

Board of County Commissioners, Broward County, Florida
Resilient Environment Department
Urban Planning Division

Project Update Sheet

Plat/Site Plan Number 031-MP-23

INSTRUCTIONS

Use this update form in lieu of filling out a new plat/site plan application form whenever a project goes from one review to another or whenever new information is submitted. Complete the applicable sections of this form *only if the information has changed from the previous submittal*. If you do not have a copy of your previous application forms, obtain a copy from this office. Any section left blank indicates that the information on the original (previous) application has not changed. Please type this application or print legibly in **black ink**.

PROJECT REVISIONS

Plat/Site Plan Name Adams Street Residential

Owner's Name Adams Street Residential LLC Phone 917-586-4767

Address 5308 13th Ave. Suite 126 City Brooklyn, NY State NY Zip Code 11219

Owner's E-mail Address jzagalbaum@argylemgmt.com Fax # n/a

Agent Perimeter Surveying & Mapping, Inc. Phone 561.241.9988

Contact Person Jeff Hodapp

Address 947 Clint Moore Road City Boca Raton State FL Zip Code 33487

Agent's E-mail Address jeff@perimetersurveying.com Fax # n/a

EXISTING	PROPOSED
Land use plan designation(s) <u>RAC</u>	Land use plan designation(s) <u>RAC</u>
Zoning District(s) <u>DH-3</u>	Zoning District(s) <u>DH-3</u>

A credit against impact fees may be given for the site's present or previous use if there are existing buildings on the property and/or if buildings were demolished within three (3) years of this application. To receive a credit, complete the following table (attach an additional sheet if necessary). (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.

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?
Vacant					

*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.

Please specify the proposed use in accordance with the land use categories. Please Note: Residential uses must be expressed based upon DWELLING UNIT TYPES, COMMERCIAL, OFFICE, and CHURCH USES must be expressed in terms of gross building square footage. If there are any unique factors which may affect traffic generation, attach a separate sheet and describe fully.

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?
 Yes No Don't Know

G G G
 If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

RESIDENTIAL UNITS		NON-RESIDENTIAL UNITS	
Type of Unit	Number of Units	Land Use	Net Acreage or Gross Floor Area
Midrise Units	96 units	Commercial	10,600 sf

SCHOOL CONCURRENCY (Residential Submissions Only)

Does the change to the application generate less than one (1) student? Yes No

Is this application exempt or vested pursuant to criteria in the Land Development Code? Yes No

If the answers to both questions are "No," please see reverse the Questionnaire, Required Documentation section of the Plat/Site Plan application for submittal requirements.

Is this application subject to an approved Declaration of Restrictive Covenant or tri-party agreement? Yes No

If "Yes," please see reverse Questionnaire, Required Documentation section of the Plat/Site Plan application for submittal requirements.

FOR URBAN PLANNING DIVISION USE ONLY

Application Type _____ Time _____ Application Date _____

Acceptance Date _____ Fee _____ Comments Due _____

Report Due _____ Adjacent City _____

Plats Surveys Site Plans Landscaping Plans Lighting Plans

Other (Describe) _____ Received By _____

Comments _____

Questionnaire Changes

Please review all questions on the "Project Questionnaire" form, and indicate any revisions.	
Question Number	Revised information or Attachments Supplied

Comments and Additional Information

Ownership for this site changed on 7-23-2024 from Downtown Hollywood Community Development Agency to Adams Street Residential, LLC, a Florida Limited Liability Company by Warranty Deed recorded in Instrument #119699422, B.C.R.

Owner/Agent Certification

State of Florida
County of Palm Beach

This is to certify that I am the owner/agent of the property described in this application and that all changes to the original application and supplemental documents supplied herein are true and correct to the best of my knowledge. If no changes are indicated on this update sheet or in the attached supplemental documentation, then this certifies that the information supplied on the original application 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.

Signature of owner/agent [Signature]

Sworn and subscribed to before me this 7 day of October, 2024
by Jeff S. Hodapp /she is personally known to me or

Has presented _____ as identification.

Signature of Notary Public [Signature]
Type or Print Name LESLIE MCCURTIN



Board of County Commissioners, Broward County, Florida
Resilient Environment Department
Urban Planning Division

Project Update Sheet

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PROJECT REVISIONS

Plat/Site Plan Name Adams Street Residential

Owner's Name Hollywood Community Redevelopment Agency Phone _____

Address 1948 Harrison Street City Hollywood State _____ Zip Code 33020

Owner's E-mail Address jcamejo@hollywoodfl.org Fax # n/a

Agent Perimeter Surveying & Mapping, Inc. Phone 561.241.9988

Contact Person Jeff Hodapp

Address 947 Clint Moore Road City Boca Raton State FL Zip Code 33487

Agent's E-mail Address jeff@perimetersurveying.com Fax # n/a

EXISTING	PROPOSED
Land use plan designation(s) <u>RAC</u>	Land use plan designation(s) <u>RAC</u>
Zoning District(s) <u>DH-3</u>	Zoning District(s) <u>DH-3</u>

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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?
Vacant					

*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.

Please specify the proposed use in accordance with the land use categories. Please Note: Residential uses must be expressed based upon DWELLING UNIT TYPES. COMMERCIAL, OFFICE, and CHURCH USES must be expressed in terms of gross building square footage. If there are any unique factors which may affect traffic generation, attach a separate sheet and describe fully.

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?
 Yes No Don't Know

G G G
 If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

RESIDENTIAL UNITS		NON-RESIDENTIAL UNITS	
Type of Unit	Number of Units	Land Use	Net Acreage or Gross Floor Area
Midrise Units	96 units	Commercial	10,600 sf

SCHOOL CONCURRENCY (Residential Submissions Only)

Does the change to the application generate less than one (1) student? Yes No

Is this application exempt or vested pursuant to criteria in the Land Development Code? Yes No

If the answers to both questions are "No," please see reverse the Questionnaire, Required Documentation section of the Plat/Site Plan application for submittal requirements.

Is this application subject to an approved Declaration of Restrictive Covenant or tri-party agreement? Yes No

If "Yes," please see reverse Questionnaire, Required Documentation section of the Plat/Site Plan application for submittal requirements.

FOR URBAN PLANNING DIVISION USE ONLY

Application Type Project update Time 2:35pm Application Date 2/22/2024

Acceptance Date 2/29/2024 Fee \$0.00 Comments Due 4/1/2024

Report Due 4/11/2024 Adjacent City N/A

Plats Surveys Site Plans Landscaping Plans Lighting Plans

Other (Describe) _____ Received By [Signature]

Comments _____

Questionnaire Changes

Please review all questions on the "Project Questionnaire" form, and indicate any revisions.	
Question Number <u>1</u>	Revised information or Attachments Supplied
Property is a pre-1953 plat which is not specifically delineated. It is being redeveloped with a mixed use building with 96 residential units and 10,600 sf of commercial use.	

Comments and Additional Information

Plat note was updated to reflect 96 mid-rise units (previously 96 high-rise units)
An updated SCAD letter is included with this submittal which reflects 96 (all two-bedroom or more) mid-rise units.

Owner/Agent Certification

State of <u>Florida</u>
County of <u>Palm Beach</u>
This is to certify that I am the owner/agent of the property described in this application and that all changes to the original application and supplemental documents supplied herein are true and correct to the best of my knowledge. If no changes are indicated on this update sheet or in the attached supplemental documentation, then this certifies that the information supplied on the original application 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.
Signature of owner/agent <u>[Handwritten Signature]</u>
Sworn and subscribed to before me this <u>22</u> day of <u>February</u> , 2 <u>024</u>
by <u>Jeff Hodapp</u> <input checked="" type="checkbox"/> he/she is personally known to me or
<input type="checkbox"/> Has presented _____ as identification.
Signature of Notary Public <u>[Handwritten Signature]</u>
Type or Print Name <u>LESLIE MCCURTIN</u>

30-DM-8 (Rev. 10/15)



LESLIE A. MCCURTIN
Commission # HH 447654
Expires October 23, 2027



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Application Number 031-MP-23

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Adams Street Residential			
Plat/Site Number		Plat Book - Page (if recorded) PB 1, PG 26 and PB 7, PG 7	
Owner/Applicant/Petitioner Name Hollywood Community Redevelopment Agency			
Address 1948 Harrison Street		City Hollywood	State FL
Zip 33020			
Phone 954-924-2980	Email		
Agent for Owner/Applicant/Petitioner Perimeter Surveying & Mapping, Inc.		Contact Person Jeff S. Hodapp, P.S.M.	
Address 947 Clint Moore Road		City Boca Raton	State FL
Zip 33487			
Phone 561-241-9988	Email jeff@perimetersurveying.com		
Folio(s) 514216210050, 514216210060, 514216011180, 514216011190			
Location West side of S. Dixie Hwy at/between/and Adams St. and/of Washington St. <small>north side/corner north street name street name / side/corner street name</small>			

<p>Type of Application (this form required for all applications)</p> <p>Please check all that apply (use attached Instructions for this form).</p> <p><input checked="" type="checkbox"/> Plat (fill out/PRINT <i>Questionnaire Form, Plat Checklist</i>)</p> <p><input type="checkbox"/> Site Plan (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i>)</p> <p><input type="checkbox"/> Note Amendment (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i>)</p> <p><input type="checkbox"/> Vacation (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist, use Vacation Instructions</i>)</p> <p style="padding-left: 40px;"><input type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205)</p> <p style="padding-left: 40px;"><input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)</p> <p style="padding-left: 40px;"><input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)</p> <p><input type="checkbox"/> Vacation (Notary Continuation Form Affidavit required, fill out Business Notary if needed)</p>
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Application Status			
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 Urban Planning Division?	Project Number	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name		<input 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 checked="" 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
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

Replat Status	
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
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat.	
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.	

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
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 checked="" 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 checked="" 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
If the answer is "Yes" to any of the questions above	
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.	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) RAC	Land Use Plan Designation(s) Same
Zoning District(s) DH-3	Zoning District(s) Same

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 three (3) years 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 three (3) years 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 <u>will</u> be Demolished?
			YES NO	YES NO	HAS WILL NO
			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 id 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
High Rise Units	96 units	Commercial	10,600 sf

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.

Owner/Agent Signature: [Signature] Date: 8/31/23

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 31st day of August, 2023, who is personally known to me | has produced _____ as identification.

Name of Notary Typed, Printed or Stamped: Lyliana Melissa Cardinale Signature of Notary Public - State of Florida: [Signature]

LYLIANA MELISSA CARDINALE
State of Florida - Notary Public
Commission # HH 291831
My Commission Expires July 25, 2026

Notary Seal (or Title or Rank): _____ Serial Number (if applicable): # HH291831

For Office Use Only

Application Type: Muni Plat

Application Date: <u>11/03/2023</u>	Acceptance Date: <u>11/10/2023</u>	Fee: <u>\$4,780</u>
Comments Due: <u>12/11/2023</u>	Report Due: <u>12/21/2023</u>	CC Meeting Date: <u>TBA</u>

Adjacent City or Cities: N/A

Plats Surveys Site Plans Landscaping Plans Lighting Plans
 City Letter Agreements

Other: BCPA Receipts, Title work, SCAD Letter

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

Other: N/A

Received By: Christian Delmay