

Application Number 015-MP-20

Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

## Development and Environmental Review Online Application

Project Information			
Owner/Applicant/Petitioner Name <b>CPI ORANGEBROOK OWNER, LLC</b>			
Address <b>1447 S PARK RD/3301 PEMBROKE RD</b>	City <b>HOLLYWOOD</b>	State <b>FL</b>	Zip <b>33021</b>
Phone <b>(202)729-5822</b>	Email <b>JAMES.WILLIAMS@CARLYLE.COM</b>		
Agent for Owner/Applicant/Petitioner <b>CRAVEN THOMPSON &amp; ASSOCIATES, INC.</b>		Contact Person <b>JULIAN BOBILEV</b>	
Address <b>3563 NW 53RD STREET</b>	City <b>FORT LAUDERDALE</b>	State <b>FL</b>	Zip <b>33309</b>
Phone <b>(954) 739-6400</b>	Email <b>JBOBILEV@CRAVENTHOMPSON.COM</b>		
Plat/Site Plan Name <b>ORANGEBROOK ESTATES</b>			
Plat/Site Number <b>CITY OF HOLLYWOOD</b>		Plat Book - Page (if recorded) <b>PB11-13, PB 11-35 (PARTIAL)</b>	
Folio(s) <b>5142 20 00 0020, 5142 20 00 0021, 5142 20 00 0130, 5142 20 00 0180, 5142 20 00 0181, 5142 20 00 0192, 5142 20 00 0193, 5142 20 05 0010, 5142 20 05 0020</b>			
Location <b>NORTH</b> side of <b>PEMBROKE RD</b> at/between/and <b>S PARK ROAD</b> and/of <b>ORANGEBROOK GOLF &amp; COUNTRY CLUB</b> <small>north side/corner north street name street name / side/corner street name</small>			

Type of Application (this form required for all applications)
Please check all that apply (use attached <b>Instructions</b> for this form).
<input checked="" type="checkbox"/> <b>Plat</b> (fill out/PRINT <i>Questionnaire Form, Plat Checklist</i> )
<input type="checkbox"/> <b>Site Plan</b> (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i> )
<input type="checkbox"/> <b>Note Amendment</b> (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i> )
<input type="checkbox"/> <b>Vacation</b> (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist</i> , use <i>Vacation Instructions</i> )
<input type="checkbox"/> <b>Vacating Plats, or any Portion Thereof</b> (BCCO 5-205)
<input type="checkbox"/> <b>Abandoning Streets, Alleyways, Roads or Other Places Used for Travel</b> (BCAC 27.29)
<input type="checkbox"/> <b>Releasing Public Easements and Private Platted Easements or Interests</b> (BCAC 27.30)
<input type="checkbox"/> <b>Vacation</b> ( <i>Notary Continuation Form Affidavit</i> required, fill out <u>Business Notary</u> if needed)



<b>Application Status</b>			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input checked="" type="checkbox"/> N/A
What was the project number assigned by the Planning and Development Division?	Project Number	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name		<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
<b>If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.</b>			

<b>Replat Status</b>	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
<b>If YES, please answer the following questions.</b>	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
<b>If YES, please answer the following questions.</b>	
Number and type of units approved in the underlying plat.	
N/A - property is underlain by two partial plats that were approved before March 20, 1979 and do not have plat notes.	
Number and type of units proposed to be deleted by this replat.	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	

<b>School Concurrency (Residential Plats, Replats and Site Plan Submissions)</b>	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>If the answer is "Yes" to any of the questions above</b>	
<b>RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.</b>	



Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Medium (16) Residential	Land Use Plan Designation(s) No change
Zoning District(s) Trailer Park District (TD)	Zoning District(s) No change

**Existing Land Use**

A credit against impact fees may be given for the site's current or previous use. **No credit will be granted for any demolition occurring more than eighteen (18) months and/or sixty (60) months for mobile homes of Environmental Review of construction plans.** To receive a credit, complete the following table. **Note:** If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within eighteen (18) months of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Are there any existing structures on the site?  Yes  No

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
Mobile Home Park	247 DUs	current	<del>YES</del>   NO	YES   <del>NO</del>	HAS   WILL   <del>NO</del>
			YES   NO	YES   NO	HAS   WILL   NO
			YES   NO	YES   NO	HAS   WILL   NO

\*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

**Proposed Use**

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
Mobile Home Park	257 DUs		



**NOTARY PUBLIC: Owner/Agent Certification**

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

*Fulcan Botiko* \_\_\_\_\_ Date 6/30/2020  
Owner/Agent Signature \_\_\_\_\_

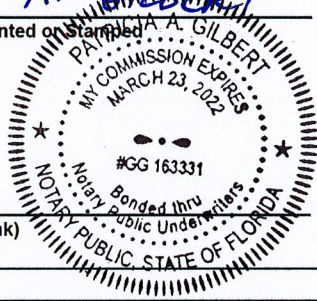
**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 30th day of June, 2020, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

*PATRICIA A. GILBERT*  
Name of Notary Typed, Printed or Stamped

*Patricia A. Gilbert*  
Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

**For Office Use Only**

Application Type

MUNI PLAT

Application Date <u>7/1/20</u>	Acceptance Date <u>7/14/20</u>	Fee <u>\$4,780</u>
Comments Due <u>8/11/20</u>	Report Due <u>8/25/20</u>	CC Meeting Date <u>N/A</u>

Adjacent City or Cities  
PEMBROKE PARK

- Plats     
  Surveys     
  Site Plans     
  Landscaping Plans     
  Lighting Plans  
 City Letter     
  Agreements     
 ACCESS

Other: TITLE WORK, SCHOOL BD RECEIPT, CH RECEIPT; APPLICANT'S NARRATIVE FOOT NOTICE, BCPS NOTICE

- Distribute To
- Full Review     
  Planning Council     
  School Board     
  Land Use & Permitting  
 Health Department     
  Zoning Code Services (BMSD only)     
  Administrative Review

Other:

Received By H. IV. CHARKE I.





Application Number 015-MY-20

## Development and Environmental Review Online Application Questionnaire Form

Type of Application		
<input checked="" type="checkbox"/> Plat	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Note Amendment

### Project Questionnaire

Please answer the questions marked for the type of application checked.

<input checked="" type="checkbox"/>	<p>1. Why is this property being platted? Attach an additional sheet(s) if necessary.</p> <p><small>The property has an undeveloped area at the southeastern corner of the plat (folio number 5142 20 00 0021), as well as developed areas which may be suitable for infill mobile home spaces if reconfigured. The applicant wishes to plat the site to prepare it for a future increase of up to 10 new mobile home spaces in these areas. In addition, part of the site is unplatted while the remainder if underlain by two partial plats which were recorded prior to 1979. Platting the site would simplify the legal description and eliminate the need to refer to multiple documents.</small></p>				
<input checked="" type="checkbox"/>	<p>2. Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If "Yes", indicate DRI or FQD name and Latest Ordinance number <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Official Record Book and Page Number.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="width: 50%; padding: 2px;">DRI Name</td> <td style="width: 50%; padding: 2px;">FQD Name</td> </tr> <tr> <td style="padding: 2px;">Latest Ordinance Number</td> <td style="padding: 2px;">Official Record Book and Page Number</td> </tr> </table>	DRI Name	FQD Name	Latest Ordinance Number	Official Record Book and Page Number
DRI Name	FQD Name				
Latest Ordinance Number	Official Record Book and Page Number				
<input checked="" type="checkbox"/>	<p>3. Is the project subject to any existing or proposed agreement(s) with Broward County or a municipality? If "Yes", state the title and subject of the agreement(s) and attach a copy(s). <span style="color: red;">Declaration of age restrictions, see attached prospectus.</span> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>				
<input type="checkbox"/>	<p>4. Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="padding: 2px;">If YES, LUPA Number</td> </tr> </table>	If YES, LUPA Number			
If YES, LUPA Number					
<input type="checkbox"/>	<p>5. Does the note represent a change in TRIPS? <input type="checkbox"/> Increase <input type="checkbox"/> Decrease <input type="checkbox"/> No Change</p>				
<input type="checkbox"/>	<p>6. Does the note represent a major change in Land Use? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>				
<input checked="" type="checkbox"/>	<p>7. Are any off-site roadway improvements being required by any government agency or proposed by the applicant? If "Yes", attach any sheets and describe fully. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>				
<input checked="" type="checkbox"/>	<p>8. Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>				
<input checked="" type="checkbox"/>	<p>9. Does the owner have any financial interest in properties near or adjacent to this project? If "Yes", please attach a sheet(s) and describe fully. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>				
<input checked="" type="checkbox"/>	<p>10. Does this property abut a State Road? If "Yes", see Supplemental Documentation Requirement No. 19 for required letter from Florida Department of Transportation (FDOT). <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>				



X	11. Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If "Yes", please attach sheet(s) and describe fully.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
X	12. Are bikeways and walkways to be provided to connect residential areas to school or recreational sites? If "Yes", attach five (5) drawings showing facilities (if not show on plat).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
X	13. Is credit being requested for private recreational facilities? If "Yes", attach two (2) sets of plans showing facilities. (APPLIES TO PROJECTS IN THE UNINCORPORATED AREA ONLY.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
X	14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<table border="1" style="width: 100%;"> <tr> <td style="padding: 2px;">Name/Title LINDA HOUCHINS</td> </tr> </table>			Name/Title LINDA HOUCHINS	
Name/Title LINDA HOUCHINS				
X	15. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
X	16. Are there any natural features located on the property (e.g. wetlands, dunes, areas of native tree canopy wildlife, habitats, etc.)? If "Yes", attach a sheet(s) and describe fully. For information, contact Aquatic and Wetland Resources Section, Environ. Licensing & Bldg. Permitting (ELBP) Division. <b>Lake located at northwest corner of plat: no change proposed.</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
X	17. Does the property contain any portion of lands identified as "Natural Resource Areas?" If "Yes" see Supplemental Documentation Requirement No. 8. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
X	18. Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern?" If "Yes", please see Supplemental Documentation Requirement No. 9. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
X	19. Does the property contain any portion of lands identified as a "Cultural Resource Category Local Area of Particular Concern" which include archaeological sites and/or historic sites and structures? If "Yes", for archaeological sites, see Supplemental Documentation Requirement No. 10. For historic locations, contact the Broward County Historic Preservation Officer.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
X	20. Will any dredging or major filling operation be necessary, or is a waterway involved in the proposed project? If "Yes", permits may be required from Broward County. Please contact Broward County Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
X	21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<table border="1" style="width: 100%;"> <tr> <td style="padding: 2px;">Facility Name HOLLYWOOD WATER TREATMENT PLANT</td> </tr> <tr> <td style="padding: 2px;">Address 1447 S PARK RD/3301 PEMBROKE RD</td> </tr> </table>			Facility Name HOLLYWOOD WATER TREATMENT PLANT	Address 1447 S PARK RD/3301 PEMBROKE RD
Facility Name HOLLYWOOD WATER TREATMENT PLANT				
Address 1447 S PARK RD/3301 PEMBROKE RD				
X	22. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
X	23. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<table border="1" style="width: 100%;"> <tr> <td style="padding: 2px;">Facility Name SOUTHERN REGIONAL WASTEWATER TREATMENT PLANT</td> </tr> <tr> <td style="padding: 2px;">Address 3563 NW 53RD STREET</td> </tr> </table>			Facility Name SOUTHERN REGIONAL WASTEWATER TREATMENT PLANT	Address 3563 NW 53RD STREET
Facility Name SOUTHERN REGIONAL WASTEWATER TREATMENT PLANT				
Address 3563 NW 53RD STREET				

X	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
X	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<table border="1"> <tr> <td data-bbox="196 310 1505 401">Solid Waste Collector <b>CITY OF HOLLYWOOD</b></td> </tr> </table>			Solid Waste Collector <b>CITY OF HOLLYWOOD</b>
Solid Waste Collector <b>CITY OF HOLLYWOOD</b>			
X	26. Has any contact been made with FPL and AT&T regarding service availability and easement requirements? If "Yes", state name and title of the person contacted.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<table border="1"> <tr> <td data-bbox="196 485 1505 554">FPL – Name/Title <b>N/A</b></td> </tr> </table>			FPL – Name/Title <b>N/A</b>
FPL – Name/Title <b>N/A</b>			
<table border="1"> <tr> <td data-bbox="196 554 1505 623">AT&amp;T – Name/Title <b>VIVEK PIVALVA</b></td> </tr> </table>			AT&T – Name/Title <b>VIVEK PIVALVA</b>
AT&T – Name/Title <b>VIVEK PIVALVA</b>			
X	27. Estimate or state the total number of on-site parking spaces to be provided.	<table border="1"> <tr> <td data-bbox="1284 623 1505 720">Spaces <b>514</b></td> </tr> </table>	Spaces <b>514</b>
Spaces <b>514</b>			
X	28. If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including day care centers or schools, or places of worship.	<table border="1"> <tr> <td data-bbox="1284 720 1505 810">Seating <b>N/A</b></td> </tr> </table>	Seating <b>N/A</b>
Seating <b>N/A</b>			

April 7, 2020

Ms. Karina Da Luz  
Broward County, Planning and Development Management Division  
1 North University Drive, #102A  
Plantation, FL 33324

RE: **Orangebrook Estates Plat**  
**City of Hollywood**  
**CT&A PROJECT NO. 10-0026-008-04**

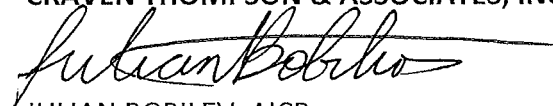
Dear Karina:

This narrative describes the rationale behind the applicant's request to plat the subject property, comprising the following folio numbers: 5142 20 00 0130, 5142 20 00 0192, 5142 20 00 0181, 5142 20 00 0193, 5142 20 00 0180, 5142 20 05 0020, 5142 20 05 0010, 5142 20 00 0020, 5142 20 00 0021 (see aerial with folio numbers).

The property has an undeveloped area at the southeastern corner of the plat (folio number 5142 20 00 0021), as well as developed areas which may be suitable for infill mobile home spaces if reconfigured. The applicant wishes to plat the site to prepare it for a future increase of up to 10 new mobile home spaces in these areas. In addition, part of the site is unplatted while the remainder is underlain by two partial plats which were recorded prior to 1979. Platting the site would simplify the legal description and eliminate the need to refer to multiple documents.

Please call me at (954) 739-6400 ext. 379 if you have any questions.

Sincerely,  
**CRAVEN THOMPSON & ASSOCIATES, INC.**

  
JULIAN BOBILEV, AICP  
Planner

**CRAVEN THOMPSON**



**& ASSOCIATES INC.**

Engineers  
Planners  
Surveyors  
Landscape Architects





March 4, 2020

