EXHIBIT "5"

# 8TH AVENUE COMMONS

A PORTION OF OUTLOT 9, IN THE NORTHEAST ¼ SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK B, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA.

PLAT BOOK_____ PAGE_____
SHEET 1 OF 2 SHEETS

## LEGAL DESCRIPTION:.

THE WEST ½ OF OUTLOT 9, IN THE NORTHEAST ¼ SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST, ACCORDING TO THE "MAP OF THE TOWN OF HALLANDALE, DADE COUNTY, FLORIDA", AS RECORDED IN PLAT BOOK B, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS EAST 236.49 FEET THEREOF, CONVEYED TO THE CITY OF HALLANDALE BEACH, A MUNICIPAL CORPORATION, BY QUIT-CLAIM DEED FILED FOR RECORD ON JULY 30, 2004, IN OFFICIAL RECORDS BOOK 37933, PAGE 1550. OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE IN THE CITY OF HALLANDALE, BROWARD COUNTY, FLORIDA.

## DEDICATION:

STATE OF FLORIDA
COUNTY OF BROWARD SS

KNOW ALL MEN BY THESE PRESENTS THAT EIGHT AVENUE PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY , OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT, HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AND REPLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "8TH AVENUE COMMONS".

THE ACCESS EASEMENT AREA WITHIN PARCEL A, AS SHOWN HEREON, IS HEREBY DEDICATED FOR THE PERPETUAL USE BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO THE PUBLIC PARK, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS TO THE PUBLIC PARK. NO BUILDING,FENCE, LANDSCAPING OR OTHER IMPROVEMENTS, WHICH IN ANY WAY INTERFERE WITH ACCESS, SHALL BE CONSTRUCTED IN, ON, OVER OR ACROSS THE ACCESS EASEMENT. THE UNDERSIGNED COVENANTS AND AGREES THAT THE ACCESS EASEMENT AND RESTRICTIONS HEREIN SET FORTH SHALL RUN WITH THE LAND AND BE BINDING ON THE OWNER(S) OF THE PROPERTY IN THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM.

PARCEL B, AS SHOWN HEREON, IS DEDICATED TO BROWARD COUNTY FOR R.O.W. PURPOSES

PARCEL C, AS SHOWN HEREON, IS DEDICATED TO BROWARD COUNTY FOR R.O.W. PURPOSES

IN WITNESS WHEREOF, WE HEREBY SET OUR HANDS AND AFFIX OUR CORPORATE SEAL THIS _____ DAY OF _____, 20___.

WITNESS:_____

PRINT NAME:_____

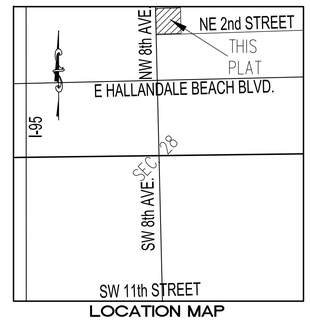
EIGHT AVENUE PARTNERS, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY:_____

WITNESS:_____

PRINT NAME:_____

THIS INSTRUMENT WAS PREPARED BY
FOUNDED 1993
BASELINE ENGINEERING AND LAND SURVEYING, INC.
1400 N.W. 1st COURT
BOCA RATON, FLORIDA 33432
(561) 417-0700




LOCATION MAP
SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST
NOT TO SCALE

## ACKNOWLEDGEMENT:

STATE OF FLORIDA S.S.
COUNTY OF BROWARD

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINSTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____ WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 20___.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES :_____

_____
TYPED, PRINTED OR STAMPED NAME
OF NOTARY PUBLIC

## MORTGAGE CONSENT:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 49600, AT PAGE 100 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, WE HEREBY SET OUR HANDS AND AFFIX OUR COPPORATE SEAL THIS _____ DAY OF _____, 20___.

NEW WAVE LOANS RESIDENTIAL LLC

WITNESS:_____

BY:_____

PRINT NAME:_____

_____

WITNESS:_____

BY:_____

PRINT NAME:_____

_____, TRUSTEE

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ATTACHED PLAT ENTITLED 8TH AVENUE COMMONS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) WERE SET ON THE _____ DAY OF _____, A.D. 20___ IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, PART I.

DATE: _____ FOR THE FIRM BY: _____

LUIS J. ORTIZ
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 7006
STATE OF FLORIDA
BASELINE ENGINEERING AND LAND SURVEYING INC.
FLORIDA DEPARTMENT OF AGRICULTURE
CERTIFICATE OF AUTHORIZATION NUMBER LB 6439.

PLATTING SURVEYOR | COUNTY ENGINEER | COUNTY SURVEYOR | CITY ENGINEER | NEW WAVE LOANS RESIDENTIAL LLC | EIGHT AVENUE PARTNERS, LLC

## BROWARD COUNTY PLANNING COUNCIL :

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO THE COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC WAYS THIS _____ DAY OF _____, 20___.

BY:_____ DATE: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20___.

BY: _____ DATE: _____
EXECUTIVE DIRECTOR OR DESIGNEE

## BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - MINUTES SECTION :

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA.
THIS _____ DAY OF _____, 20___.

ATTEST: _____
COUNTY ADMINISTRATOR

BY:_____
DEPUTY

BY:_____
MAYOR, COUNTY COMMISSION

## BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION :

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THIS _____ DAY OF _____, 20___ AND RECORDED IN PLAT BOOK ___, PAGE ___.

ATTEST: _____
COUNTY ADMINISTRATOR

_____
DEPUTY

## BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION :

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY:_____
_____
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER L.S. _____
DATE: _____

BY:_____
_____, P.E., DIRECTOR
FLORIDA REGISTRATION NUMBER P.E. _____
DATE: _____

## BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT :

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____, 20____.

BY:_____
DIRECTOR OR DESIGNEE

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.

## CITY OF HALLANDALE BEACH PLANNING AND ZONING BOARD :

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY OF HALLANDALE BEACH, FLORIDA BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL THIS _____ DAY OF _____, 20___.

BY:_____ DATE:_____
CHAIRPERSON, CITY OF HALLANDALE BEACH

## CITY ENGINEER :

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD THIS _____ DAY OF _____, 20___.

BY:_____ DATE:_____
CITY ENGINEER OF CITY OF HALLANDALE BEACH

## CITY OF HALLANDALE BEACH CITY COMMISSION :

THIS IS TO CERTIFY THAT THIS PLAT OF 8TH AVENUE COMMONS WAS APPROVED BY THE BOARD OF CITY COMMISSIONERS OF ORDINANCE NUMBER _____ ADOPTED, BY SAID COMMISSION ON THE _____ DAY OF _____, 20___.

IN WITNESS WHEREOF: THE SAID COMMISSION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND THE CORPORATE SEAL OF SAID CITY AFFIXED HERETO THIS _____ DAY OF _____ 20___. 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.

ATTEST: _____
CITY CLERK, CITY OF HALLANDALE BEACH
DATE: _____

BY: _____
MAYOR
DATE: _____

_____-MP-17

RECORD ARCHITECT

ARCHITECTURE FARM INC. est.1980 COMPANY TRADEMARK

816 NW 1ST AVENUE
HALLANDALE BEACH, FL 33009
954 505-3873
www.architectureforminc.com

CONSULTANT

THIS INSTRUMENT WAS PREPARED BY
FOUNDED 1993
BASELINE ENGINEERING AND LAND SURVEYING, INC.
1400 N.W. 1st COURT
BOCA RATON, FLORIDA 33432
(561) 417-0700

EIGHTH AVENUE COMMONS
A
WORKFORCE HOUSING PROJECT
200 NW 8TH AVENUE
HALLANDALE BEACH, FL 33009

AGENCY APPROVAL

ISSUANCE

| DATE | ISSUANCE |
|---|---|
| | |

CERTIFICATION SEAL

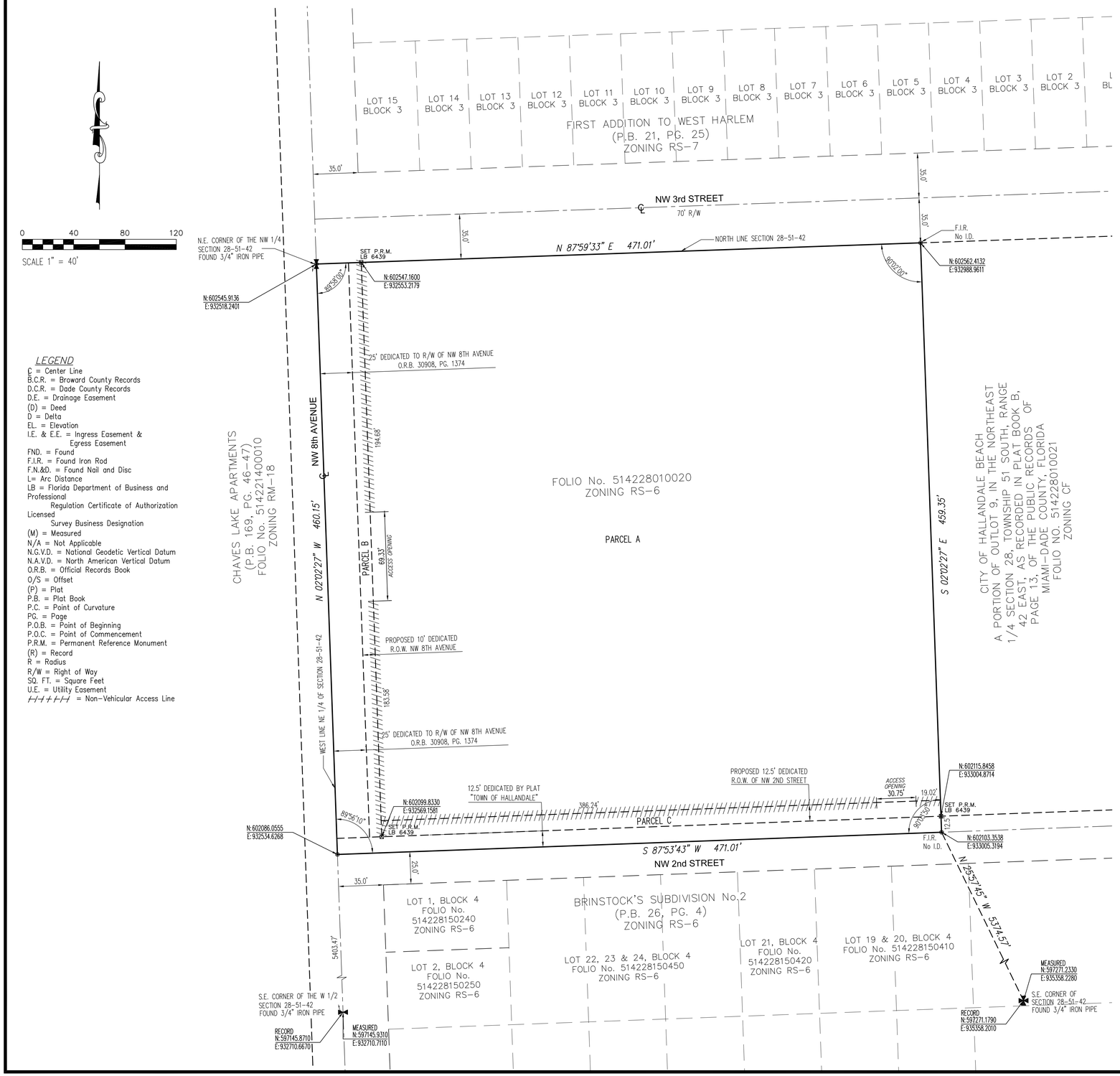
TITLE
PLAT

| | | | | |
|---|---|---|---|---|
| PROJ. NO. | 001 | FILE NAME | COMMONS | DRAWING NO. |
| DRAWN BY | | DATE | 6.12.18 | LS-01 |
| CKD BY | | SCALE | | |

# 8TH AVENUE COMMONS

A PORTION OF OUTLOT 9, IN THE NORTHEAST ¼ SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK B, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA.

PLAT BOOK PAGE
SHEET 2 OF 2 SHEETS




## LEGEND

- ℄ = Center Line
- B.C.R. = Broward County Records
- D.C.R. = Dade County Records
- D.E. = Drainage Easement
- (D) = Deed
- Δ = Delta
- EL. = Elevation
- I.E. & E.E. = Ingress Easement & Egress Easement
- FND. = Found
- F.I.R. = Found Iron Rod
- F.N.&D. = Found Nail and Disc
- L= Arc Distance
- LB = Florida Department of Business and Professional Regulation Certificate of Authorization Licensed Survey Business Designation
- (M) = Measured
- N/A = Not Applicable
- N.G.V.D. = National Geodetic Vertical Datum
- N.A.V.D. = North American Vertical Datum
- O.R.B. = Official Records Book
- O/S = Offset
- (P) = Plat
- P.B. = Plat Book
- P.C. = Point of Curvature
- PG. = Page
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- P.R.M. = Permanent Reference Monument
- (R) = Record
- R = Radius
- R/W = Right of Way
- SQ. FT. = Square Feet
- U.E. = Utility Easement
- ⊢/⊢/⊢/⊢ = Non-Vehicular Access Line

## NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

## SURVEY NOTES:

COORDINATES SHOWN HERON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT OF THE FLORIDA STATE COORDINATE SYSTEM. SECTION CORNER COORDINATES USED TO TIE IN THE PLAT WERE OBTAINED FROM BROWARD COUNTY, DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION. ALL DISTANCES SHOWN ARE IN US-FEET UNLESS OTHERWISE SHOWN.

## PLAT NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE BEARING ALONG THE WEST LINE OF NE 1/4 OF SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA. SAID BEARING BEING SOUTH 02°02'27" EAST REFERENCED TO SECTION CORNER COORDINATES USED TO TIE IN THE PLAT OBTAINED FROM BROWARD COUNTY, DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION.

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

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

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 FINDINGS OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDINGS 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.

THIS PLAT IS RESTRICTED TO 200 APARTMENTS UNITS .

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.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

AREA TABULATION:

| | | |
|---|---|---|
| PARCEL "A" (RESIDENTIAL) - | 189,542.6 | SQ. FT. |
| PARCEL "B" (R/W DEDICATION) - | 4,464.3 | SQ. FT. |
| PARCEL "C" (R/W DEDICATION) - | 5,450.1 | SQ. FT. |

TOTAL AREA - 199,457.0 SQ. FT. / 4.57 ACRES +/-

_____-MP-17

RECORD ARCHITECT


ARCHITECTURE FARM INC. est.1980 COMPANY TRADEMARK
816 NW 1ST AVENUE
HALLANDALE BEACH, FL 33009
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CONSULTANT


THIS INSTRUMENT WAS PREPARED BY
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1400 N.W. 1st COURT
BOCA RATON, FLORIDA 33432
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EIGHTH AVENUE COMMONS
A
WORKFORCE HOUSING PROJECT
200 NW 8TH AVENUE
HALLANDALE BEACH, FL 33009

AGENCY APPROVAL

ISSUANCE

| DATE | ISSUANCE |
|---|---|
| | |

CERTIFICATION SEAL

TITLE
PLAT

| PROJ. NO. | 001 | FILE NAME | COMMONS | DRAWING NO. |
|---|---|---|---|---|
| DRAWN BY | | DATE | 7.13.18 | LS-02 |
| CKD BY | | SCALE | | |

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

Jerell Harris & Chikia Wright
Jerell Harris – Project Planner
816 NW 1 Street
Sunrise, FL 33351

SUBJECT: Development Review Report & Notification of Readiness

PLAT NAME: 8th Avenue Commons

PLAT NO: 027-MP-18

TRANSMITTAL DATE: August 1, 2018

LETTER OF OBJECTIONS OR NO OBJECTIONS MUST BE RECEIVED BY: January 2, 2019

WRITTEN AUTHORIZATION MUST BE RECEIVED BY: June 1, 2019

TRAFFICWAYS EXPIRATION: July 27, 2019

Dear Mr. Harris:

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 Development Management 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 Development Management 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 Development Management 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**.

**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 Development Management 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,

Thuy (twee) Turner, AICP, Planning Section Supervisor
Planning and Development Management Division

Attachment

cc: Review Agencies
Mayor/Planning Director – Hallandale Beach

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

PROJECT DESCRIPTION

| | | | |
|---|---|---|---|
| Name: | 8TH AVENUE COMMONS | Number: | 027-MP-18 |
| Applicant: | 8th Avenue Partners, LLC | Comm. Dist.: | 6 |
| Agent: | Jerell Harris – Project Planner | Sec/Twp/Rng: | 28/51/42 |
| Location: | East Side of Northwest 8 Avenue Between Northwest 3 Court and Northwest 2 Street | Platted Area: | 4.97 Acres |
| City: | Hallandale | Gross Area: | N/A |
| Replat: | N/A | | |

LAND USE

| | | | |
|---|---|---|---|
| Existing Use: | Vacant | Effective Plan: | Hallandale Beach |
| Proposed Use: | 198 Mid-Rise Units | Plan Designation: | Low (7) Residential. See attached comments from the Planning Council. |

| Adjacent Uses: | | Adjacent Plan Designations: | |
|---|---|---|---|
| North: | Single Family Residence | North: | Low (7) Residential |
| South: | Single Fam. Res., Warehouses | South: | Low (7) Residential |
| East: | Utilities | East: | Utilities |
| West: | Multi-family Residence | West: | Medium (18) Residential |

Existing Zoning: RS-6 Proposed Zoning: RS-6

RECOMMENDATION (See Attached Conditions)

DEFERRAL: Until the plat mylar is submitted to the Highway Construction and Engineering Division.
DEFERRAL: Until Trafficways approval is received. See Staff Comment No. 3.
DEFERRAL: Until an updated School Capacity Availability Determination (SCAD) letter is received. See Staff Comment No. 5 and Finding No. 2
**DENIAL**: This plat is not consistent with the permitted uses of the Effective Land Use Plan. See attachment from the Broward County Planning Council and Staff Comment No. 22

| | |
|---|---|
| Meeting Date: | Prepared: HWC |
| Action Deadline: | Reviewed: |
| Deferral Dates: | Approved: |

SERVICES

| Wastewater Plant: | Hallandale (03/18) | | Potable Water Plant: | Hallandale Bch (2/18) | |
|---|---|---|---|---|---|
| Design Capacity: | 55.5000 | MGD | Design Capacity: | 22.000 | MGD |
| 12-Mo. Avg. Flow: | 38.4000 | MGD | Peak Flow: | 6.955 | MGD |
| Est. Project Flow: | 0.0495 | MGD | Est. Project Flow: | 0.069 | MGD |

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

SCHOOLS

| Dwelling Units | Impact Fee |
|---|---|
| 198 | * |

PARKS

| | Land Dedication | Impact Fee | Admin. Fee |
|---|---|---|---|
| Local: | County conducts no local review within municipalities | N/A | N/A |
| Regional: | 0.089 Acres | | * |

* See Staff Comment No. 5
* See Finding No. 2
* See Staff Recommendation No. 7

* See Staff Comment No. 6
* See Finding No. 4
* See Staff Recommendation No. 7

TRANSPORTATION

| Concurrency Zone: Southeast | Trips/Peak Hr. | Transit Concurrency Fee | Road/Admin. Fee |
|---|---|---|---|
| Res. Uses: | 77 | * | N/A |
| Non-Res. Uses: | N/A | N/A | N/A |
| Total: | 77 | * | N/A |

* See Staff Comment No. 4
* See Finding No. 1
* See Staff Recommendation No. 7

8TH AVENUE COMMONS
027-MP-18

STAFF COMMENTS

1) Staff findings and recommendations pertaining to this plat are based on the use being 198 mid-rise units. This property is being platted because it does not qualify for an exception to the mandatory platting rule, as it contains more than two (2) dwelling units and the plat boundaries are not specifically delineated on a recorded plat.

2) In accordance with Ordinance 2013-30, effective October 4, 2013, mid-rise units are defined as four (4) or more attached dwelling units in a building with for (4) to eight (8) stories (exclusive of parking levels).

3) Trafficways review is scheduled for September 27, 2018. This plat must be recommended for **DEFERRAL** until Trafficways approval has been received.

4) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance 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.

5) The School Capacity Availability Determination (SCAD) letter for this plat has expired. Please see the attached comments from the Broward County School. This plat must be recommended for **DEFFERAL** until an updated SCAD letter is submitted to this Division.

6) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact and administrative fees for the proposed 198 mid-rise units will be paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.

7) This plat is 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.

8) This plat is located in the City of Hallandale Beach and is under the jurisdiction of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division. 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 Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction.

9) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division 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, contact the Water and Environmental Licensing Section at 954-519-1483.

10) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and 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 Water and Environmental Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

11) The Water and Environmental Licensing 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 Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.

12) Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the City of Hallandale Beach if trees are to be removed or relocated. 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.

13) 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. The inventory, which provides information regarding the ownership and management of each of the Protected Natural

Lands, may be accessed at the following website: http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c

14) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.

15) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.

16) The subject plat is in the vicinity of known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.

17) 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 Engineering and 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.

18) The Broward County Aviation Department has no objections to this plat. However, 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.

19) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development will not have an adverse effect on any known historical or archaeological resources or areas of archeological or paleontological sensitivity. The archaeologist notes that this property is located in the City of Hallandale Beach and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Hallandale Beach's Development Services Division, at 954-457-1375 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

20) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.

21) This site is currently serviced by BC Transit Route 28 on Hallandale Beach Boulevard (SR 858).

22) The attached comments were received from the Broward County Planning Council indicate that the proposed residential use is not in compliance with the permitted uses of the effective land use plan.

23) The attached comments have been received from the City of Hallandale Beach.

24) 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.

25) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at:
www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

## 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) An updated School Capacity Availability Determination (SCAD) letter will be required prior to plat approval.

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

4) This plat satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

## STAFF RECOMMENDATIONS

### FLORIDA STATUTES CHAPTER 177 REQUIREMENTS

The following comments note the corrections necessary for the plat mylar to comply with the requirements of Florida Statutes Chapter 177. If additional clarification is necessary, please contact Jason Espinosa at (954) 577-4593 or via email at JESPINOSA@BROWARD.ORG.

Please note that additional changes made to the plat mylar beyond this list of corrections may necessitate additional review time; delay recordation; and result in additional review fees.

All resubmittals shall include a paper copy of the plat with changes from the original plat review application highlighted.

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

1) 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) The plat drawing appears to include a portion of the 12.5' right-of-way dedicated by P.B. B, PG. 13, D.C.R. south of and abutting Outlot 9, which is not included in the description. Revise the description to include said right-of-way or remove it from the plat drawing. (Consider revising the plat drawing to match the description in the vesting deed for the parcel.)

2) If the above referenced right-of-way is to remain within the plat, it will be eliminated by this replat. If applicable, revise the labels for PARCEL C to remove the reference to right-of-way per "TOWN OF HALLANDALE".

3) For simplicity and clarity, consider removing the reference to the deed recorded in O.R.B. 37933, PG. 1550, B.C.R. from the description.

4) Include the plat area in the description.

5) Show labels on the plat boundary lines on the drawing that correspond to the description.

B) Revise the Area Tabulation Table as necessary, based on Comments 1)A) (1), (2) and (3).

C) Explain the method used to determine the measured State Plane Coordinates at the land corners where measured coordinates differ from coordinates published by the *Broward County Highway Construction and Engineering Division.* Depict monumented control points used for localization, with the description of the monuments and the source of the coordinates, as well as the datum the coordinates are based on. If the coordinates were determined using an RTK network or similar system, cite the source of the network and the applicable datum.

D) If applicable, revise the Survey Note to indicate that the coordinates are referenced to the Florida State Coordinate System, East Zone.

E) Identify a monumented Basis of Bearings reference line with ties to the plat boundary.

F) Show bearings and distances on the plat boundary and ties from the monumented land corners, based on the measured coordinate values.

G) More clearly depict the endpoints of the 5403.47' distance dimension on the west line of the east 1/2 of Section 28-51-42. Enlarge the leader arrows as necessary.

H) Show coordinates on all plat corners and P.R.M.s after resolution of the above comment.

I) Show a P.R.M. at the northeast corner of the plat.

J) Physically describe the PRMs: Size, shape, length, disc type, stamping, etc. can be addressed in Legend; Be specific; Identify and describe any monuments set or found that differ from this typical.

K) Fully dimension all parcels created by the plat.

L) Show (TOTAL) labels with (P.R.M. TO P.R.M.) dimensions boundary lines where offset P.R.M.S are shown.

M) Show the offset distances on the P.R.M.s that are not on a plat corner, in addition to the coordinates. Indicate that the monuments are on the plat boundary (ON LINE) or show ties from the monument to the line.

N) 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 at the following website:
http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx

O) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.

2) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

A) Address any easements, rights-of-way or specific purpose parcels to be created by this plat in the Dedication language.

1) The Access Easement Area indicated in the Dedication is not shown on the plat drawing. Review and revise as necessary.

2) Revise the Dedication language to indicate that the applicable parcels are dedicated TO THE PUBLIC, as opposed to Broward County, for right-of-way purposes. Spell out Right-of-Way.

B) Mortgagee dedication shall clearly join in the dedication of right-of-way.

C) Proposed right-of-way shall be clearly labeled and dedicated by the plat, if any.

D) Depict the entire right-of-way width of Northwest 8 Avenue, Northwest 2 Street and Northwest 3 Street adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.

E) All proposed easements must be clearly labeled and dimensioned. Utility easements should be granted to the public (or to the City – but not to any specific utility company). Utility easements created by the plat should NOT be located within any road right-of-way.

3) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

A) Plat review service charge form, review fee, and one copy of the plat with all changes from the original plat review application highlighted. The original plat mylar shall be submitted to the Highway Construction and Engineering Division 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. See Survey Data Comments 1)A) 1), 2) and 3)

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-way of record lying within the plat boundaries.

6) contain a listing of all easements and rights-of-way which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

C) The title must be updated for the review of any agreements and for the recordation process. Standard format for "Title Certificates," "Opinions of Title," the "Adjacent Right-of-Way Report," and a "Guide to Search Limits of Easements and Right-of-Way" may be obtained by contacting the Highway Construction and Engineering Division or by visiting the Division's web site:
http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx

*For mylar review*
The title certificate or an attorney's opinion of title shall be updated to reflect a comprehensive search of the Public Records within 30 days prior to plat recordation. If the updated title shows any change to property ownership, then a new dedication on the plat mylar shall be executed by the new owner(s) with the proper acknowledgements. If the updated title shows any changes to or additional mortgage holders, then a new Mortgagee consent shall be executed with the proper acknowledgements.

D) The Dedication on the original mylar must be executed by all recorded owners 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.

4) 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) Revise the line weight used for interior lot lines in adjacent plats to a thicker pen weight. Line work currently shown is too thin to reproduce properly.

C) Remove the Folio numbers and Zoning designations on the plat drawing.

D) Revise the label for the easterly abutting parcel to remove the name of the owner and to include the name of the plat the parcel is within.

E) Revise the subtitles on the plat based on (SURVEY DATA) Comments A (1), (2) and (3) as necessary.

F) Plat borders shall be 1/2-inch on three sides and a 3-inches margin on the left side.

G) The plat original shall be drawn with black permanent drawing ink; or non-adhered scaled print on a stable base film.

H) The sheet size shall be 24 inches by 36 inches.

I) Show PLAT LIMIT labels on the plat boundary lines.

J) The Planning and Development Management Division file number "**027-MP-18**" must be shown inside the border in the lower right hand corner on each page.

K) Lettering on the plat shall be no smaller than 0.10" (10-point font).

5) SIGNATURE BLOCKS

A) The Surveyor's Certification shall be signed and the plat sealed by 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 FS Chapter 177. The printed name and registration number of the professional surveyor and mapper shall appear directly below the Surveyor's Certificate, along with the printed name, address, and certificate of authorization number of the legal entity, if any. A professional surveyor and mapper practicing independently of a legal entity shall include his or her address. Revise the platting surveyor's signature line to include LS in the registration number.

B) The plat shall include space for signature by the Highway Construction and Engineering Director and Surveyor indicating that the plat has been reviewed for conformity with Chapter 177, Part 1, Florida Statutes.

C) The plat shall include space for signature by the Broward County Environmental Protection and Growth Management Department.

D) The plat shall include space for signature by Records Division - Minutes Section (County Commission).

E) The plat shall include space for signature by Planning Council Chair and Executive Director.

F) If applicable, the plat shall include space for approval of Drainage District, City, special improvement district, or taxing district (including space for seals). The language preceding the designated municipal official's signature on the plat drawing shall include the following wording:

> "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."

G) The plat must include proper dates for signatures.

H) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by a copy of the City of Dania Beach's conditions of plat approval, as included in an agenda report or Resolution.

6) 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 POSSE Inputs; Impact Fee and Security reports printed.

C) County Surveyor sign-off.

D) P.R.M.s verified.

E) Development Order, Planning and Development Management Director Signature.

F) Highway Construction and Engineering Director Signature.

G) City/District scanned copy of mylar, as required.

GENERAL RECOMMENDATIONS

7) Applicant must pay transportation concurrency fees, school impact fees and regional park impact and administrative fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code.

8) 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.

9) 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.

10) 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 **____, 2023**, 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

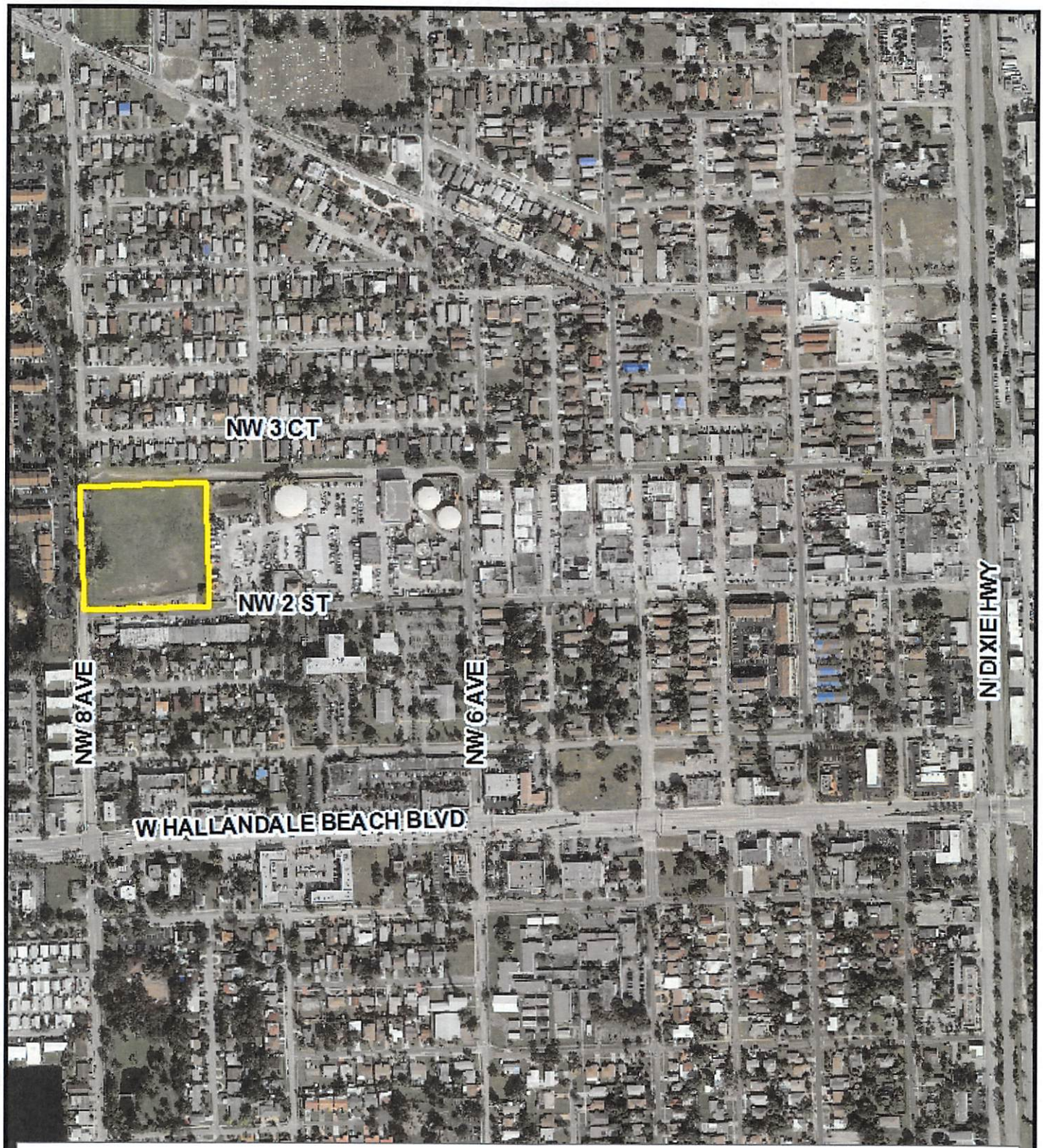
B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by ____, **2023**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall 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.

11) Place a note on the face of the plat reading:

12) This plat is restricted to 198 mid-rise units.

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.

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




*Commission District No. 6*
*Municipality: Hallandale Beach*
*S/T/R: 28/51/42*

N

0 250 500 1,000 Feet

BROWARD COUNTY FLORIDA

**027-MP-18**
**8th Avenue Commons**

Prepared by: Planning and Development Management Division
Date Flown: January 2018

BROWARD COUNTY, FLORIDA
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
COMMENTS FOR **PLAT REPORT**
SBBC-2236-2017

RECEIVED
JUL - 3 2018
BY: 4

TO: Linda Houchins

DIVISION: Broward County School Board

**PLAT NAME: 8th Avenue Commons** **Plat No. 027-MP-18**

**COMMENTS DUE DATE: July 18, 2018**

Please find an application for the above Plat which was submitted to you for verification of the standards of the Broward County Land Development Code, as amended.

To comply with the review requirements mandated by the Code, your written comments must be submitted to this office by the date indicated above. **If your comments are not received by the above date, it will be understood that you have no objection to the plat as submitted.**

For your convenience you may e-mail your comments to Thuy Turner at: PDMDInfo@broward.org or call 954-357-6623.

Your cooperation is greatly appreciated.

Thuy (twee) Turner, AICP
Planning Section Supervisor
Planning and Development Management Division

_____ NO OBJECTION TO THE PLAT AS SUBMITTED.

✓ THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.

_____ THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

*In the space provided please sign, print your name and phone number*

Authorized Signature

LISA WIGHT
Print Name

754 321 2172
Telephone Number

COMMENTS: The School Capacity Availability determination letter for this project is expired. Applicant should be directed to submit a PSIA application to the School Board prior to County plat approval.

BROWARD COUNTY Planning Council

TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director

RE: 8th Avenue Commons (027-MP-18)
City of Hallandale Beach

DATE: July 17, 2018

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 "Low (7) Residential" land use category. This plat is generally located on the northeast corner of Northwest 2 Avenue and Northwest 8 Street.

Regarding the proposed residential use, Planning Council staff calculations indicate that the maximum number of dwelling units permitted per the effective land use plan is 32 dwelling units. Therefore, the proposed development of 198 dwelling units is not in compliance with the permitted uses and densities of the effective land use plan.

Planning Council staff will update this memorandum as appropriate.

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

North: Low (7) Residential
South: Low (7) Residential
East: Utilities
West: Medium (18) Residential

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:GSM

cc: Roger Carlton, City Manager
City of Hallandale Beach

Keven Klopp, Director, Development Services Department
City of Hallandale Beach

BROWARD COUNTY, FLORIDA
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
COMMENTS FOR **PLAT REPORT**

TO: City Planner

DIVISION: City of Hallandale Beach

**PLAT NAME: 8th Avenue Commons** **Plat No. 027-MP-18**

**COMMENTS DUE DATE: July 18, 2018**

Please find an application for the above Plat which was submitted to you for verification of the standards of the Broward County Land Development Code, as amended.

To comply with the review requirements mandated by the Code, your written comments must be submitted to this office by the date indicated above. **If your comments are not received by the above date, it will be understood that you have no objection to the plat as submitted.**

For your convenience you may e-mail your comments to Thuy Turner at: PDMDInfo@broward.org or call 954-357-6623.

Your cooperation is greatly appreciated.

Thuy (twee) Turner, AICP
Planning Section Supervisor
Planning and Development Management Division

_____ NO OBJECTION TO THE PLAT AS SUBMITTED.

✓ THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.

_____ THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

*In the space provided please sign, print your name and phone number*

1. A 12.5 ft R/W dedication is required along NW 2nd Street (north of Area noted as Parcel "C")
2. A 10 feet R/W dedication is required along NW 8th Avenue (east of area noted as Parcel B)
3. Revise proposed plat to reflect existing property/parcel lines.

Authorized Signature

CHRISTY DOMINGUEZ
Print Name

(954) 457-1380
Telephone Number