



Resilient Environment Department

URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	RD Stirling	Number:	029-MP-20
Application Type:	New Plat	Legistar Number:	21-1830
Applicant:	CF & A Hill Family LTP	Commission District:	6
Agent:	Pulice Land Surveyor, Inc.	Section/Twn./Range:	05/51/42
Location:	South side of Stirling, between Oakwood Boulevard and North 22 Avenue	Platted Area:	25.98 Acres
Municipalities:	Hollywood	Gross Area:	26.7 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
FS 125.022 Waiver:	Extension was granted until September 16, 2022		
Recommendation:	APPROVAL		
Meeting Date:	January 25, 2022		

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

The Application is attached as **Exhibit 11**. The Urban Planning Division (UPD) distributed the application to agencies for review, as required by Sec. 5-181 of the Land Development Code.

Existing and Future Land Use	
Existing Use:	Vacant
Proposed Use:	420 Garden Apartment Units
Plan Designation:	Industrial (Northern 15.1 Acres) and Low-Medium (10) Residential (Southern 11.6 Acres)
Adjacent Uses	Adjacent Plan Designations
North: Commercial	North: Regional Activity Center (Dania Beach)
South: Open Space	South: Open Space and Recreational and Low Residential
East: School, Commercial	East: Community Facility and Parks and Recreation (Dania Beach)
West: Commercial	West: General Business and Low Residential
Existing Zoning	Proposed Zoning
IM-3 and RS-6	RM-18

In accordance with Broward County Land Development Code, garden apartments are defined as three (3) attached dwellings in a two (2) or three (3) residential story building (exclusive of parking levels).

1. Land Use

Planning Council staff has reviewed this application and determined that the City of Hollywood’s Comprehensive Plan is the effective Land Use Plan. That plan designates the area covered by this plat for the uses permitted in the “Medium (16) Residential” land use category.

This plat was the subject of Broward County Land Use Plan (BCLUP) amendment PC 21-2, which amended the future land use designations from “Industrial” and “Low-Medium (10) Residential” to “Medium (16) Residential”, subject voluntary restrictions as listed in **Exhibit 3**.

2. Adjacent City

The adjacent municipality of the City of Dania Beach indicates no objection to this request, see attached letter, see **Exhibit 4**.

3. Affordable housing

Broward County Land Use Plan (BCLUP) amendment PC 21-2 is subject to Policy 2.16.2, as proposed request is for more than 100 additional residential units. However, the plat satisfied that requirement based on the City of Hollywood’s existing policies, initiatives and expenditures of funds for affordable housing programs.

4. Trafficways

Trafficways approval is valid for 10 months. A 2-month extension has been granted and approval will expire on February 25, 2021.

5. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans, **Exhibit 5**.

This project is located on Stirling Road, which is a State Roadway. Florida Department of Transportation (FDOT) has issued a pre-approval with condition letter (See attached FDOT Letter). 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." **See Exhibit 6**.

6. Concurrency – Transportation

This plat is located within a 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.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	N/A	252
Non-residential	N/A	N/A
Total		252

7. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	City of Hollywood	City of Hollywood
Plant name:	Hollywood (03/20)	Hollywood (HOL) 09/21)
Design Capacity:	37.00 MGD	55.50 MGD
Annual Average Flow:	24.19 MGD	40.36 MGD
Estimated Project Flow:	0.008 MGD	0.105 MGD

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

8. Concurrency – Regional Parks

Broward County reviews all projects for Regional Park impacts (and only projects in the BMSD/ unincorporated area for local park impacts.)

	Land Dedication (Acres)
Regional	2.27 Acres
Local	N/A

In accordance with Land Development Code, regional park impact and administrative fees will be assessed in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval and must be paid on the date of building permit issuance.

9. Concurrency - Public School

This plat generates more than one student at one or more levels (i.e., elementary, middle and high), and in accordance with Section 5-182.9(a)(1) of the Land Development Code, is subject to the requirements of public school concurrency. School Board staff has reviewed this application and determined that it satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. Therefore, this plat will be subject to school impact fees which will be assessed in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval and must be paid on the date of building permit issuance. See the attached **Exhibit 7** School Capacity Availability Determination received from the School Board.

10. Impact Fee Payment

All impact fees (school impact, park impact and transportation concurrency) will be calculated by the Urban Planning Division, Development and Environmental Review Section; assessed based on construction plans submitted for environmental review approval and must be paid on date of building permit issuance

11. Environmental Review

This plat has been reviewed by Environmental Permitting Division. See the attached environmental review report which provide recommendations to the developer regarding environmental permitting for the future development. See the attached Environmental Review Report, **Exhibit 8**.

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

12. Additional Environmental Protection Actions

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 issued by the Environmental 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.

13. Historic Resources

This plat has been reviewed the Broward County's consulting archaeologist. The 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 is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. See the attached Archaeological Comments, see **Exhibit 9**.

14. Aviation

This property is within 20,000 feet of the Broward County's Fort Lauderdale/Hollywood International Airport. Any proposed construction on this property or 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. Based on the location of the proposed project, the FAA may need to 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>. For additional information, contact the Broward County Aviation Department at 954-359-6170. Further information regarding the current and potential impact of airport operations on the subject property may be obtained from the Broward County Aviation Department, Airport Development Planning Division at 954-359-2291. See BCAD Comments **Exhibit 10**.

15. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat and provided no comments.

16. 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 Planning and Development Management Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

Staff have reviewed the application and found that it meets the requirement 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 has been reviewed by the School Board and satisfies the public-school concurrency requirements of Section 5-182.9(a)(1) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board, **Exhibit 7**.
3. This plat satisfies the solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.
4. This plat satisfies the regional park concurrency requirement of Section 5-182.7 of the Broward County Land Development Code.

RECOMMENDATIONS

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

1. Conditions attached in Highway Construction and Engineering Memorandum, **Exhibit 5**.
2. Pursuant to Section 5-182(n), Protection of Air Navigation and Notice of Potential Noise Impacts, prior to plat recordation, record a separate document against all the property within the plat, acceptable to the Broward County Attorney's Office, advising prospective purchasers of potential aircraft overflight and noise impacts.
3. Place note of 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.

4. Place a note on this face of the plat reading:
 - a. This plat is restricted to 420 garden apartment 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.
 - b. 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.
5. If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[HWC]