



Resilient Environment Department  
**URBAN PLANNING DIVISION**

1 North University Drive, Box 102 • Plantation, Florida 33324 • Telephone 954-357-6666 • FAX 954-357-6521

Elizabeth Tsouroukdissian  
Pulice Land Surveyors, Inc.  
5381 Nob Hill Road  
Sunrise, FL 33351

SUBJECT: Development Review Report  
& Notification of Readiness

PLAT NAME: Beach Gateway

PLAT NO: 007-MP-25

TRANSMITTAL DATE: May 20, 2025

LETTER OF OBJECTIONS OR  
NO OBJECTIONS MUST BE  
RECEIVED BY: July 21, 2025

COMMISSION REFERRAL: Pending

TRAFFICWAYS EXPIRATION: Pending

Dear Ms. Tsouroukdissian:

As per the requirements Section 5-181 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.

**REQUIRED RESPONSE TO DEVELOPMENT REVIEW REPORT**

Please review the attached report carefully. Pursuant to Section 5-181(f) of the Land Development Code, either a *Letter of Objections* or a *Letter of No Objections* must be submitted to the Urban Planning Division Director within sixty (60) days of the date of this transmittal. If no objection, the Urban Planning Director shall provide notification to the applicant that the application will be presented to the County Commission. Pursuant to FS 12.022, applicant or developer may request for a waiver due to any unforeseen circumstance(s).

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 Urban Planning Division Director will distribute the letter to the appropriate review agencies and transmit a written response to the applicant or agent within twenty-six (26) days of receipt of the letter. Please be advised the Commission Referral cannot be submitted until the response to the *Letter of Objections* is transmitted by the Urban Planning Division Director. Please note pursuant to Section 5-181(i) of the Land development Code an extension of time may be granted by the Urban Planning Division for a maximum of eighteen (18) months.

**Broward County Board of County Commissioners**

Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine  
[www.broward.org](http://www.broward.org)

Elizabeth Tsouroukdissian  
May 20, 2025

Pursuant to Section 5-181(g) of the Land Development Code, the Urban Planning Division Director shall forward the application and supporting documentation to the County Administrator, if appropriate, or schedule the application on the next available agenda of the County Commission.

If there are any objections to the Development Review Report, they must be specified in the response letter. **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 plat will not be heard by the Commission until proof or 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.

### **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, please contact Nataly Miguez at 954-357-6623 or [namiquez@broward.org](mailto:namiquez@broward.org)

Sincerely,

Jennifer Lu-Chong, AICP  
Planning Section Supervisor  
Urban Planning Division

Attachment

cc: Review Agencies  
Mayor/Planning Director – Hallandale Beach

600 Hallandale Partners, LLC.  
20533 Biscayne Boulevard, Suite 372  
Miami, FL 33180

**Broward County Board of County Commissioners**

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Resilient Environment Department

**URBAN PLANNING DIVISION**

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

**DEVELOPMENT REVIEW REPORT FOR A NEW PLAT**

Project Description			
Plat Name:	Beach Gateway	Application Number:	007-MP-25
Application Type:	New Plat	Legistar Number:	N/A
Owner/Applicant:	600 Hallandale Partners, LLC.	Commission District:	6
Authorized Agent:	Pulice Land Surveyors, Inc.	Section/Twn./Range:	27/51/42
Location:	Southeast corner of Hallandale Beach Boulevard and Federal Highway/U.S. 1	Folio Number (s):	514-227-37-0010, 514-227-37-0014, 514-227-37-0015
Municipality:	City of Hallandale Beach	Platted Area:	8.07 Acres
Previous Plat:	The Promenade at Hallandale	Replat:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Recommendation:	<b>Deferral:</b> Until the plat mylar is submitted <b>Deferral:</b> Until Trafficways approval is received <b>Deferral:</b> Submit a project update sheet with a Traffic Study. The submittal must include correspondence from Florida Department of Transportation (FDOT) reviewing and approving the Traffic Study.		
FS 125.022 Waiver	An extension waiver is recommended, this application expires on October 1, 2025.		
Meeting Date:	TBD		

A location map of the plat is attached as **Exhibit 2**.

The Urban Planning Division (UPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

Existing and Future Land Use	
Existing Use:	77,072 Sq. Ft. of Commercial/Office Use
Proposed Use:	Parcel A: 40,200 Sq. Ft. of Commercial Use Parcel B: 12,820 Sq. Ft. of Commercial Use Parcel C: 54,200 Sq. Ft. of Commercial Use Parcel D: 52,997 Sq. Ft. of Commercial Use
Plan Designation:	Hallandale Beach Regional Activity Center
<b>Adjacent Uses</b>	<b>Adjacent Plan Designations</b>
North: Retail/Restaurant	North: Regional Activity Center

South: Parking lot	South: Local Activity Center
East: Retail/Restaurant	East: General Commercial and Commercial Recreation
West: Service Station/Restaurant	West: Regional Activity Center

This plat is a replat of The Promenade at Hallandale (097-MP-80, Book 112 Page 4) and was approved by the County Commission on August 19, 1980, for non-residential use. A note restricting the level of development was not required at the time the property was platted.

This application was submitted previously on February 21, 2023, application number 006-MP-23. The previous application has been formally withdrawn and resubmitted with this plat application.

**1. Land Use**

Planning Council staff has reviewed this application and determined that the City of Hallandale Beach Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat for the uses permitted in the "Hallandale Beach Regional Activity Center" land use category. The existing and proposed commercial use is in compliance with the permitted uses of the effective land use plan and is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center", as recorded in Official Record Book 48444, Pages 1779-1785. Planning Council memorandum is attached.

**2. Trafficways**

Trafficways review is scheduled for June 26, 2025. This plat must be recommended for **DEFERRAL** until Trafficways approval has been received.

**3. Access**

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and provided comments and recommendations with respect to the safe and adequate access standards of the Broward County Land Development Code, as shown in the attached memorandum. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.

Please note Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (BCF# 450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The use of a non-standard agreement will require independent approval by the County Commission.

A Project Update Submittal of a traffic study for the proposed development is required. Pursuant to the FDOT Pre-Application letter, provide correspondence from FDOT indicating that the minimum construction requirements necessary to accommodate the traffic volume being generated. The letter requires review of a traffic study by FDOT and a determination regarding the length of the turn lanes and other required improvements to the roadways. This project is located on Hallandale Beach Boulevard/SR 858. Florida Department of Transportation (FDOT) has issued a pre-application letter valid until March 13, 2026. Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards."

**4. Concurrency – Transportation**

This plat is located in the Southeast Transportation Concurrency Management Areas (TCMA), where level of service (LOS) is expressed in term of bus headways, and where Transportation Concurrency Assessment Fees apply per Sec. 5-182.1(a) of Land Development Code.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	0
Non-residential	749	2,182
Difference	(2,183 – 749) = 1,434	

**5. Concurrency - Water and Wastewater Capacity**

This plat receives water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	City of Hallandale Beach	City of Hollywood
Plant name:	Hallandale Beach Water Treatment Plant (7/24)	Hollywood (HOL) (12/24)
Design Capacity:	16.00 MGD	55.5 MGD
Annual Average Flow:	8.13 MGD	44.44 MGD
Estimated Project Flow:	0.16 MGD	0.016 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this plat does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system, or that sufficient capacity will exist at time of building permit approval.

**6. Impact Fee**

All impact fees (transportation impact fees and administrative fee) will be calculated by Urban Planning Division, Development and Environmental Review Section, in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for Broward County Development and Environmental review. Fees must be paid prior to the issuance of the building permit.

At the time of plat application, 77,072 sq. ft. of commercial structures exist on this site which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182.13 of the Land Development Code, this structure may be eligible for credit toward transportation concurrency impact fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. No credit will be granted for demolition occurring more than three (3) years prior to the review of construction plans submitted for County environmental review approval.

Road Impact fees were paid on March 13, 1986, for the existing 77,072 square feet of commercial use.

**7. Environmental Review**

This plat was reviewed by Environmental Permitting Division and have the following recommendations regarding environmental permitting for the future development.

**A. Domestic & Non-Domestic Wastewater and Surface Water Management**

The Broward County Domestic Wastewater Licensing Program has no objection to the described plat. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to

the downstream/off-site wastewater facilities may be warranted. Contact Environmental Permitting Division at 954-519-1483 or [WWLicense@broward.org](mailto:WWLicense@broward.org) for specific code requirements.

The Broward County Non-Domestic Wastewater Program has no objection to the described plat because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Permitting Division at 954-519-1483 or [NDDLICENSE@broward.org](mailto:NDDLICENSE@broward.org). Prior to any alteration to site grading, a Broward County Surface Water Management License is required. Contact the Environmental Permitting Division at 954-519-1483 or [SWMLicense@broward.org](mailto:SWMLicense@broward.org).

#### **B. Aquatic and Wetland Resources**

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

Landscape material should not include any plants considered to be invasive of South Florida's native plant communities.

Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or [AWRLicense@broward.org](mailto:AWRLicense@broward.org) for specific code requirements.

#### **C. Tree Preservation**

This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.

#### **D. Clean-Up and Waste Regulation**

The subject plat is within one-quarter mile of known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at: <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. The interactive map of contaminated sites in Broward County can be found on the internet at <https://broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to 954-519-1483 or [EAR@broward.org](mailto:EAR@broward.org).

#### **E. Air Program**

The Air Licensing and Compliance Section has no objection to the referenced plat. If any existing facility (e.g. existing structures on site including residential building(s) and/or utility building(s) or facility component (including roof system, insulation, walls, attached piping, mechanical systems, etc.) is planned to be demolished or renovated, the project shall comply with applicable asbestos regulations. More information on the asbestos requirements can be found at: <https://www.broward.org/ePermits/Pages/AsbestosCertificate.aspx>.

Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at [ePermits.broward.org](http://ePermits.broward.org) at least 10 working-days before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. For assistance, contact Broward County's asbestos program at [AsbestosHelp@broward.org](mailto:AsbestosHelp@broward.org) or call 954-519-0340.

**F. Natural Resources Division**

Natural Resources Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

**8. Additional Environmental Protection Actions**

Approval to connect to any wastewater collection, treatment, or disposal system is approved by the Environmental Permitting Division as a prerequisite prior to issuance of building permits. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

**9. Historical and Archaeological Resource Review**

This plat was reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Property Appraiser, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological sensitivity.

The subject property is located within the jurisdiction of Broward County's historic preservation ordinance (B.C. Ord. 2014-32). Pursuant to B.C. Ord. 2014-32, Section 5-536.5(g), if "in the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be discontinued," and the property owner shall notify the County Historic Preservation Officer of the discovery and undertake certain additional actions. See the attached historic and archaeological comments.

In the event any unmarked human burial remains are discovered, then pursuant to Florida Statutes, Chapter 872.05, all activities that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. The district medical examiner can be reached via email at [Med Exam Trauma@broward.org](mailto:Med_Exam_Trauma@broward.org) or via phone at (954) 357-5200. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.

**10. Aviation**

Broward County Aviation Department has no objection. Any proposed construction on this property with a height exceeding 200 feet or use of cranes or other high-lift equipment must be reviewed to determine if the following apply: Federal Aviation Regulation Part 77, Florida Statutes Chapter 333; and/or the Broward County Code of Ordinances's Chapter 5 (Building Regulations and Land Use) apply. To initiate the Federal Aviation Review, access the FAA Web Page at: <https://oeaaa.faa.gov>.

**11. Utilities**

Florida Power and Light (FPL) and AT&T have been advised of this plat application. FPL did not provide a response and AT&T provided no objection.

**12. Notice to Applicant**

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.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available on the Urban Planning Division's web page at: [www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf](http://www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf).

### **FINDINGS**

Staff reviewed the application and found that it meets the requirements of the Land Development Code and satisfies requirements for Concurrency:

1. This plat is located within the Southeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(1)(a) of the Land Development Code.
2. This plat satisfies the drainage, water, wastewater and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.

### **RECOMMENDATIONS**

Based on the review and findings, staff recommends **DEFERRAL** of this application, subject to the following conditions which shall ensure compliance with the standards and requirements of the Land Development Code:

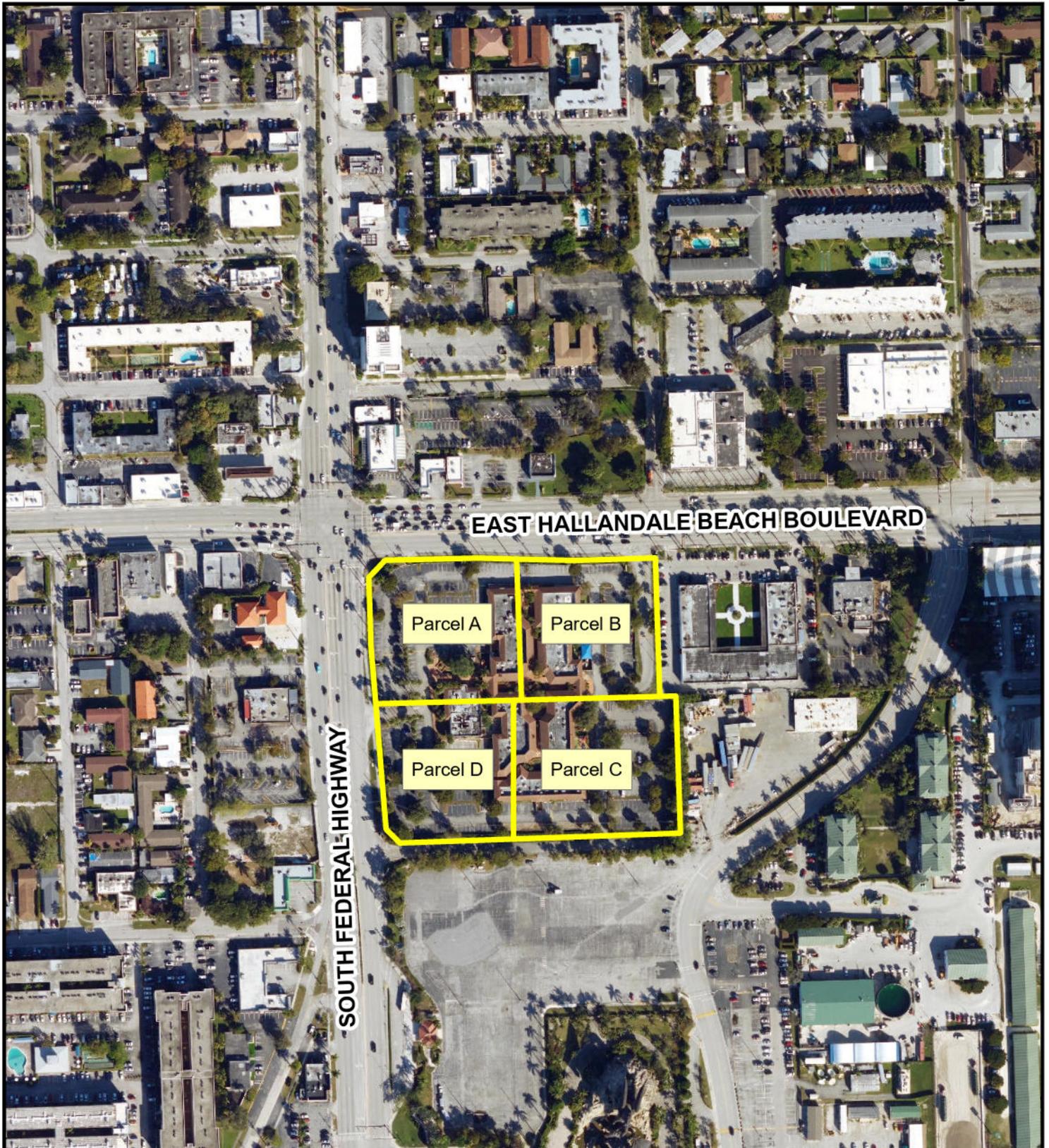
1. Deferral until the plat mylar is submitted.
2. Deferral until Trafficways approval is received.
3. Deferral until the applicant submits a project update sheet with a Traffic Study. The submittal must include correspondence from Florida Department of Transportation (FDOT) reviewing and approving the Traffic Study.
4. Conditions attached in the Highway Construction and Engineering Memorandum.
5. Place note on the face of the plat, preceding municipal official's signature, reading:

Concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

6. Place a note on the face of the plat reading:
  - a. This plat is restricted to 40,200 square feet of commercial use on Parcel A; 12,820 square feet of commercial use on Parcel B; 54,200 of commercial use on Parcel C; and 52,997 square feet of commercial use on Parcel D.
  - b. 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.

- c. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.
7. If this item is approved, the Mayor is authorized to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[NM]



EAST HALLANDALE BEACH BOULEVARD

SOUTH FEDERAL HIGHWAY

Parcel A

Parcel B

Parcel D

Parcel C

**Commission District No. 6**  
**Municipality: Hallandale Beach**  
**S/T/R: 27/51/42**



**007-MP-25**  
**Beach Gateway**



0 375 750

Prepared by: ~~Urban~~ Planning Division  
Date Flown: January 2025

BROWARD COUNTY  
**Planning Council**



TO: Josie P. Sesodia, AICP, Director  
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director



RE: Beach Gateway (007-MP-25)  
City of Hallandale Beach

DATE: May 2, 2025

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 “Hallandale Beach Regional Activity Center” land use category. This plat is generally located on the southeast corner of Hallandale Beach Boulevard and Federal Highway/U.S. 1.

Regarding the existing and proposed commercial use, this plat is in compliance with the effective land use plan and is subject to the executed “Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center,” as recorded in Official Record Book 48444, Pages 1779-1785.

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

North:	Regional Activity Center
South:	Local Activity Center
East:	General Commercial and Commercial Recreation
West:	Regional Activity Center

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:ACJ

cc: Dr. Jeremy Earle, City Manager  
City of Hallandale Beach

Vanessa J. Leroy, Director, Department of Sustainable Development  
City of Hallandale Beach



Public Works Department

**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

**M E M O R A N D U M**

DATE: April 29, 2025

TO: Josie Sesodia, Director  
Urban Planning Division

FROM: David (D.G.) McGuire, Plat Section Manager  
Plat Section, Highway Construction and Engineering Division

Jason McKoy, Staff Engineer  
Capital Programs Division, Broward County Transportation Department

SUBJECT: Application for New Plat  
Beach Gateway (007-MP-25)

The Highway Construction and Engineering Division, Traffic Engineering, and the Transportation Department, Transit Division have reviewed the application for a new plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), and any previously recorded plats.

As a result of our review, staff has determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code.

## STAFF COMMENT

### TRAFFIC STUDY

- 1 A Project Update Submittal of a traffic study for the proposed development is required. At a minimum, the traffic study should include the total traffic being generated by the proposed intensity of development; the AM and PM peak hours; the trip distribution; a stacking analysis for the proposed gate; and the level of impact on the adjoining signalization within a three mile range of the parcel. Additional or revised may result after the study has been reviewed.
- 2 Pursuant to the FDOT Pre-Application letter, provide correspondence from FDOT indicating that the minimum construction requirements necessary to accommodate the traffic volume being generated. The letter requires review of a traffic study by FDOT and a determination regarding the length of the turn lanes and other required improvements to the roadways.

### RATIONAL NEXUS REVIEW

- 3 This plat has been evaluated by staff for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code. Staff have made a finding that the proposed development meets the threshold for rational nexus and this report includes right-of-way dedication requirements.

## STAFF RECOMMENDATIONS

### NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following comments:

- 4 Along the ultimate right-of-way for Federal Highway except at 20-foot opening with centerline located approximately 137 feet north of the end of the proposed corner chord at Hibiscus Street. Said non-access line will include a corner chord and extend along Hibiscus Street for a minimum of 100 feet. The 20-foot opening is restricted to and shall be labeled as "INGRESS ONLY".
- 5 Along the ultimate right-of-way for Hallandale Beach Boulevard except at a 65-foot opening located at the east plat limits. Said non-access line will include corner chord(s) at the intersection of Federal Highway and Hallandale Beach Boulevard and on the west side of the 65-foot opening.

#### RIGHT-OF-WAY REQUIREMENTS (Dedicate)

**The following recommendations are provided prior to evidence from FDOT of the review and approval of the proposed configuration on the FDOT roadways.**

- 6 Right-of-way for a corner chord based on a 35-foot radius at the intersection of Federal Highway and Hallandale Beach Boulevard.
- 7 Right-of-way for corner chords based on a 30-foot radius at the intersection of Federal Highway and Hibiscus Street.
- 8 Right-of-way for corner chords on the western side of the 65-foot opening on Hallandale Beach Boulevard.
- 9 Right-of-way necessary for an eastbound right turn lane on Hallandale Beach Boulevard at the 65-foot opening with 135 feet of storage and 50 feet of transition.

#### ACCESS EASEMENT REQUIREMENTS

- 10 Provide a 24-foot-wide ingress/egress easement in the 20-foot and 65-foot openings on Federal Highway and Hallandale Beach Boulevard, respectively. The dimensions shall be consistent with the proposed driveway dimensions. Any proposed modifications are subject to the review and approval of the Highway Construction and Engineering Division prior to plat recordation.
- 11 Provide a 24-foot wide cross access easement in the 65-foot opening and ending 109 feet south of the ultimate right-of-way line. A 24-foot connection to the east property line at the furthest limits of the easement.

#### BUS SHELTER REQUIREMENTS (Easement)

- 12 Eight (8) feet by twenty (20) feet Mass Transit Bus Shelter Easement dedicated to Broward County (to be set behind proposed bus landing pad area) for proper purposes on Hallandale Beach Boulevard beginning approximately 110 feet East of the West plat limits and continuing East for twenty (20) feet.
- 13 Existing bus shelter to be coordinated with the City of Hallandale beach for removal and temporary reinstallation.

#### ACCESS REQUIREMENTS

- 14 The minimum distance from the non-vehicular access line of Federal Highway, at any ingress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 40 feet.

- 15 The minimum distance from the non-vehicular access line of Hallandale Beach Boulevard, at the 65-foot opening, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 80 feet.
- 16 If a gate is provided, a minimum driveway length of 100 feet to the call box and/or gate house, and a turnaround before the gate is required.
- 17 A channelized driveway shall consist of one lane with a pavement width of 15 feet, with minimum entrance radius of 50 feet.
- 18 For the two-way driveway that will be centered in a 65-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 19 The physical channelization of the driveway in the 20-foot opening on Federal Highway as specified under the non-vehicular access line requirements.
- 20 The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

TURN LANE IMPROVEMENTS (Secure and Construct)

- 21 Eastbound right turn lane on Hallandale Beach Boulevard at the 65-foot opening with 135 feet of storage and 50 feet of transition.
- 22 Modifications to the intersection of Hallandale Beach Boulevard and the 65-foot opening as required by FDOT.
- 23 Modifications to the intersection of Federal Highway and Hibiscus Street to create a protected right turn lane for the intersection of Federal Highway and Hallandale Beach Boulevard. The total length of the right turn lane will be determined by FDOT after analysis of the Traffic Study.

EXPANDED SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 24 A minimum eight (8) feet wide sidewalk (with F curb and gutter) to be constructed on Hallandale Beach Boulevard beginning approximately 70 feet East of the West plat limits and continuing East for sixty (60) feet for ADA compliance.

#### BUS SHELTER REQUIREMENTS (Secure and Construct)

- 25 An eight (8) feet by twenty (20) feet reinforced concrete bus shelter pad area (to be set behind proposed bus landing pad area) for proper purposes on Hallandale Beach Boulevard beginning approximately 110 feet East of the West plat limits and continuing East for twenty (20) feet.

#### SIDEWALK REQUIREMENTS (Secure and Construct)

- 26 Along Federal Highway adjacent to this plat.
- 27 Along Hallandale Beach Boulevard adjacent to this plat.

#### SIGNALIZATION IMPROVEMENTS (Secure Construction)

- 28 Any necessary modifications to the existing traffic signal at the intersection of Federal Highway and Hibiscus Street to provide for the required improvements and in the amount of \$150,000.
- 29 Any necessary modifications to the existing traffic signal at the intersection of Federal Highway and Hallandale Beach Boulevard to provide for the required improvements and in the amount of \$150,000.
- 30 Any necessary modifications to the existing traffic signal at the intersection of Hallandale Beach Boulevard and the 65-foot opening to provide for the required improvements and in the amount of \$150,000.

#### PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 31 Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The minimum security amount for pavement markings and signs is \$1,000.

#### IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 32 Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (BCF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction & Engineering

Division. The use of a non-standard agreement will require independent approval by the County Commission.

The Installation of Required Improvements Agreement shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to NVAL Amendment Agreement recordation and/or commencement of construction. Security amounts shall be based upon the one of the following:

- a. Approved construction plans. When security is based on approved construction plans, the security will be calculated at one hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
- b. Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
- c. All forms are available on the Highway Construction & Engineering Division's web page at:  
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

#### IMPROVEMENT PLAN SUBMITTAL (Pre-construction and Security Release Requirements)

- 33 Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review for conformance to Plat recommendations, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County.
- 34 Communication Conduit/Interconnect plans (3 sets and a cost estimate) shall be submitted to the Traffic Engineering Division. Any easements necessary for relocation and maintenance of the conduit must be provided and shown on the submitted plans. No security shall be released without field inspection and final approval of all materials, installations and locations by the Traffic Engineering Division.

#### GENERAL RECOMMENDATIONS

- 35 Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor

adjustments based on verified field conditions or details provided in approved construction plans.

- 36 All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:
- A) United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).
    - 1) State of Florida Department of Transportation:
    - 2) "Roadway and Traffic Design Standards."
    - 3) "Standard Specifications."
    - 4) "FDOT Transit Facilities Guidelines."
  - B) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

All standard forms are available for downloading from the Highway Construction and Engineering Division's website:  
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>.

- 37 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 shall request a current tax letter be forwarded from the Revenue Collection Division to HCED Plat Section.

#### F.S. 177 PLAT REVIEW COMMENTS

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](mailto: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.

38 SURVEY DATA

- A. The legal description in the title opinion or certificate shall match the legal description on the plat. The plat drawing shall follow the legal description.
  - 1. The legal description in the Title Certificate does not match the Plat and Boundary survey, review and revise
  - 2. Add a metes and bounds description to the existing Legal description.
  - 3. Check the difference in angle between the W line of NE 1/4 Sec. 27-51-42 (SR No.5) and the Baseline of Hallandale Beach Blvd. Plat 90°10'00" and R/W Map 90°10'40"  
Review and revise prior to mylar submittal. Contact Plat Section Surveyor (Roberto Chavez 954.577.4606) with any questions regarding the above comments.
- B. Square footage shall be shown for each parcel. The total acreage shall be accurate to the nearest square foot.
- C. Bearings, angles, and dimensioning shall be shown for each lot or parcel.
- D. Full dimensioning and square footage shall be shown on all dedicated RIGHT-OF-WAY.
- E. The bearing reference line must be a well-established and monumented line. Depict said line with its monumentation and tie to the plat boundary. Insufficient monumentation is shown for the line called out. Review and revise as necessary. Depict found monumentation on the line and reset PRM.
- F. P.R.M.s shall be shown at every change of direction, not more than 1,400 feet apart, with a minimum of 4 indicated. P.R.M.s shall be labeled "Found" or "Set". P.C.P.s as appropriate.
- G. The boundary survey submitted with this plat shall be performed and prepared under the responsible direction and supervision of a professional surveyor and mapper preceding the initial submittal of the plat to the local governing body. This subsection does not restrict a legal entity from employing one professional surveyor and mapper to perform and prepare the boundary survey and another professional surveyor and mapper to prepare the plat.
- H. The platting surveyor shall 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 shall 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:  
<http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx>.
- I. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

39 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Dedication language shall clearly dedicate all right-of-way and easements shown on the plat.
- B. Mortgagee dedication shall clearly join in the dedication of right-of-way.
- C. Obtain and provide copies of the latest FDOT Right-of-Way maps for E. Hallandale Beach Blvd (SR 824) and S. Federal Highway (SR 5) adjacent to the plat.
- D. Proposed right-of-way shall be clearly labeled and dedicated by the plat.
- E. Existing right-of-way shall be identified and verified by instrument.
- F. Centerlines of right-of-way and construction (if they are different) shall be shown.
- G. All proposed easements shall be clearly labeled and dimensioned. Utility easements should be granted to the public (or to the City/Town – but not to any specific utility company). Utility easements created by the plat should NOT be located within any road right-of-way.
  - 1. Remove any portion of the utility easements created by this plat from the rights of way being dedicated by this plat.
- H. Add the recording information for the ingress egress easement shown on the plat.
- I. All existing easements shall be clearly labeled and dimensioned.

40 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.
    - a) See Survey Data A.1,2. Review and revise prior to mylar submittal.
  - 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-ways of record lying within the plat boundaries.
  - 6) contain a listing of all easements and rights-of-ways which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

The title shall be updated for review of any agreements and 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 & Engineering Division or by visiting our web site: <http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx>

- B. The Dedication on the original mylar shall be executed by all record owners with original signatures. For property owned by an individual (or by individuals), the plat shall be executed in the presence of two witnesses for each signature. Property owned by corporations shall 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 shall also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat shall 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 shall provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.
- C. All mortgagees shall execute the plat with original signatures, seals, and witnesses.
- D. Acknowledgments and seals are required for each signature.

#### 41 DRAFTING AND MISCELLANEOUS DATA

- A. Address any undefined abbreviations or symbols used on the plat or added during revision. 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. Plat borders shall be 1/2-inch on three sides with a 3-inch margin on the left side.
- C. The plat shall be prepared by a professional surveyor and mapper with the name of the professional surveyor and mapper or legal entity, along with the street and mailing address, shall be shown on each sheet included.
- D. Title block shall include the name of Plat, Subtitle/Replat, Section-Township-Range, City, County, and State.
- E. The plat original shall be drawn with black permanent drawing ink; or nonadhered scaled print on a stable base film.
- F. The sheet size shall be 24 inches by 36 inches.
- G. No text on the plat drawing should be obstructed or overlapped by lines or other text.
- H. Adjacent plats shall be identified or identified as "Acreage."
  - 1. Move the identification of the adjacent plat located east of this plat slightly south so that it doesn't interfere with the scale bar.
- I. Plat limits shall be labeled and shown with a heavy line.

- J. The Urban Planning Division file number 007-MP-25 shall be shown inside the border in the lower right hand corner on each page.

#### 42 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.
- 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 Resilient Environment 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:

"concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance"
- G. The plat shall include proper dates for signatures.
- H. The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by a copy of City (or Town) conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

#### 43 HIGHWAY CONSTRUCTION & ENGINEERING DIVISION INTERNAL PROCEDURES (These items are required for plat recordation but are completed by County staff)

- A. Planning Council Executive Director or Designee Signature
- B. Completion of all POSSE Inputs; Impact Fee and Security reports printed
- C. County Surveyor Signature
- D. PRM's Verified
- E. Development Order, Urban Planning Division Director Signature

- F. Highway Construction and Engineering Director Signature
- G. City/District scanned copy of mylar, as required.



Resilient Environment Department

**ENVIRONMENTAL PERMITTING DIVISION**

1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

**MEMORANDUM**

**DATE:** 5/6/2025

**TO:** Josie P. Sesodia, Director, UPD  
[PDMDInfo@broward.org](mailto:PDMDInfo@broward.org)

**FROM:** Ali H. Younes, Environmental Program Manager, EPD *AHY*

**SUBJECT:** Plat Review

The Environmental Permitting Division (EPD) has reviewed the application for modifications to the Development Review Report for the subject plat. Pursuant to the request by the applicant, staff reviewed the information contained in the request, the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission.

<b>REVIEW OF PLAT APPLICATION</b> (Please submit electronically)	
<b>Plat Number:</b> 007-MP-25	<b>Folio:</b> 514227370010, 514227370014, 514227370015
<b>Plat Name:</b> Beach Gateway	
<b>Comments Due Date:</b> 5/5/2025	<b>Return Comments To:</b> PDMDInfo@broward.org
<b>Applicant's Request:</b> New Plat Reviews	
<b>Division:</b> Environmental Permitting	

Staff proposes the following disposition:

**Reviewer's Name: Yvel Rocher**

**Program: Domestic and Non-Domestic Wastewater  
And Surface Water Management**

Any objection to the plat as submitted.

Answer: No

This plat is subject to the comments noted below.

Answer: Yes

**Plat Comments, as needed:**

1. The Broward County Domestic Wastewater Licensing Program has no objection to the described plat. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact the Environmental Permitting Division at 954-519-1483 or [WWLicense@broward.org](mailto:WWLicense@broward.org) for specific code requirements.
2. The Broward County Non-Domestic Wastewater Program has no objection to the described plat because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Permitting Division at 954-519-1483 or [NDDLICENSE@broward.org](mailto:NDDLICENSE@broward.org) for specific code requirements.
3. In accordance with Chapter 27, Article V, Sections 27-198 through 27-200 of the Broward County Code, titled Water Resources Management, prior to any alteration to the site grading, or construction of a surface water management system, a Broward County Surface Water Management License is required. Contact the Environmental Permitting Division at 954-519-1483 or [SWMLicense@broward.org](mailto:SWMLicense@broward.org) for specific code requirements.

**Reviewer's Name: Linda Sunderland**

**Program: Aquatic and Wetland Resources**

Any objection to the plat as submitted.

Answer: No

This plat is subject to the comments noted below.

Answer: Yes

**Plat Comments, as needed:**

1. Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

2. The Water and Environmental Licensing Section of the Environmental Permitting Division encourages 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 to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at Florida Exotic Pest Plant Council ([invasive.org](http://invasive.org)).

3. Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or [AWRLicense@broward.org](mailto:AWRLicense@broward.org) for specific code requirements.

**Reviewer's Name: Peter Burke**

**Program: Tree Preservation**

Any objection to the plat as submitted.  
Answer: No

This plat is subject to the comments noted below.  
Answer: No

**Plat Comments, as needed:**

This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.

**Reviewer's Name: David Vanlandingham**

**Program: Clean-Up and Waste Regulation**

Any objection to the plat as submitted.  
Answer: No

This plat is subject to the comments noted below.  
Answer: Yes

**Plat Comments, as needed:**

1. The subject plat is within one-quarter mile of known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954) 519-1483 or [EAR@broward.org](mailto:EAR@broward.org).

**Reviewer's Name: Alexis Arroyo**

**Program: Air Program**

Any objection to the plat as submitted.

Answer: No

This plat is subject to the comments noted below.

Answer: Yes

**Plat Comments, as needed:**

1. If any existing facility (e.g. existing structures on site including residential building(s) and/or utility building(s)) or facility component (including roof system, insulation, walls, attached piping, mechanical systems, etc.) is planned to be demolished or renovated, the project shall comply with applicable asbestos regulations. More information on the asbestos requirements can be found at:  
<https://www.broward.org/ePermits/Pages/AsbestosCertificate.aspx>
2. Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at [ePermits.broward.org](http://ePermits.broward.org) at least 10 working-days before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. For assistance, contact Broward County's asbestos program at [AsbestosHelp@broward.org](mailto:AsbestosHelp@broward.org) or call 954-519-0340.



# Coastal Archaeology & History Research, Inc.

*Cultural Resource Consulting*

Tuesday, May 06, 2025

Nataly Miguez, Planner  
Broward County Resilient Environment Department  
Urban Planning Division  
1 North University Drive, Box 102  
Plantation, Florida 33324  
954-357-6627

Re: Request for Comment - Historical Review  
Plat No. 007-MP-25 / Beach Gateway  
Broward County Property Appraiser folios(s): 504227370010, 504227370014, 504227370015

Dear Nataly,

I have had an opportunity to review materials related to Plat No. 007-MP-25 / Beach Gateway, Broward County Property Appraiser folios(s): 504227370010, 504227370014, 504227370015.

- A. In my capacity as the County's archaeological consultant, based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), it is my determination that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.
- B. The subject property is located within the City of Hallandale Beach and within the jurisdiction of Broward County's historic preservation ordinance (B.C. Ord. 2014-32). Pursuant to B.C. Ord. 2014-32, Section 5-536.5(g), if, "in the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be discontinued," and the property owner shall notify the County Historic Preservation Officer of the discovery and undertake certain additional actions.

Contact: Rick Ferrer, Historic Preservation Officer  
Resilient Environment Department  
Urban Planning Division  
Historic Preservation Program  
1 North University Drive, Box 102  
Plantation, Florida 33324  
Telephone: (954) 357-9731  
Email: [rferrer@broward.org](mailto:rferrer@broward.org)

- C. If unmarked burials are discovered, then, pursuant to Florida State Statutes, 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."

Contact: Broward County Medical Examiner  
5301 S.W. 31st Avenue  
Fort Lauderdale, Florida 33312  
Telephone: (954) 357-5200  
Fax: (954) 327-6580

Email: [Med\\_Exam\\_Trauma@broward.org](mailto:Med_Exam_Trauma@broward.org)  
Website: <http://www.broward.org/MedicalExaminer>

Please contact me if you have any questions or if you would like additional information regarding these comments.

Sincerely,



Matthew DeFelice, MA  
Principal Investigator, CAHR, Inc.

In capacity as: County Archaeological Consultant  
Broward County  
Resilient Environment Department  
Urban Planning Division  
1 North University Drive, Box 102  
Plantation, Florida 33324  
Email: [madefelice@broward.org](mailto:madefelice@broward.org)

Cc: Rick Ferrer, Historic Preservation Officer  
Broward County, Resilient Environment Department  
Urban Planning Division, Historic Preservation Program