

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

PROJECT DESCRIPTION

Name:	58 Oaks	Number:	034-MP-17
Applicant:	Dawn Louise Meyer	Comm. Dist.:	7
Agent:	Avirom & Associates, Inc.	Sec/Twp/Rng:	01/51/41
Location:	East Side of North 58 Avenue South of Stirling Road	Platted Area:	1.25 Acres
City:	Hollywood	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	3 Single Family Units	Effective Plan:	Hollywood
Proposed Use:	58 Mid-Rise Units and 14,200 Sq. Ft. Office	Plan Designation:	Transit Oriented Corridor (TOC). See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Multi-family Residence, Vacant	North:	TOC & Low Med (10) Res. (Dania Beach)
South:	Single Family Residence	South:	Transit Oriented Corridor
East:	Multi-family Residence	East:	Medium (15) Residential
West:	Single Family Residence, Vacant	West:	Transit Oriented Corridor
Existing Zoning:	RM-12	Proposed Zoning:	North Mixed Use

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 Ordinance

Meeting Date:	02/12/19	Prepared:	HWC
Action Deadline:	03/19/19	Reviewed:	
Deferral Dates:		Approved:	

SERVICES

Wastewater Plant:	Hollywood (09/18)	Potable Water Plant:	Hollywood (04/17)
Design Capacity:	55.5000 MGD	Design Capacity:	37.500 MGD
12-Mo. Avg. Flow:	37.6000 MGD	Peak Flow:	24.880 MGD
Est. Project Flow:	0.0048 MGD	Est. Project Flow:	0.020 MGD

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

PARKS

SCHOOLS

Dwelling Units	Impact Fee
58	*

Local:  
  
Regional:

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

\* See Staff Comment No. 5  
See Finding No. 2  
See General Recommendation No. 1

\* See Staff Comment No. 6  
See Finding No. 4  
See General Recommendation No. 1

TRANSPORTATION

Concurrency Zone: Southeast	Trips/Peak Hr.	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	23	*	N/A
Non-Res. Uses:	44	*	N/A
Total:	67	*	N/A

\* See Staff Comment No. 3  
See Finding No. 1  
See General Recommendation No. 1

58 OAK  
034-MP-17

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the uses being 58 mid-rise units and 14,200 square feet of office. This property is being platted because it does not qualify for an exception to the mandatory platting rule, as the plat contains more than two (2) dwelling units and the plat boundaries are not specifically delineated on a recorded plat.

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 four (4) to eight (8) stories (exclusive of parking levels).

- 2) Trafficways approval is valid for 10 months. Approval was received on March 22, 2018. A two-month extension has been granted and approval will expire on March 22, 2019.
- 3) 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.
- 4) At the time of plat application, 3 single family detached residences existed on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182(a)(4) of the Land Development Code, this structure may be eligible for credit towards transportation concurrency fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. No credit will be granted for demolition occurring more than eighteen (18) months prior to the review of construction plans submitted for County environmental review approval.
- 5) 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.
- 6) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact and administrative fees for the proposed 58 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.

- 7) This plat is located in a Wellfield Zone 3 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.
- 8) 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. 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.
- 9) 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. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. For additional information, please contact the Water and Environmental Licensing Section at 954-519-1483.
- 10) 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.
- 11) The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of south Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section.

- 12) 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>
- 13) Review of aerial photographs indicates that the subject site contains tree canopy. If trees are to be removed or relocated, development of the site must comply with the Tree Preservation regulations of the City of Hollywood. 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.
- 14) 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.
- 15) A demolition notice will be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
- 16) A Broward County Hazardous Material License may be required. Contact the Environmental Assessment and Remediation Section of the Environmental and Consumer Protection Division at 954-519-1260 for specific requirements.
- 17) 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, approval of an application for a building permit or approval to construct or alter shall not be granted until 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 Section of the Environmental Engineering and Permitting Division must approve any dewatering activities at this site.
- 18) 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.

- 19) This property is within 20,000 feet of Fort Lauderdale-Hollywood International Airport and North Perry 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.
- 20) 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 may have an adverse effect on previously recorded resource(s). The subject property is located adjacent to previously identified archeological zone AZ-17. AZ-17 is a physiographic feature characterized as a large everglades island, historically, such locations provided conditions for prehistoric habitation and use. Five archeological sites have been recorded in the vicinity of the subject property:
- |  |            |
|--|------------|
| A) 8BD2913 (Bryan Homestead) historic/pioneer settlement | 320 feet   |
| B) 8BD2911 (Muhley Site) prehistoric site                | 700 feet   |
| C) 8BD2912 (Museum Site) prehistoric habitation          | 1,500 feet |
| D) 8BD2907 (Forester Site) prehistoric habitation        | 1,600 feet |
| E) 8BD1501 (Council Oak) Seminole Site                   | 1,700 feet |

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. 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 of State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org).

- 21) This plat is served by BC Transit Routes 15 and 16 on Stirling Road.
- 22) 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 attached pre-application approval letter from the Florida Department of Transportation
- 23) The attached memorandum from the Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division indicates that they have reviewed the plat application and have determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code. The recommendations

Continued

for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.

- 24) The attached comments received from the Broward County Planning Council indicate that this plat is in compliance with the effective land use plan. It also notes regarding affordable housing, this plat was the subject of Broward County Land Use Plan Amendment PC 10-10 which is not subject to Policy 2.16.2, as it did not propose any additional residential units to the Broward County Land Use Plan.
- 25) The adjacent City of Dania Beach was notified and did not object this application.
- 26) 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.
- 27) 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](http://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.

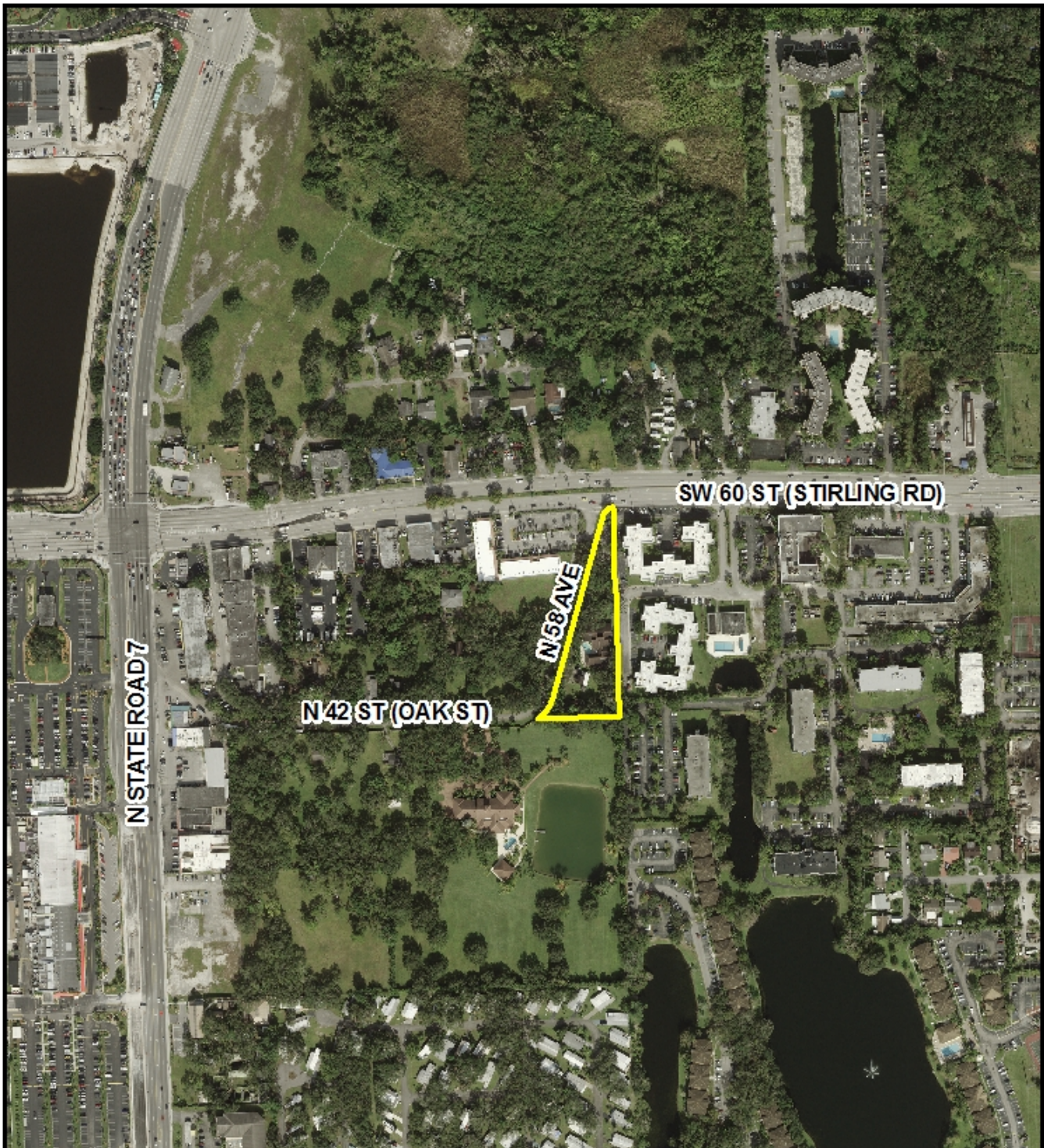
## GENERAL RECOMMENDATIONS

- 1) 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. Regional park impact and administrative fee amounts are subject to adjustment each October 1.

- 2) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:
  - A) 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.
  - B) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **February 12, 2024**, 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
  - C) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **February 12, 2024**, 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.
  - D) This plat is restricted to 58 mid-rise units and 14,200 square feet of office.
  - E) 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.
  - F) 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.
- 3) 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: 01/51/41**



**034-MP-17**  
**58 Oak**



0 187.5 375 750 Feet

Prepared by: Planning and Development Management Division  
Date Flown: January 2018



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

PLAT

SBBC-2342-2017

County Number: 034-MP-17 Municipality Number: TBD  
58 Oak f/k/a Hollywood House

August 7, 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](http://www.browardschools.com)

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**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
<b>Date:</b> August 7, 2018	<b>Single-Family:</b>	14,200 SF Office Use	Elementary: 2
<b>Name:</b> 58 Oak f/k/a Hollywood House	<b>Townhouse:</b>		Middle: 1
<b>SBBC Project Number:</b> SBBC-2342-2017	<b>Garden Apartments:</b>		High: 1
<b>County Project Number:</b> 034-MP-17	<b>Mid-Rise:</b> 58		Total: 4
<b>Municipality Project Number:</b> TBD	<b>High-Rise:</b>		
<b>Owner/Developer:</b> Dawn Louise Meyer and 58 Oak LLC	<b>Mobile Home:</b>		
<b>Jurisdiction:</b> Hollywood	<b>Total:</b> 58		

**SHORT RANGE - 5-YEAR IMPACT**

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity	Cumulative Reserved Seats
Stirling	767	767	618	-149	-8	80.6%	0
Attucks	1,227	1,227	700	-527	-23	57.0%	21
Hollywood Hills	2,667	2,667	1,990	-677	-27	74.6%	28

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				18/19	19/20	20/21	21/22	22/23
Stirling	618	-149	80.6%	631	638	645	652	659
Attucks	721	-506	58.8%	710	712	725	738	730
Hollywood Hills	2,018	-649	75.7%	1,959	1,953	1,947	1,941	1,935

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

**CHARTER SCHOOL INFORMATION**

Charter Schools within 2-mile radius	2017-18 Contract Permanent Capacity	2017-18 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				18/19	19/20	20/21
New Life Charter Academy	600	130	-470	130	130	130

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

School(s)	Description of Improvements
Stirling	There are no capacity additions scheduled in the Adopted District Educational Facilities plan that will modify the reflected FISH capacity of the school.
Attucks	There are no capacity additions scheduled in the Adopted District Educational Facilities plan that will modify the reflected FISH capacity of the school.
Hollywood Hills	There are no capacity additions scheduled in the Adopted District Educational Facilities plan that will modify the reflected FISH capacity of the school.

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

**Comments**

According to the application, there are no existing units on the site. The application proposes 58 (two or more bedroom) mid-rise units, which is anticipated to generate 4 (2 elementary, 1 middle and 1 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2017/18 school year include Stirling Elementary, Attucks Middle, and Hollywood Hills High Schools. Based on the Public School Concurrency Planning Document (PSCPD), these Schools are operating below the adopted Level of Service (LOS) of 100% gross capacity. Also, the LOS is 100% gross capacity only until the end of the 2018/19 school year and commencing the 2019/20 school year, the LOS transitions to 110% permanent Florida Inventory of School Houses (FISH) capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2017/18- 2019/20), these schools are projected to operate below the adopted LOS through the 2019/20 school year. It should be noted that FISH capacity for the impacted schools reflect compliance with the class size constitutional amendment.

Additionally in the 2017/18 school year, the charter schools located within a two-mile radius of the site and their associated data are depicted herein. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSAs, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2017/18 to 2021/22 regarding pertinent impacted schools are depicted above.

Therefore, this application is determined to satisfy public school concurrency on the basis that adequate school capacity is anticipated to be available to support the residential development as currently proposed by the applicant. This preliminary determination shall be valid for 180 days for a maximum of 58 (two or more bedroom) mid-rise units and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on February 2, 2019. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this Preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall specify at the minimum 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.

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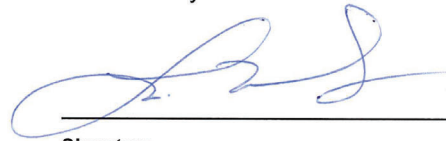
SBBC-2342-2017 Meets Public School Concurrency Requirements

Yes  No

Reviewed By:

8-7-18

Date



Signature

Lisa Wight

Name

Planner

Title



## Florida Department of Transportation

RICK SCOTT  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

MIKE DEW  
SECRETARY

August 2, 2018

THIS PRE-APPLICATION LETTER IS VALID UNTIL – August 2, 2019  
THIS LETTER IS NOT A PERMIT APPROVAL

Bill Pfeffer  
Bowman Consulting Group, Ltd  
13450 Sunrise Boulevard, Suite 320  
Sunrise, FL 33323

Dear Bill Pfeffer:

RE: August 2, 2018 - Pre-application Meeting for **Category B Driveway**  
Broward County - City of Hollywood, Urban; SR 848; Sec. # 86016; MP: 2.910  
Access Class - 05; Posted Speed - 45 mph; SIS - N; Ref. Project

Request: Use existing side street N 58<sup>th</sup> Avenue along SR 848/Stirling Road.

**SITE SPECIFIC INFORMATION**

Project Name & Address: Residential – Office Mixed Use - 4231 N 58 Avenue, Hollywood, FL 33021  
Applicant/Property Owner: Dawn Louise Meyer  
Parcel Size: 1.50 Acres Development Size: 10,000 SF/General Office, 58 DU/Residential

### NO OBJECTION

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:**

**Comments:**

- The Proposed site doesn't generate significant amount of trips.
- 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](mailto:geysa.sosa@dot.state.fl.us).

cc: AS

cc: Roger Lemieux

File S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2018-08-02\3 86016 MP 2 910 SR 848\_Residential-Office Mixed\86016 MP 2.910 SR 848\_Residential-Office Mixed.docx

Sincerely,

Ashok Sampath, M.S.

District Access Management Manager





Public Works Department

**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

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

**MEMORANDUM**

DATE: November 13, 2018

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: Letter to Proceed  
58 Oaks plat (Formerly Holliday House) (034-MP-17)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the letter to proceed request from the applicant and offers the following modifications to the Development Review Report for the subject plat. Pursuant to the request by the applicant, staff reviewed the information contained in the request, the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

As a result of our review, staff has determined that the DRR may be amended address the applicant's specific request and that new or amended plat requirements are necessary to ensure safe and adequate access between the adjoining Trafficway(s) and plat to comply with the adequacy standards of the Broward County Land Development Code. Staff recommends APPROVAL of the proposed request subject to the following:



Letter to Proceed  
58 Oaks plat (Formerly Holliday House) (034-MP-17)  
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## STAFF RECOMMENDATIONS

### FLORIDA STATUTE CHAPTER 177 REQUIREMENTS

The following comments note the corrections necessary for the plat mylar to comply with the requirements of Florida Statutes Chapter 177. If additional clarification is necessary, please contact Jason Espinosa at (954) 577-4593 or via email at JESPINOSA@BROWARD.ORG.

Please note that additional changes made to the plat mylar beyond this list of corrections may necessitate additional review time; delay recordation; and result in additional review fees.

All resubmittals shall include a paper copy of the plat with changes from the original plat review application highlighted.

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

#### 1) 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. Spell out the name of the plat recorded in P.B. 1, PG. 118, D.C.R. Indicate that this plat is A REPLAT of said plat in the subtitles.
  - 1) Review the label on the plat drawing for the line that is the first call in the second parcel in the description. That call indicates that the end of the line at the applicable Point of Beginning is 200' south of the north line of Section 1-51-41. It does not indicate that the line is parallel to said section line. Additionally, show the WEST bearing as a Deed bearing. Review and revise as necessary.
- B) Show any found monumentation at the Point of Commencement.
- C) The bearing reference line must be a well-established and monumented line. Depict said line with its monumentation and tie to the plat boundary. Insufficient monumentation is shown for the line called out. Additionally, specify which quarter-section of Section 1-51-41 the reference line is the north line of. Review and revise as necessary.
- D) Review the label for the easternmost northeast corner of the plat as it pertains to a corner of an aliquot part of Section 1-51-41 and revise as necessary.
- E) 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 from the following website:  
<http://www.broward.org/Publicworks/BCEngineering/Pages/PlatSectionForms.aspx>
- F) The surveyor must submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

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2) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

A) Depict the entire right-of-way width of North 58 Avenue (Old Davie Road) and Stirling Road adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat. NOTE: The plat recorded in P.B. 1, PG. 118, D.C.R. did not dedicate right-of-way. Review and revise as necessary.

The title must be updated for the review of any agreements and for the recordation process. Standard format for "Title Certificates," "Opinions of Title," the "Adjacent Right-of-Way Report," and a "Guide to Search Limits of Easements and Right-of-Way" may be obtained by contacting the Highway Construction and Engineering Division or by visiting the Division's web site:

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

3) 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) Revise the labels for the easterly and southerly adjoiners to indicate that they are a PORTION OF SECTION 1 in the underlying plat recorded in P.B. 1, PG. 118, D.C.R.

4) 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 scanned copy of mylar for review  
Jonathan Vogt, [jvogt@hollywoodfl.org](mailto:jvogt@hollywoodfl.org), 954-921-3900  
Clarissa Ip, [cip@hollywoodfl.org](mailto:cip@hollywoodfl.org)

GENERAL RECOMMENDATIONS

5) 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.

6) 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).

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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>.

- 7) 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.

dgm



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

FROM: Barbara Blake Boy, Executive Director 

RE: 58 Oak (f/k/a Hollywood House)  
(034-MP-17) City of Hollywood

DATE: August 27, 2018

This memorandum updates our previous comments regarding the referenced plat dated December 29, 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 east side of North 58 Avenue, south of Stirling Road, in the City of Hollywood.

Regarding the proposed office uses, Planning Council staff notes the subject Transit Oriented Corridor permits a maximum of 2,000,000 square feet of "Office" uses. To date, including this proposed development, 63,921 square feet of "Office" use has been proposed by plat or granted development permits. Therefore, the proposed 14,200 square feet of office use 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, 2,812 units have been proposed by plat or granted development permits. Therefore, the proposed 58 mid-rise dwelling 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 and Low Medium (10) Residential (City of Dania Beach)
- South: Transit Oriented Corridor
- East: Medium Residential
- West: Transit Oriented Corridor

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**August 27, 2018**  
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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:DBT

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

Shiv Newaldass, Interim Director, 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

July 27, 2018

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

**RE:** Municipal notification of a proposed Project Update Application adjacent to the city limits:

**Plat Name: 58 Oak (F.K.A. Hollywood House)      Plat No. 034-MP-17**

Written comments must be received on or before August 27, 2018

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

Comments must be in writing and received at the Planning and Development Management Division on or before the above referenced date via e-mail to: [PDMDInfo@broward.org](mailto:PDMDInfo@broward.org)

Any written comments received will be forwarded to the applicant.

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

Sincerely,

**THUY TURNER**

Digitally signed by THUY TURNER  
DN: dc=cty, dc=broward, dc=bc,  
ou=Organization, ou=BCC, ou=EPGM,  
ou=DER, ou=Users, cn=THUY TURNER  
Date: 2018.07.30 14:53:05 -04'00'

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