



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
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DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	AMOPT LLC	Number:	007-MP-20
Application Type:	New Plat	Legistar Number:	20-1675
Applicant:	AMOPT, LLC	Commission District:	7
Agent:	Pulice Land Surveyors, Inc.	Section/Twn./Range:	03/51/42
Location:	North side of Southwest 10 Street, between Dixie Highway and Federal Highway/US 1	Platted Area:	3.61 Acres
Municipality:	Dania Beach	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation	APPROVAL	Action Deadline:	01/5/21
Meeting Date:	November 10, 2020		

A location map showing of the plat is attached, see **Exhibit 2**.

Broward County Planning Council has reviewed this application and determined that the City of Dania Beach Future Land Use Map is the effective Land Use Plan.

Existing and Future Land Use	
Existing Use:	Vacant
Proposed Use:	Parcel A: 16,000 Sq. Ft. of Specialty School and Parcel B: No Development
Plan Designation:	Regional Activity Center
Adjacent Uses	Adjacent Plan Designations
North: Marine Training	North: Regional Activity Center
South: Single Family Res., Multi-Family. Res.	South: Regional Activity Center
East: Mobile Home	East: Regional Activity Center
West: Multi-Residence, Commercial	West: Regional Activity Center
Existing Zoning	Proposed Zoning
SFED-MU	SFED-MU

1. Land Use

The attached comments regarding this plat’s compliance with the effective Land Use Plan have been received from the Broward County Planning Council, see **Exhibit 3**. The plan designates the area covered by this plat for uses permitted in the “Regional Activity Center” land use category. It is subject to the recorded “Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center” (O.R.B. 48123, PG. 852-857, B.C.R.). This requires the City to monitor development activity and to enforce permitted land use densities and intensities within the Regional Activity Center.

2. Trafficways

Trafficways approval was received on June 23, 2020. Approval is valid for 10 months.

3. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division they have reviewed the plat application and have determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code, as shown in the attached memorandum, see **Exhibit 4**. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.

This project is located on Federal Highway, which is a State Roadway. Florida Department of Transportation (FDOT) has issued a pre-approval letter for Parcel A only, see **Exhibit 5**. 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 within a Transportation Concurrency Management Area which is subject to Transportation concurrency fees, as defined in Section 5- 182.1(a)(5)a) of Land Development Code.

Proposed Use	Trips per Peak Hour
Residential	N/A
Non-residential	19
Total	19

5. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	City of Dania Beach	City of Hollywood
Plant name:	Dania Beach (12/19)	Hollywood (06/20)
Design Capacity:	5.000 MGD	55.5000 MGD
Annual Average Flow:	2.467 MGD	38.8300 MGD
Estimated Project Flow:	0.003 MG	00.0016 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.

6. Impact Fee Payment

Transportation concurrency fees will be calculated by PDMD DER Section; assessed based on construction plans submitted for environmental review approval and must be paid on date of building permit issuance. Fees are subject to increase annually on October 1st.

7. Environmental Review

This plat has been reviewed by Environmental Engineering and Permitting Division. See the attached environmental review report which provide recommendations to the developer regarding environmental permitting for the future development, see **Exhibit 6**.

Environmental Planning and Community Resilience Division notes that this site is not included in the Protected Natural Land Inventory and is not adjacent to a site in the inventory.

8. 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 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.

9. Historic Resources

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 archaeological or paleontological sensitivity. The property contains.

The Linear Resource, Dixie Highway (BD04227) located adjacent to the referenced plat. The project within the plat boundary is unlikely to have an adverse effect on this resource.

This property is located in the City of Dania Beach and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact Eleanor Norena, Director of Community Development of the City of Dania Beach at 954-924-6805 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.

10. Aviation

This property is within 20,000 feet of the 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.

11. Utilities

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

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 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)(5)a) of the Land Development Code.
2. This plat satisfies the solid waste disposal concurrency requirement of Section 5-182.6(e) 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 & Engineering Memorandum
2. Transportation concurrency fees must be paid on the date of building permit issuance.
3. Place note of the face of the plat, preceding municipal official's signature, reading:

All application, 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 Parcel A: 16,000 square feet of specialty school and Parcel B has no development at this time.

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]