 2018. However, the applicant requested an extension of this preliminary School Capacity Availability Determination (SCAD) prior to its expiration date. As such, the preliminary determination shall be valid for a one-time extension of an additional 180 days from the original expiration date (January 22, 2018) and shall expire on July 20, 2018. This preliminary school concurrency determination shall be deemed to be void unless prior to July 20, 2018, notification of final approval to the District has been provided. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

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

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

SBBC-2295-2017 Meets Public School Concurrency Requirement Yes No

2/15/18
Date

Reviewed By: 
Signature
Lisa Wight
Name
Planner
Title



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Blvd.
Fort Lauderdale, FL 33309

MICHAEL DEW
SECRETARY

June 19, 2017

THIS PRE-APPLICATION LETTER IS VALID UNTIL – June 19, 2018
THIS LETTER IS NOT A PERMIT APPROVAL

Letter revised on July 28, 2017 to update land use and Driveway 2 driveway length.

Christopher W. Heggen
Kimley-Horn and Associates, Inc.
1920 Wekiva Way, Suite 200
West Palm Beach, Florida 33411

Dear Christopher W. Heggen:

RE: June 19, 2017 - Pre-application Meeting for Category E Driveway, Date of Pre-Application Meeting: June 1, 2017
Broward County - City of Hollywood, Urban; SR 7 & 818; Sec. # 86100 & 86015; MP: 6.300 & 6.720
Access Class - 05; Posted Speed - 45 mph; SIS - Influence Area; Ref. Project: FM 429576.1
Request:

- Driveway 1: Right-in/right-out driveway on SR 7 located approximately 300 ft. north of Griffin Road.
- Driveway 2: Right-in only driveway on SR 818/Griffin Road located approximately 310 ft. east of SR 7.

SITE SPECIFIC INFORMATION
Project Name & Address: 441 ROC - SR 7 and Griffin Road, Hollywood, Florida 3314
Applicant/Property Owner: Lojeta Group of FI, Inc. Parcel Size: 6.1 Acres Max. Sq.ft./Proposed LU: 180 units/Apartment,
16 FP/Gas Station, 6,200 SF/Convenience Market, 3,500 SF/Fast Food w/ Drive Through & 28,500 SF/Self-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 100 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided at Driveways 1. A minimum driveway length of 75 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided at Driveways 1. If a guard gate is installed a minimum driveway length of 100 feet is required.
- A right turn lane/bus bay combo is required at Driveway 1 and must meet FDOT design standards and include space for bicycle lane. Coordination with Broward County Transit required.
- The existing SR 818 right turn lane shall be extended to provide the required deceleration at Driveway 2.
- Staking distance of at least 9 vehicles shall be provided at the proposed fast food restaurant.
- A cross access agreement with adjacent property to the south shall be provided.

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,


Dalia Fernandez, P.E.
District Access Management Manager


cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2017-06-1 & Variance\5. 86100 & 86015 MP 6.300 & 6.720 SR 7 & 818_441 ROC\86100 & 86015 MP 6.300 & 6.720 SR 7 & 818_441 ROC.docx

www.dot.state.fl.us



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

FROM: Barbara Blake Boy, Executive Director 

RE: Griffin Centre (025-MP-17)
City of Hollywood

DATE: September 14, 2017

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 "Transit Oriented Corridor" land use category. This plat is generally located on the northeast corner of State Road 7 and Griffin Road.

Regarding the proposed commercial uses, Planning Council staff notes the subject Transit Oriented Corridor permits a maximum of 15,000,000 square feet of "Commercial" uses. To date, including this proposed development, 3,890,611 square feet of "Commercial" use has been proposed by plat or granted development permits. Therefore, the proposed 32,000 square feet of commercial use, consisting of 28,500 square feet of storage use, 3,500 square feet of commercial use, a convenience store with 16 fueling stations and a car wash, is in compliance with the permitted uses of the effective land use plan.

Regarding the proposed residential use, the subject Transit Oriented Corridor permits a maximum of 5,309 residential units. To date, including this proposed development of 180 mid-rise units, 2,754 units have been proposed by plat or granted development permits. Therefore, the proposed 180 mid-rise units are in compliance with the permitted uses of the effective land use plan.

Further, regarding affordable housing, this plat was the subject of Broward County Land Use Plan (BCLUP) amendment PC 10-10, which was not subject to BCLUP Policy 2.16.2, as it did not propose any additional residential units to the BCLUP.

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

- North: Transit Oriented Corridor, Low-Medium (10) Residential (City of Dania Beach), and Commercial (City of Dania Beach)
- South: Transit Oriented Corridor and Low (5) Residential (City of Dania Beach)
- East: Transit Oriented Corridor, Industrial (City of Dania Beach) and Commercial (City of Dania Beach)
- West: Transit Oriented Corridor (Town of Davie)

Griffin Centre
September 14, 2017
Page Two

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

BBB:KJW

cc: Wazir Ishmael, City Manager
City of Hollywood

Tom Barnett, Director, Planning and Development Services
City of Hollywood





Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

August 11, 2017

City Planner
City of Dania
100 W Dania Beach Boulevard
Dania FL 33004

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

Griffin Centre

Plat No. 025-MP-17

Written comments must be received on or before **September 11, 2017**

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

Enclosed is a copy of the above referenced application.

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

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

If you have any questions, please contact Thuy Turner at 954-357-6623.

Sincerely,

A handwritten signature in blue ink, appearing to read "Thuy Turner".

Thuy (twee) Turner, AICP, Planning Section Supervisor
Planning and Development Management Division



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

August 11, 2017

Town Planner
Town of Davie
6591 Orange Drive
Davie FL 33314

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