



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 1 N. University Drive, Box 102, Plantation, FL 33324 T: 954-357-8695 F: 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Orangebrook Estates	Number:	015-MP-20
Application Type:	New Plat	Legistar Number:	21-642
Applicant:	CPI Orangebrook Owner, LLC	Commission District:	6
Agent:	Craven Thompson & Associates, Inc.	Section/Twn./Range:	20/51/42
Location:	Northeast corner of South Park Road and Pembroke Road	Platted Area:	25.9 Acres
Municipality:	Hollywood	Gross Area:	28.7 Acres
Previous Plat:	A Portion of Hollywood Golf Heights (Plat Book 11, Page 11 and Portion of Portion of Hollywood Golf Heights First Addition (Plat Book 35, Page 35)	Replat:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
FS 125.022 Waiver	A Waiver of Extension was granted until June 11, 2022		
Recommendation:	APPROVAL	Waiver:	Turn lane construction requirements on South Post Road
Meeting Date:	June 1, 2021	Action Deadline:	July 1, 2021

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

This plat is replat of a Blocks 4, 5, 6 and 7 and a portion of Block 3 of Hollywood Golf Heights (Plat Book 11, Page 11 B.C.R.) and all of Lot 22 through 31 and a portion of Lots 1 through 11 of Hollywood Golf Heights First Addition (Plat Book 11, Page 35).

Existing and Future Land Use	
Existing Use:	247 Mobile Homes
Proposed Use:	257 Mobile Homes
Plan Designation:	Medium Residential 10-16 DU/AC
Adjacent Uses	Adjacent Plan Designations
North: Multi-Family Residential, Golf Course	North: Medium-High Residential 16-25 DU/AC and Open Space and Recreation

South: Service Station, Manufacturer	South: Industrial and medium Residential 10-16 DU/AC du/ac and General Business
East: Golf Course	East: Open Space and Recreation
West: Utilities	West: Utilities and General Business
Existing Zoning	Proposed Zoning
TD	TD

1. Land Use

Planning Council has reviewed this application and determined that the City of Hollywood Future Land Use Map is the effective Land Use Plan. Therefore, the proposed plat is consistent with the effective Land Use plan, and use is permitted in the “Medium Residential 10-16 DU/AC” land use category. Planning Council Memorandum letter is attached as **Exhibit 3**.

2. Affordable housing

This plat is not subject to Policy 2.16.2 because it is not the subject of a Broward County Land Use Plan amendment.

3. Adjacent City

The adjacent City of Pembroke Park indicates no objection to this request, see **Exhibit 4**.

4. Trafficways

Trafficways approval is valid for 10 months. Approval was received on September 17, 2020.

5. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed applicant’s letter of objection 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. Staff have recommended the waiver of the right turn lanes and construction requirements subject to the conditions contained in the attached memorandum, **Exhibit 5**. 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 Pembroke Road (SR 824), which is a State Roadway. Florida Department of Transportation (FDOT) has issued a pre-approval letter, see **Exhibit 6**. 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."

6. Concurrency – Transportation

This plat is located in Southeast Transportation Concurrency Management Area, which is subject to Transportation concurrency fees, as defined in Section 5- 182.1(a)(2)a) of the Land Development Code. The proposed generates an increase of 6 trips per peak hour.

	Existing Use Trips per Peak Hour	Proposed Use Trips per Peak Hour
Residential	146	152
Non-Residential	0	0
Total	146	152
Difference	Increase of 6 Trips per Peak Hour	

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 (05/20)	Hollywood (12/20)
Design Capacity:	37.50 MGD	55.50 MGD
Annual Average Flow:	24.19 MGD	42.11 MGD
Estimated Project Flow:	0.004 MGD	0.089 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	0.099 Acre
Local	N/A

9. Concurrency - Public School

School aged persons are not anticipated to reside within this property. Therefore, this plat will not be subject to school concurrency and/or school impact fees, provided the applicant restricts the plat accordingly, or provides documentation acceptable to the County Attorney’s Office confirming the age restriction status of this plat. See the attached School Capacity Availability Determination letter received from the School Board and Staff Recommendation, **Exhibit 7**.

10. Impact Fee Payment

Transportation Concurrency and administrative fees along with regional park impact and administrative fees will be assessed 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 and must be paid on the date of building permit issuance.

The applicant has stated that this property will be deed restricted to “housing for older persons”. Prior to plat recordation the applicant must execute an agreement acceptable to the County Attorney’s office confirming the age restriction status of this plat. Therefore, this plat will not be subject to school concurrency and/or school impact fees. Transportation Concurrency and administrative fee, regional park impact and administrative fee amounts are subject to adjustment each October 1st.

11. Environmental Review

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

Environmental Planning and Community Resilience 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 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.

13. 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 previously resources(s). There are no recorded resources within the plat area, however one cultural resource is adjacent to the property.

The Designated Historic Landscape, Orangebrook Golf and Country (BD06682) is 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 Hollywood and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact Shiv Newaldass, Director of Development Services of the City of Hollywood (954) 921-3471 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.

14. Aviation

The Broward County Aviation Department has no objection to the plat application. However, the applicant is advised that any proposed construction on this property with a height exceeding 200 feet, 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.

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)(2)a) of the Land Development Code.
2. The applicant has submitted a traffic study for the development proposed for this plat. Staff of the Public Works Department have determined that the traffic study demonstrates that the existing turn lanes on South Park Road will not adversely affect traffic conditions. This determination provides the basis for the County Commission to waive turn lanes construction requirements pursuant to Section 5-182.5(b) of the Broward County Land Development Code.
3. This plat has been reviewed by the School Board and satisfies the public-school concurrency requirements of Section 5-182(m)(1)a) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board.
4. 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.
5. This plat satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

RECOMMENDATIONS

Based on the review and findings, staff recommends **APPROVAL** of this application and the **WAIVER** of the Turn Lane Construction Requirements pursuant to Section 5-182.5(b) and identified in **Exhibit 5**. See Staff Comments 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.
2. Applicant must execute an agreement acceptable to the Office of County Attorney confirming the age restriction status of this plat.
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 257 mobile home 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.

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