



Application Number 024-MP-22

Public Works and Environmental Services Department  
**HOUSING AND URBAN PLANNING DIVISION**  
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6634 F: 954-357-6521 · Broward.org/Planning

### Platting & Development Application

<b>Project Information</b>			
Plat Name Victory at Hollywood			
Plat Number 024-MP-22		Plat/Agreement Book - Page (if recorded) 183-646	
Owner(s)/Petitioner(s) Name Miami Beach Healthcare Group Ltd			
Address One Park Plaza		City Nashville	State TN
		Zip 37203	
Phone (615) 344-9551		Email corp realestate@hcahealthcare.com	
Agent for Owner/Petitioner Turner Planning Solutions LLC		Contact Person Thuy Turner	
Address 62 Wimbledon Lake Dr		City Plantation	State FL
		Zip 33324	
Phone (954) 610-1633		Email thuy@turnerplanningsolutions.com	
BCPA Folio Number(s) 5141 24 26 0010			
General Location East _____ side of <b>SR 7</b> _____ at/between/and <b>Washington Street</b> _____ and/of <b>Dewey Street</b> _____ <i>north side/corner north street name street name / side/corner street name</i>			

**Type of Application**

Please check the applicable application for the request. Each application type has a checklist indicating the documentation requirements for the pre-application meeting and formal submittal. This application should be submitted to the Housing and Urban Planning Division- Platting Section for review and acceptance.

- New Plat
- Plat Note Amendment
- Tri-Party Agreement – Building Permit Prior to Plat Recording
- Lien Release / Standard Agreements
- Vacation
  - Vacating Plats, or any Portion Thereof (BCCO 5-205)
  - Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.68)
  - Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.69)

<b>Application Information</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 Housing and Urban Planning Division?		Project Number <b>024-MP-22</b>	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name <b>Victory at Hollywood</b>			<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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or proposed under the County Land Use Plan?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
Is this an Affordable Housing project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, provide the Affordable Housing Certification Number:		
Is this a Live Local Act project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, provide correspondence from the municipality that this project meets the Live Local Act requirements pursuant to Section 125.01055, F.S.		

<b>Replat Information (for new plats only)</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"/> N/A			
<b>If YES, please answer the following questions.</b>			
Project Name of underlying approved and/or recorded plat		Project Number <b>024-MP-22</b>	
Is the underlying plat all or partially residential? If yes, please answer the following questions.		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Number and type of units approved in the underlying plat.			
Number and type of units proposed to be deleted by this replat.			

<b>School Concurrency (for residential applications only)</b>	
Does this application contain any residential units?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
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 <input checked="" type="checkbox"/> N/A
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 <input checked="" type="checkbox"/> N/A
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 type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Has this project been issued a School Board Impact Fee Waiver?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
If the answer is "Yes" to any of the questions above provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board.	

Land Use	
EXISTING	PROPOSED
Land Use Plan Designation(s) TOC (Transit-Oriented Corridor)	Land Use Plan Designation(s) TOC (Transit-Oriented Corridor)

**Existing Use**  
A credit against impact fees may be given for the site's current or previous use.

Are there any existing structures on the site?  Yes  No

Land Use Type	Gross Building square foot or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
Office Building	37,155	2023	YES   <input checked="" type="checkbox"/> NO	YES   <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> HAS   WILL   NO
			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 the area of each floor level, measured from principal outside faces of exterior walls, including, but not limited to, corridors, mezzanines, floor surfaces with clear standing head room regardless of their use, areas totaling more than one hundred (100) square feet which are not enclosed but roofed.

**Proposed Use**

RESIDENTIAL USE		NON-RESIDENTIAL USE	
Land Use Type	Number of Dwelling Units or Rooms for Hotel use	Land Use Type	Gross Floor Area
		Commercial	35,000 sq. ft.

**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 \_\_\_\_\_ Date 10/14/25

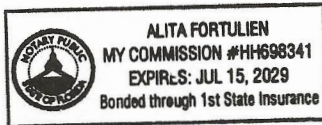
**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 14<sup>th</sup> day of October, 2025, who  is personally known to me |  has produced driver licence as identification.

Alita Fortulien  
Name of Notary Typed, Printed or Stamped

  
Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

**For Office Use Only**

Application Type

Note Amendment

Application Submittal Date 10/17/2025	Acceptance Date 10/24/2025	Fee \$2,090
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Comments Due 11/24/2025	Report Due 12/04/2025	CC Meeting Date TBD
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Adjacent Municipality  
N/A

Plat     
  Survey     
  Narrative     
  Title Work     
  Agent Affidavit  
 Municipal Approval     
  Pre-Application Conference Receipt

Other: Site Plan

Distribute To  
 Full Review     
  Administrative Review

Accepted By  
Nataly Miguez



thuy@turnerplanningsolutions.com  
62 Wimbledon Lake Drive  
Plantation, FL 33324

P 954.610.1633

October 17, 2025

Jennifer Lu-Chong, AICP  
Planning Section Supervisor  
Broward County Urban Planning Division  
1 N. University Drive, Box 102  
Plantation, FL 33324

RE: Hollywood Free Standing Emergency Room Plat Note and NVAL Amendments

Dear Ms. Lu-Chong,

This letter of intent formally submits to amend the plat note and non-vehicular access line (NVAL) for the proposed Hollywood Free Standing Emergency Room located at 901 S. State Road 7, Hollywood.

The Victory at Hollywood plat, recorded in Broward County public record (Plat Book 183, Page 646) is restricted to **10,000 square feet of commercial and 20,000 square feet of warehouse use**. The new emergency room is 10,987 square feet. The change will remove the warehouse use and restrict the plat note to **35,000 square feet of commercial use**. This will accommodate the new building and for any future development.

In addition to the plat note, we are requesting to amend the NVAL on Washington Street. Following are the proposed changes and language:

**Existing NVAL:**

*A 50-foot-wide non-vehicular access line opening along Washington Street with centerline located approximately 155 feet west of the east plat limits.*

**Proposed changes:**

*Relocate the existing 50-foot-wide non-vehicular access line opening along Washington Street with centerline located approximately 203 feet west of the east plat limits.*

Please let us know if you have any questions or need further information.

Regards,

A handwritten signature in blue ink that reads 'Thuy Turner'.

Thuy (twee) Turner, AICP

