



Environmental Protection and Growth Management Department

PLANNING AND REDEVELOPMENT DIVISION

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

Kenia Bello
12230 SW 131 Avenue, Suite 201
Miami, FL 33186

SUBJECT: Development Review Report
& Notification of Readiness

PLAT NAME: Dixie Group Subdivision

PLAT NO: 038-MP-13

TRANSMITTAL DATE: January 6, 2014

LETTER OF OBJECTIONS OR
NO OBJECTIONS MUST BE
RECEIVED BY: June 6, 2014

WRITTEN AUTHORIZATION
MUST BE RECEIVED BY: November 6, 2014

TRAFFICWAYS EXPIRATION: November 23, 2014

Dear Ms. Bello:

As per the requirements Section 5-189(d)(7) of the Broward County Land Development Code, we have completed the Development Review Report for the above referenced plat application. A copy of this report is attached.

LETTER OF OBJECTIONS OR NO OBJECTIONS

Please review the attached report carefully. Pursuant to Section 5-181(h) of the Land Development Code, either a *Letter of Objections* or a *Letter of No Objections* must be submitted to the Planning and Redevelopment Division Director within five (5) months of the date of this transmittal. **If either of these letters is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn. Once you submit either one of these letters, it is your responsibility to ensure that it is received by this office.**

A *Letter of Objections* must specify the portions of the Development Review Report the applicant does not agree with and the reasons for the disagreement. The Planning and Redevelopment Division Director will distribute the letter to the appropriate review agencies and transmit a written response to the applicant or agent within seventeen (17) working days of receipt of the letter. Please be advised that the *written authorization to proceed* (described below) cannot be submitted until after the response to the *Letter of Objections* is transmitted by the Planning and Redevelopment Division Director.

A *Letter of No Objections* may be combined into a single letter with the *written authorization to proceed* (described below), **provided that the combined letter is received within five (5) months of the date of this transmittal.**

Broward County Board of County Commissioners

Sue Gunzburger • Dale V.C. Holness • Kristin D. Jacobs • Martin David Kiar • Chip LaMarca • Stacy Ritter • Tim Ryan • Barbara Sharief • Lois Wexler
www.broward.org

WRITTEN AUTHORIZATION TO PROCEED

Pursuant to Section 5-181(i) of the Land Development Code, a *written authorization to proceed*, scheduling the application for the next available County Commission plat meeting, must be submitted to the Planning and Redevelopment Division Director within ten (10) months of the date of this transmittal. **If the *written authorization to proceed* is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn. Once the *written authorization to proceed* is submitted, it is your responsibility to ensure that it is received by this office.**

If there are any objections to the Development Review Report, they must be specified in the *written authorization to proceed*. **If the letter to proceed contains any objections not previously raised in the *Letter of Objections*, staff may recommend deferral of the plat at the County Commission meeting. If any new objections are raised after the submission of the letter to proceed, staff will recommend deferral of the plat at the County Commission meeting.**

HIGHWAY CONSTRUCTION AND ENGINEERING RECEIPT

Please note that the *written authorization to proceed* will not be accepted without a receipt from the Highway Construction and Engineering Division documenting that the plat mylar has been accepted by that Division. For Highway Construction and Engineering Division submittal requirements, see Section 5-189(c) of the Land Development Code.

TRAFFICWAYS APPROVAL

A valid Trafficways approval is required in order for a plat to be recommended for approval to the County Commission. The Trafficways expiration date is shown above. You may request, in writing, one 2-month extension if not previously granted. The request for extension must be received prior to the above referenced Trafficways expiration date.

If you have any questions, our office is available to assist you.

Sincerely,

Henry Sniezek

Henry Sniezek, Director
Planning and Redevelopment Division

Attachment

cc: Review Agencies
Mayor/City Planner – Hallandale Beach
Damian Nusynkier
Dixie Group Properties, LLC
1990 NE 163 Street, #209
North Miami Beach, FL 33162

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

PROJECT DESCRIPTION

Agenda Number

Name:	DIXIE GROUP SUBDIVISION	Number:	038-MP-13
Applicant:	Dixie Group Properties, LLC	Comm. Dist.:	8
Agent:	Damian Nusynkier	Sec/Twp/Rng:	27-51-42
Location:	West Side of South Dixie Highway between S.W. 8 Street and S.W. 9 Street	Platted Area:	0.50 Acres
City:	Hallandale Beach	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	Vacant	Effective Plan:	Hallandale Beach
Proposed Use:	35,000 Sq. Ft. Office	Plan Designation:	Regional Activity Center. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Office	North:	Regional Activity Center
South:	Commercial	South:	Regional Activity Center
East:	FEC Railroad	East:	Regional Activity Center
West:	Multi-family Residential	West:	Regional Activity Center
Existing Zoning:	Business General	Proposed Zoning:	N/A

RECOMMENDATION (See Attached Conditions)

DEFERRAL: Until the linen is submitted.

DEFERRAL: Until Trafficways approval is received. See Staff Comment No. 2.

Meeting Date:	Prepared: PK
Action Deadline:	Reviewed:
Deferral Dates:	Approved:

SERVICES

Wastewater Plant:	Hollywood (10/13)	Potable Water Plant:	Hallandale Beach (02/05)
Design Capacity:	55.5000 MGD	Design Capacity:	10.000 MGD
12-Mo. Avg. Flow:	38.7200 MGD	Peak Flow:	7.300 MGD
Est. Project Flow:	0.0070 MGD	Est. Project Flow:	0.005 MGD

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

PARKS

SCHOOLS

Dwelling Units	Impact Fee
N/A	N/A

Local:

Regional:

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

TRANSPORTATION

Concurrency Zone: Southeast	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	N/A	N/A	N/A
Non-res. uses:	86	*	N/A
Total:	86	*	N/A

* See Staff Comment No. 3

See Finding No. 1

* See Staff Recommendation No. 18

DIXIE GROUP SUBDIVISION
038-MP-13

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 35,000 square feet of Office.
- 2) Trafficways review is scheduled for January 23, 2014. This plat must be recommended for DEFERRAL until Trafficways approval has been received.
- 3) This plat is located within a Transportation Concurrency Management Area. Transportation concurrency fees 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. These fees shall be based on the gross square footage of any building(s) as defined in the ordinance.
- 4) 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.
- 5) Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. The surface water management licensing requirements of the Environmental Engineering and Licensing Section of the Broward County Environmental Licensing and Building Permitting Division must be met prior to any construction.
- 6) The Environmental Engineering and Licensing Section 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, please contact the Environmental Engineering and Licensing Section at 954-519-1483.
- 7) Review of available information by staff of the Aquatic and Wetland Resources Section of the Environmental Licensing and Building 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

Aquatic and Wetland Resources Section at 954-519-1483 at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

- 8) The Aquatic and Wetland Resources 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 Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division.
- 9) 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. This Inventory may be accessed at <http://gis.broward.org/flex/ProtectedNaturalLands/> and provides information regarding the ownership and management for each of the Protected Natural Lands.
- 10) 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 Hallandale Beach. 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.
- 11) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division at 954-519-1483 for specific license requirements.
- 12) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Environmental Engineering and Licensing Section of the Environmental Licensing and Building Permitting Division prior to discharge.
- 13) A Storage Tank License may be required if there will be fuel storage associated with either an emergency generator system. Contact the Pollution Prevention, Remediation and Air Quality Division at 954-519-1260 for specific license requirements.

- 14) 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 Licensing and Building Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 15) The information submitted with this plat application does not indicate the height of any proposed buildings. The applicant is advised by staff of the Aviation Department that any proposed construction on this property with a height exceeding 200 feet, or the use of cranes or other high-lift equipment, must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply to this development. Based on the location of the proposed project, the FAA may need to conduct a review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.
- 16) The Broward County Historical Commission staff has reviewed this plat application and determined that significant archaeological resources are not likely to be affected by development on this site. However, in the event that any unanticipated archaeological features or artifacts are discovered, the Historical Commission must be notified within 24 hours. If any unmarked human burial remains are discovered, then work in the vicinity of the burial find must halt immediately, until a determination can be made pursuant to FS Chapter 872, by either the state archaeologist or the county medical examiner, regarding the disposition of the remains. In addition, pursuant to Section 5-305, Ordinance No. 92-38 entitled *Protection and Preservation of Archaeological Sites Discovered During the Development Process*, in the event that future artifacts are uncovered during development activities, said activities shall be discontinued in the immediate vicinity of the discovery site and the procedures set forth in the aforementioned ordinance shall be initiated.

For informational purposes, this plat is adjacent to two previously identified historical structures, to include FMSF 8BD2457 known as the Searle Hotel and FMSF 8BD2458 known as the Trembiki House. These properties have been previously identified as ineligible for listing on the National Register of Historic Places. However, they may be eligible for listing on local historical registries. This plat also is adjacent to two previously identified historic resource groups, FMSF 8BD4087 known as the FEC Railroad and FMSF 8BD4227 known as Dixie Highway. These resource groups have been previously identified as ineligible for listing on the National Register of Historic Places and are likely ineligible for inclusion on the local historical registries. The proposed plat is not expected to impact these resources. For additional information, contact County Archaeologist Matthew De Felice at 954-357-5506 or at mdefelice@broward.org.

- 17) This site is currently serviced on Dixie Highway by BCT Route #6.
- 18) The recommendations of the Highway Construction and Engineering Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 19) This plat is subject to the recorded *Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center* (O.R. Book 48444, Pages 1779-1785, B.C.R.). Section 2.1 of the Agreement requires the City to monitor development activity and to enforce permitted land use densities and intensities within the Regional Activity Center. See the attached comments and agreement received from the Broward County Planning Council.
- 20) 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.

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 satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.

RATIONAL NEXUS REVIEW

- 3) 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 Dixie Highway except at a 50-foot opening with centerline located approximately 85 feet south of the north plat limits. This opening is restricted to RIGHT TURNS ONLY.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 2) Four (4) feet of right-of-way on Dixie Highway, a 54-foot one way pair, to comply with the Broward County Trafficways Plan.

ACCESS REQUIREMENTS

- 3) The minimum distance from the non-vehicular access line (NVAL) of Dixie Highway, at any driveway in the 50-foot opening, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 25 feet.
- 4) 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.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 5) Along Dixie Highway adjacent to this plat.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 6) Post a security in the amount of \$1,000 or provide a cost estimate for Pavement Markings and Sign security amounts to the Broward County Traffic Engineering Division. All pavement markings shall be thermoplastic. Pavement markings and signing materials shall be fully reflectorized with high intensity materials. No security shall be released without field inspection and final approval by the Traffic Engineering Division of all materials, installations, and locations.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 7) County Commission Policy requires a recordable agreement listing all of the plat 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.

- 8) 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 plat recordation 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 REQUIREMENTS

- 9) 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.

FLORIDA STATUTE CHAPTER 177 REQUIREMENTS

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

10) 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.
 - 1) Revise the description to quantify the less-out for road right-of-way.

- 2) Cite the source of the less-out for the road right-of-way. Provide documentation for the dedication of this less-out. If no documentation is found, the area will either need to be included within the plat boundary and dedicated by the plat or a quit claim issued for this area.
 - 3) Add the municipality in which the plat lies to the description.
- B) It is unclear as to how the north line of the plat boundary was established. Note the following:
- 1) The boundary survey submitted with the plat indicates an encroachment by the building to the north. This building has been in place since at least 1963. It appears on the Florida Department of Transportation (FDOT) Right-of-Way Map for Dixie Highway, Section Number 86503-2601, dated 5-02-63.
 - 2) The north and south dimensions of the plat exceed the calculated subdivision dimension of the underlying lot by approximately 1.1 feet ($673.7' / 4 = 168.42'$ vs. the proposed dimension of 169.5').

Provide a memo from the Surveyor preparing this plat to the Broward County Surveyor at rlegg@broward.org that addresses the above referenced issues pertaining to the plat boundary. Also, provide evidence of correspondence with the northerly adjoiner regarding the issue referred to in Comment B)1) above.

Contact the Broward County Highway Construction and Engineering Division, Plat Section reviewing surveyor at 954-577-4606 to discuss these issues.

- C) Two land ties to two independent land corners or one land corner and one other recorded corner must be shown. Identify and indicate the monumentation found at the southwest corner of Section 27-51-42. Be specific.
- D) Show the overall east – west distance dimensions on the north and south plat boundaries with a larger, bolder font than that used for the east – west dimensions of TRACT 1, similar to that used for the east and west plat boundaries.
- E) Fully dimension all of the parcels created by the plat, including right-of-way dedicated by the plat.
- F) Provide closures, with areas, of the plat boundary and parcels created by the plat to the Highway Construction and Engineering Division for review. The area shown for TRACT 1 appears to be based on the dimensions shown on the plat boundary. Review and revise as necessary.

- G) Two site benchmark elevations must be shown and referenced to N.G.V.D. 1929.
- H) Review the identification of the P.R.M.s and P.C.P.s shown on the plat. The PSM number shown on the P.R.M.s and P.C.P.s differs from the license number of the Surveyor signing the plat. Revise as necessary.
- I) On plat boundaries where offset P.R.M.s are shown, add **(TOTAL)** label to the plat boundary distance dimensions and show **(P.R.M. TO P.R.M.)** distance dimensions between monuments.
- J) Indicate that offset P.R.M.s are on line or show ties from the monuments to the plat boundary.
- K) Review the location labels for the found 1/2" Iron Pipes adjacent to the northeast and southeast plat corners. They appear to be at the plat corners as opposed to being at 4.0' offsets. The depiction of the P.R.M.s on the west line of the right-of-way to be dedicated by this plat indicate that they are offset 4 feet west of the corresponding plat corners. Revise as necessary.
- L) In Surveyor's Note #4, review the bearing indicated for the bearings reference line. It differs from the bearing shown on that line on the plat drawing. Revise as necessary.
- M) 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 County Surveyor's Office.
- N) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.

11) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

- A) Label the rights-of-way for Dixie Highway and S.W. 8 Court shown with all recorded instruments which establish public rights-of-way adjacent to this plat.
- B) Explain the location of the centerline symbol on the east line of Lot 2, Block 13 in South Dixie Highway. That line appears not to be centered on the existing right-of-way. Review and revise as necessary.

- C) Address any easements, rights-of-way, or specific purpose parcels to be created by this plat in the Dedication language. Proposed right-of-way must be clearly labeled and dedicated. All proposed easements must be clearly labeled and dimensioned. Utility easements should be granted either to the public or to the City – but not to any specific utility company.
- (D) Depict and label the 6-foot (6") utility easement on the westerly adjacent LOT 10, M.C. ESTATES (P.B. 78, PG. 15, B.C.R.).

12) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) Pursuant to the requirements of Ordinance 2003-22, plat mylars will not be accepted without being accompanied by an original Title Certificate or an attorney's Opinion of Title which shall:
 - 1) be based upon a legal description that matches the plat.
 - 2) be based upon a search of the public records within forty-five (45) days of submittal.
 - 3) contain the names of all owners of record.
 - 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
 - 5) contain a listing of all easements and rights-of-ways of record lying within the plat boundaries.
 - 6) contain a listing of all easements and rights-of-ways which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

NOTE: The title documentation submitted with this plat does not comply with the requirements of Section 5-189(c)(3) of the Broward County Land Development Code. The submitted title documentation either has information omissions and/or unacceptable disclaimers. Revise the Opinion of Title to read similar to the following:

With the understanding that this Opinion of Title is furnished to Broward County Board of County Commissioners, as inducement for acceptance of an Application for a proposed plat covering the real property, hereinafter described, it is hereby certified that I have examined a complete Abstract of Title and such other information as I may deem necessary to deliver this Opinion to the Board, and that this Opinion reflects a comprehensive search of the Public Records affecting the following described property covering the period from the beginning to the ___ day of ___, 20___, at the hour of ___, inclusive.

Also note that the reference to the City of Hallandale in the first paragraph is incorrect. That language must make reference to the name of the proposed plat. For a copy of standard Title Certificate or Opinion of Title formats visit the Highway Construction & Engineering Division's web page at: <http://bcegov2.broward.org/bcengineering/index.asp>.

Also, the Adjacent Right-of-Way Report is incomplete. It does not document the full rights-of-way adjacent to the plat. This report is to be a search of the adjacent right-of-way to determine its full width and the instruments that created it. Missing references include, but are not necessarily limited to: Minutes of Circuit Court Book 97, Page 255, Plat Book 6, Page 15, B.C.R.; Plat Book 7, Page 31, B.C.R.; and Miscellaneous Plat Book 6, Page 30, B.C.R.

Review and revise both the Title Certificate or Opinion of Title and the Adjacent Right-of-Way Report prior to plat recordation.

- B) All record owners must execute the plat with original signatures. For property owned by an individual (or by individuals), the plat must be executed in the presence of two witnesses for each signature. Property owned by corporations must be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer must also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat must be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust must provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.
 - C) All mortgagees must execute the plat with original signatures, seals, and witnesses.
 - D) Acknowledgments and seals are required for each signature.
- 13) 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) Use a thicker line for the east Plat Limits. The additional right-of-way must be within the plat limits.
 - C) Remove the depiction of the existing physical improvements (asphalt pavements, posts, railroad tracks, etc.).

- D) Show the Planning and Redevelopment Division file number "038-MP-13" on the lower right hand corner on each page.
- E) No text on the plat drawing should be obstructed or overlapped by lines or other text.
- F) Revise the Surveyor's Notes to group the survey related items together. Revise the language and format of the plat note restrictions as directed in Staff Recommendations No. 20-22 below. Then, renumber the notes accordingly.
- G) The plat original must be drawn with black permanent drawing ink or nonadhered scaled print on a stable base film.
- H) The plat borders must be 2-inches on three sides with a 3-inch margin on the left side.
- I) The sheet size must be 24-inches by 36-inches.

14) SIGNATURE BLOCKS

- A) The Surveyor's Seal & Certification must be signed and 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. The printed name and registration number of the professional surveyor and mapper must appear directly below the Surveyor's Certificate, along with the printed name, address, and certificate of authorization number of the legal entity, if any. **Show the name, address, and certificate of authorization number of the legal entity preparing the plat beneath name of the Surveyor signing the plat.**
- B) The required signatures and seals for the City of Hallandale Beach must be on the plat prior to submitting the mylars to the Highway Construction and Engineering Division.
- C) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by a copy of the City of Hallandale Beach's conditions of municipal plat approval as included in the agenda report or Resolution.

15) 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 Security Table and PLMASTER Data Base Inputs; Reports Printed.
- C) County Surveyor Sign-off.
- D) P.R.M.s Verified.
- E) Development Order, Planning and Redevelopment Director Signature.
- F) Highway Construction and Engineering Director Signature.
- G) City/District Final Sign-off: Hallandale, Jenny Cheretis: 954-457-1622.

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

- 16) 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.
- 17) 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.

- 18) Applicant must pay transportation concurrency during the review of construction plans submitted for County environmental review approval by the Development Management and Environmental Review Section of the Planning and Redevelopment Division, in accordance with the fee schedule specified in the Land Development Code.
- 19) 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.
- 20) 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.

- 21) 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 ____, 20__, 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 ____, 20__, 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.

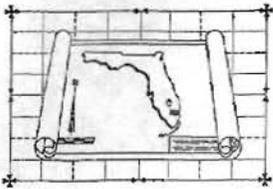
- 22) Place a note on the face of the plat reading:

This plat is restricted to 35,000 square feet of office use. Banks and commercial/retail uses are not 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.

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



BROWARD COUNTY PLANNING COUNCIL

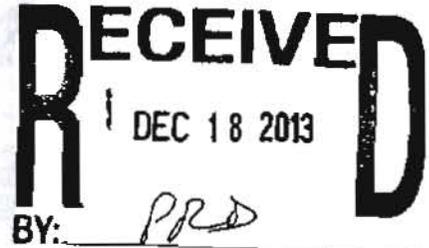
115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

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

FROM: Barbara Blake Boy, Executive Director

RE: Dixie Group Subdivision (038-MP-13)
City of Hallandale Beach

DATE: December 16, 2013



The Future Land Use Element of the City of Hallandale Beach Comprehensive Plan is the effective land use plan for the City of Hallandale Beach. That plan designates the area covered by this plat for the uses permitted in the "Regional Activity Center" land use category. This plat is generally located on the west side of Dixie Highway, between Southwest 8 Street and Southeast 9 Street.

Regarding the proposed office use, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center," as recorded in Official Record Book 48444, Pages 1779-1785.

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

North: Regional Activity Center
South: Regional Activity Center
East: Regional Activity Center
West: Regional Activity Center

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:MEG

cc: Renee C. Miller, City Manager
City of Hallandale Beach

Charles Wu, Director, Development Services Department
City of Hallandale Beach

Return recorded document to:

Maite Azcoitia, Deputy County Attorney
Broward County Attorney's Office
115 S. Andrews Avenue, Rm 423
Ft. Lauderdale, FL 33301

Document prepared by:

Maite Azcoitia, Deputy County Attorney
Broward County Attorney's Office
115 S. Andrews Avenue, Rm 423
Ft. Lauderdale, FL 33301

INTERLOCAL AGREEMENT FOR THE
MONITORING OF DEVELOPMENT ACTIVITY AND
ENFORCEMENT OF PERMITTED LAND USES
IN REGIONAL ACTIVITY CENTER

THIS IS NOT AN OFFICIAL COPY

This is an Interlocal Agreement, made and entered into by and between BROWARD COUNTY, a political subdivision of the state of Florida, hereinafter referred to as "COUNTY,"

AND

CITY OF HALLANDALE BEACH, a Florida municipal corporation, created and existing under the laws of the state of Florida, hereinafter referred to as "CITY."

WHEREAS, this Agreement is entered into pursuant to Chapter 163.01, Florida Statutes, also known as the "Florida Interlocal Cooperation Act of 1969"; and

WHEREAS, it is the purpose and intent of the parties to this Interlocal Agreement, to permit COUNTY and CITY to make the most efficient use of their respective powers, resources and capabilities by enabling them to cooperate on the basis of mutual advantage and thereby accomplish the objectives provided for herein in the manner that will best accord with the existing resources available to each of them and with the needs and developments within their respective jurisdictions; and

WHEREAS, the density and intensity of land uses permitted within each Regional Activity Center (RAC) is specified within the Broward County Land Use Plan; and

WHEREAS, CITY has a Regional Activity Center (RAC) within its jurisdiction as depicted in Exhibit 1; and

1 Approved BCC 1/10/12 #16
Submitted By Co. Attorney office (1)
RETURN TO DOCUMENT CONTROL uk.

WHEREAS, CITY and COUNTY wish to provide that the monitoring of development activity and the enforcement of permitted land uses shall be the responsibility of CITY, NOW, THEREFORE,

IN CONSIDERATION of the mutual terms, conditions, promises, covenants and payments hereinafter set forth, COUNTY and CITY agree as follows:

ARTICLE 1
BACKGROUND: PURPOSE AND INTENT

- 1.1 The above recitals are true and correct and incorporated herein as if set forth in full hereunder.
- 1.2 It is the purpose and intent of this Interlocal Agreement for COUNTY and CITY, pursuant to Section 163.01, Florida Statutes, as amended, to cooperate and provide for a means by which each governmental entity may exercise its respective powers, privileges, and authorities which they share in common and which each might exercise separately in order to further a common goal.

THIS IS NOT AN OFFICIAL COPY

ARTICLE 2
MONITORING OF DEVELOPMENT ACTIVITY

- 2.1 CITY agrees to monitor development activity and to enforce permitted land use densities and intensities within the RAC consistent with the effective land use plan as certified by the Broward County Planning Council.
- 2.2 CITY agrees to submit quarterly reports to the Broward County Planning Council setting forth its monitoring and enforcement activities within the RAC to enable COUNTY to ensure that the density and intensity of land uses within the RAC are being complied with by CITY.

ARTICLE 3
INDEMNIFICATION

CITY is a state agency as defined in Chapter 768.28, Florida Statutes, as amended, and COUNTY is a political subdivision of the state of Florida. Each agrees to be fully responsible for acts and omissions of their elected officials, agents or employees to the extent permitted by law. Nothing herein is intended to serve as a waiver of sovereign immunity by any party to which sovereign immunity may be applicable. Nothing herein shall be construed as consent by a state agency or political subdivision of the state of Florida to be sued by third parties in any matter arising out of this Agreement or any other contract.

ARTICLE 4
MISCELLANEOUS

- 4.1 Joint Preparation: The preparation of this Interlocal Agreement has been a joint effort of the parties hereto and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.
- 4.2 Entire Agreement and Modification: This Interlocal Agreement incorporates, supersedes and includes all prior negotiations, correspondence, conversations, agreements or understanding applicable to the matter contained herein. It is further agreed that no change, alteration or modification in the terms and conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.
- 4.3 Records: In accordance with the Public Records Law, CITY agrees to permit COUNTY to examine all records and grants COUNTY the right to audit any books, documents and papers that were generated during the course of administration of the "Site". CITY shall maintain the records, books, documents and papers associated with this Interlocal Agreement in accordance with the Public Records Act.
- 4.4 Recordation/Filing: This Agreement shall be recorded in the public records of Broward County, in accordance with the Florida Interlocal Cooperation Act of 1969.
- 4.5 Default: In the event of any default or breach of any of the terms of this Interlocal Agreement, it is specifically acknowledged and agreed that either party shall, in addition to all other remedies which may be available in law or equity, have the right to enforce this Interlocal Agreement by specific performance, injunctive relief, prohibition or mandamus to compel the other party to abide by the terms of this Interlocal Agreement.
- 4.6 Notices: Whenever either party desires to give notice unto the other, such notice must be in writing, sent by certified United States mail, return receipt requested, addressed to the party for whom it is intended at the place last specified; and the place for giving of notice shall remain such until it shall have been changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving of notice:

FOR COUNTY:

Administrator
Broward County Planning Council
115 S. Andrews Avenue, Rm. 307
Fort Lauderdale, Florida 33301-4801

FOR CITY:

City Manager
City of Hallandale Beach
400 South Federal Highway
Hallandale Beach, FL 33009

4.7 Choice of Law, Waiver of Jury Trial: Any controversies or legal problems arising out of this transaction and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the state courts of the Seventeenth Judicial Circuit of Broward County, Florida, the venue situs, and shall be governed by the laws of the state of Florida. To encourage prompt and equitable resolution of any litigation that may arise hereunder, each party hereby waives any rights it may have to a trial by jury of any such litigation.

- 4.8 Conflict: In the event that this Interlocal Agreement conflicts with any other agreement pertaining to the monitoring of development activity and the enforcement of the density or intensity of permitted land uses within the RAC, CITY and COUNTY agree that the terms and conditions contained in this Interlocal Agreement shall prevail.
- 4.9 Counterpart Originals: The parties agree that this Agreement may be executed in counterparts, and that collectively the counterparts shall be considered an original agreement and shall be deemed legally sufficient and binding upon the parties.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have made and executed this Interlocal Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Chair or Vice Chair, authorized to execute same by Board action on the 10th day of January 2012, and CITY OF HALLANDALE BEACH, signing by and through its Mayor, duly authorized to execute same.

COUNTY

ATTEST.

BROWARD COUNTY, through its Board of County Commissioners

[Signature]
County Administrator and Ex-Officio Clerk of the Board of County Commissioners of Broward County Florida

By [Signature] Mayor

THIS IS NOT AN OFFICIAL COPY

10th day of January 2012



Approved as to form by
Office of the Broward County Attorney
Joni Armstrong Coffey, County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968

By [Signature] 12/9/11
Deputy County Attorney

INTERLOCAL AGREEMENT FOR MONITORING OF DEVELOPMENT ACTIVITY AND ENFORCEMENT OF PERMITTED LAND USES IN REGIONAL ACTIVITY CENTER

CITY

WITNESSES:

CITY OF HALLANDALE BEACH

[Signature]
[Signature]

By [Signature]
Mayor-Commissioner
8TH day of NOVEMBER, 20 11.

ATTEST:

[Signature]
City Clerk

By [Signature]
City Manager
8TH day of NOVEMBER, 20 11.

(CORPORATE SEAL)

APPROVED AS TO FORM:

By [Signature]
City Attorney

MA/gmb
6/9/11
RACHallandale-a01
#10-401.05

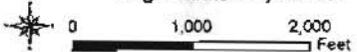
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EXHIBIT 1



- Legend**
- | | | |
|---------------------------------|-----------------------------|---------------------------------|
| Transportation Right-of-Way | LOW DENSITY UP TO 10 U/L | LOW-MEDIUM DENSITY UP TO 20 U/L |
| MEDIUM DENSITY UP TO 40 U/L | LIGHT INDUSTRIAL | HIGH DENSITY UP TO 80 U/L |
| Public Land Use | EMPLOYMENT CENTER | HIGH DENSITY UP TO 100 U/L |
| COMMERCIAL/OFFICE/INSTITUTIONAL | MEDIUM DENSITY UP TO 30 U/L | MEDIUM-DENSITY |
| PUBLIC USE 2 | LOW DENSITY UP TO 10 U/L | |

City of Hallandale Beach
Regional Activity Center



City of Hallandale Beach
GIS
City of Hallandale Beach, FL