



Application Number 036-MP-21

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			
Plat/Site Plan Name UNIVERSITY STATION			
Plat/Site Number		Plat Book - Page (if recorded)	
Owner/Applicant/Petitioner Name City of Hollywood, Florida			
Address 2600 Hollywood Boulevard		City Hollywood	State FL
Zip 33020			
Phone (954) 921-3900	Email abehmardi@hollywoodfl.org		
Agent for Owner/Applicant/Petitioner PULICE LAND SURVEYORS, INC.		Contact Person Elizabeth Tsouroukdissian	
Address 5381 Nob Hill Road		City Sunrise	State FL
Zip 33351			
Phone (954) 572-1777	Email elizabeth@pulicelandsurveyors.com		
Folio(s) 514215030080, 514215030010, 514215011950 plus portions of right-of-way			
Location <div style="display: flex; justify-content: space-between;"> <div> East <small>north side/corner north</small> </div> <div> <small>side of</small> N 21 Avenue <small>street name</small> </div> <div> <small>at/between/and</small> Fillmore Street <small>street name / side/corner</small> </div> <div> <small>and/of</small> Polk Street <small>street name</small> </div> </div>			

Type of Application (this form required for all applications)

Please check all that apply (use attached **Instructions** for this form).

- ☒ **Plat** (fill out/PRINT *Questionnaire Form, Plat Checklist*)
- ☐ **Site Plan** (fill out/PRINT *Questionnaire Form, Site Plan Checklist*)
- ☐ **Note Amendment** (fill out/PRINT *Questionnaire Form, Note Amendment Checklist*)
- ☐ **Vacation** (fill out/PRINT *Vacation Continuation Form, Vacation Checklist*, use *Vacation Instructions*)
 - ☐ **Vacating Plats, or any Portion Thereof** (BCCO 5-205)
 - ☐ **Abandoning Streets, Alleyways, Roads or Other Places Used for Travel** (BCAC 27.29)
 - ☐ **Releasing Public Easements and Private Platted Easements or Interests** (BCAC 27.30)
- ☐ **Vacation** (*Notary Continuation Form Affidavit* required, fill out *Business Notary* if needed)

Application Status

Has this project been previously submitted? ☐ Yes ☒ No ☐ Don't Know

This is a resubmittal of: ☐ Entire Project ☐ Portion of Project ☒ N/A

What was the project number assigned by the Planning and Development Division? ☐ N/A ☐ Don't Know

Project Name ☐ N/A ☐ Don't Know

Are the boundaries of the project exactly the same as the previously submitted project? ☐ Yes ☐ No ☐ Don't Know

Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan? ☐ Yes ☐ No ☐ 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? ☐ Yes ☒ No ☐ 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? ☐ Yes ☐ No ☒ 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.) ☒ Yes ☐ No

If the application is a replat, is the type, number, or bedroom restriction of the residential units changing? ☐ Yes ☐ No

If the application is a replat, are there any new or additional residential units being added to the replat's note restriction? ☐ Yes ☐ No

Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board? ☐ Yes ☐ 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 (Regional Activity Center)	Land Use Plan Designation(s) SAME
Zoning District(s) GU (Government Use District)	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 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?
Educational (Barry University module)	10,953 sq.ft.	present	YES NO	YES NO	HAS WILL NO
Municipal (Hollywood Shuffleboard facility)	5,932 sq.ft.	present	YES NO	YES NO	HAS WILL NO
Parking lot	n/a	present	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
Mid-rise units	216	Commercial	80,000 sq.ft.
		Classroom	100,000 sq.ft.
		Parking Garage	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) RAC (Regional Activity Center)	Land Use Plan Designation(s) SAME
Zoning District(s) GU (Government Use District)	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 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 STUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
Educational (Barry University module)	10,953 sq.ft.	present	YES NO	YES NO	HAS WILL NO
Municipal (Hollywood Shuffleboard facility)	5,932 sq.ft.	present	YES NO	YES NO	HAS WILL NO
Parking lot	n/a	present	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
Mid-rise units (total)	216	Commercial (total)	80,000 sq.ft.
		Adult Education	625 students (100,000 sq. ft.)
		Parking Garage	

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.

[Signature]
Owner/Agent Signature

11-30-21
Date

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 November, 2021, who ☒ is personally known to me | ☐ has produced _____ as identification.

Name of Notary Typed, Printed or Stamped



LISA STASSUN
Commission # GG 964583
Expires March 21, 2024
Bonded Thru Budget Notary Services

[Signature]
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

11/30/21

Acceptance Date

1/25/22

Fee

\$4,780

Comments Due

02/14/22

Report Due

2/25/22

CC Meeting Date

TBD.

Adjacent City or Cities

NONE

☒ Plats

☒ Surveys

☒ Site Plans

☐ Landscaping Plans

☐ Lighting Plans

☐ City Letter

☐ Agreements

☒ Other:

BCPA RECEIPT; SCHOOL BD RECEIPT; ADJ ROW RPT; OPINION OF TITLE
all proof

Distribute To

☒ Full Review

☐ Planning Council

☐ School Board

☐ Land Use & Permitting

☐ Health Department

☐ Zoning Code Services (BMSD only)

☐ Administrative Review

☐ Other:

Received By

H.W. CLARKE I



Application Number 036-MP-21

Development and Environmental Review Online Application Questionnaire Form

Type of Application

☒ Plat

☐ Site Plan

☐ Note Amendment

Project Questionnaire

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

<input checked="" type="checkbox"/>	1.	Why is this property being platted? Attach an additional sheet(s) if necessary. This plat combines three existing parcels into one lot of record while incorporating a portion of N. 21st Avenue right-of-way for a better outline of same.					
<input checked="" type="checkbox"/>	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 or Official Record Book and Page Number. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DRI Name</td> <td style="width: 50%;">FQD Name</td> </tr> <tr> <td>Latest Ordinance Number</td> <td>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"/>	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). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
	4.	Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, LUPA Number					
	5.	Does the note represent a change in TRIPS? <input checked="" type="checkbox"/> Increase <input type="checkbox"/> Decrease <input type="checkbox"/> No Change					
	6.	Does the note represent a major change in Land Use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
<input checked="" type="checkbox"/>	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					
<input checked="" type="checkbox"/>	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					
<input checked="" type="checkbox"/>	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					
<input checked="" type="checkbox"/>	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No					

<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	<div style="border: 1px solid black; padding: 2px;">Name/Title</div>	
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	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.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	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
	<div style="border: 1px solid black; padding: 2px;">Facility Name</div> <div style="border: 1px solid black; padding: 2px;">Hollywood Water Treatment Plant</div> <div style="border: 1px solid black; padding: 2px;">Address</div> <div style="border: 1px solid black; padding: 2px;">3441 Hollywood Boulevard</div>	
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	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
	<div style="border: 1px solid black; padding: 2px;">Facility Name</div> <div style="border: 1px solid black; padding: 2px;">Hollywood Water Treatment Plant</div> <div style="border: 1px solid black; padding: 2px;">Address</div> <div style="border: 1px solid black; padding: 2px;">3441 Hollywood Boulevard</div>	

<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Solid Waste Collector	
<input checked="" type="checkbox"/>	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	FPL – Name/Title	
	AT&T – Name/Title	
<input checked="" type="checkbox"/>	27. Estimate or state the total number of on-site parking spaces to be provided.	Spaces TBD
<input checked="" type="checkbox"/>	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.	Seating N/A

COMMENT
DUE

5/12/22



PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FL 33351
Phone: (954) 572-1777 Fax: (954) 572-1778
surveys@pulicelandsurveyors.com



April 26, 2022

Ms. Karina Da Luz, Planning Section Supervisor
URBAN PLANNING DIVISION
One North University Dr., Suite 102-A
Plantation, Florida 33324

**RE: "UNIVERSITY STATION" PLAT (036-MP-21)
LETTER OF OBJECTIONS**

Dear Ms. Da Luz,

We have reviewed the Development Review Report transmitted on February 25, 2022, and we are requesting that the following modifications are made to the Staff Recommendations. Pursuant to Section 5-181(h) of the Broward County Land Development Code, please consider this communication a Letter of Objections.

GENERAL RECOMMENDATIONS

In reference to Recommendation 3(a) pertaining the restrictive Plat Note, we would like to clarify that the adult education use is proposed for 625 students based on the size of the planned classrooms. The 100,000 square feet of University use as shown on the DRR was preliminarily discussed but said figure was found to be much lower on the Site Plan. Therefore, we are asking the recommendation to read:

a. This plat is restricted to 108 Mid-rise Units and 60,000 square feet of Commercial use on Parcel A; 108 Mid-rise Units, 12,500 square feet of University use (625 students) and 20,000 square feet of Commercial use on Parcel B; and a Parking Garage on Parcel C.

RIGHT OF WAY REQUIREMENTS (Dedicate)
STAFF RECOMMENDATION No. 5

Right-of-way for a corner chord based on a 30-foot radius at the intersection of N 21st Avenue and Taylor Street.

Supported by the fact that Taylor Street does not continue west past N. 21st Avenue (unlike Fillmore Street), we had initially discussed with Mr. David (DG) McGuire the possibility of a corner chord based on a 25-foot radius on this intersection and he was agreeable to this option. Therefore, in order to match the Site Plan and to best accommodate the location of the proposed building on Parcel B, we are requesting that this recommendation be revised to read:

Right-of-way for a corner chord based on a 25-foot radius at the intersection of N 21st Avenue and Taylor Street.

RIGHT OF WAY REQUIREMENTS (Dedicate)
STAFF RECOMMENDATION No. 6

Right-of-way for a corner chord based on a 30-foot radius at the intersection of N 21st Avenue and Polk Street.

Ms. Karina Da Luz
April 26, 2022
Page 2 of 2

Supported by the fact that Polk Street does not continue west past N. 21st Avenue (unlike Fillmore Street), we had initially discussed with Mr. David (DG) McGuire the possibility of a corner chord based on a 25-foot radius on this intersection and he was agreeable to this option. Therefore, in order to match the Site Plan and to best accommodate the location of the proposed building on Parcel A, we are requesting that this recommendation be revised to read:

Right-of-way for a corner chord based on a 25-foot radius at the intersection of N 21st Avenue and Polk Street.

BUS SHELTER AND SIDEWALK EASEMENT (Dedicate)
STAFF RECOMMENDATION No. 7

An 8-foot-wide x 30 feet long bus shelter easement on North 21 Avenue commencing 25 feet south of the north plat limits and continuing south for 30 feet.

The Engineer-of-Record for this development has discussed the relocation of the bus shelter with Noemi Hew (Broward County Transportation Department) and subsequently, on an e-mail dated April 11, 2022 and attached herein, the recommendation was modified to read:

An 8-foot-wide x 30 feet long bus shelter easement on North 21 Avenue commencing 140 feet south of the north plat limits and continuing south for 30 feet.

SIDEWALK FOR BUS LANDING PAD (Secure and Construct)
STAFF RECOMMENDATION No. 10

An 8 foot wide x 30 foot long expanded sidewalk for the bus landing pad (design must extend to the face of curb and gutter) on North 21 Avenue commencing 25 feet south of the north plat limit and continuing south for 30 feet. Design is subject to review by the Capital Programs Section of the Transit Division and the Paving and Drainage Section of the Highway Construction and Engineering Division.

In order to match the location of the bus shelter easement as described on Recommendation #7 above, this recommendation was modified to read:

An 8 foot wide x 30 foot long expanded sidewalk for the bus landing pad (design must extend to the face of curb and gutter) on North 21 Avenue commencing 140 feet south of the north plat limit and continuing south for 30 feet. Design is subject to review by the Capital Programs Section of the Transit Division and the Paving and Drainage Section of the Highway Construction and Engineering Division.

If you have any further questions or comments, please do not hesitate to contact our office.

Sincerely,
PULICE LAND SURVEYORS, INC.



Elizabeth Tsouroukdissian
Platting Assistant