



Resilient Environment Department
URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Sea View Two	Number:	007-MP-23
Application Type:	New Plat	Legistar Number:	23-1987
Applicant:	801 E. Dania Beach Blvd., LLC	Commission District:	6
Agent:	D.E.T. Strategic Consultant, LLC	Section/Twn./Range:	35/50/42
Location:	Northeast corner of Dania Beach Boulevard and Gulfstream Road	Platted Area:	4 Acres
Municipalities:	Dania Beach	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
FS 125.022 Waiver	A Waiver of extension was granted until October 6, 2024		
Recommendation:	APPROVAL		
Meeting Date:	December 12, 2023		

A location map is attached, **(Exhibit 2)**.

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

Existing and Future Land Use	
Existing Use:	Mobile Home/RV Park
Proposed Use:	450 high rise units
Plan Designation:	Regional Activity Center
Adjacent Uses	Adjacent Plan Designations
North: Vacant	North: Medium (16) Residential
South: Vacant	South: Regional Activity Center and Conservation (City of Hollywood)
East: Multi-Family Residences	East: Regional Activity Center
West: Multi-Family Residences	West: Regional Activity Center and Medium (16) Residential
Existing Zoning	Proposed Zoning
GTWT-MU	GTWT-MU

In accordance with the Land Development Code, mid-rise units are defined as three (3) or more attached dwelling units in a building with four (4) to eight (8) residential stories (exclusive of parking levels).

1. Land Use

Planning Council staff reviewed this application and determined that the City of Dania Beach Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat uses permitted in the “Regional Activity Center” land use category. This plat 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 48123, Pages 852-857.

Staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PC 09-5, PCT 09-5 and PCT 10-5, which amended various future land use designations to the “Dania Beach Regional Activity Center.” These amendments were adopted by the Broward County Commission on December 8, 2009, and are subjected to voluntary restrictions as described in the Planning Council Memorandum, **(Exhibit 3)**.

2. Affordable Housing

The “Dania Beach Regional Activity Center” permits up to 7,818 dwelling units. The plat is not subject to BCLUP Policy 2.16.2 as there are sufficient units remaining within the Activity Center. No additional units were added when the LUPA was approved by the Board.

3. Mobile Home Mitigation

Section 723.083 Florida Statutes states that no agency of municipal, local, county or state government shall take any official action which would result in the removal or relocation of mobile homeowners residing in a mobile home park without first determining that other adequate, suitable facilities exist for the relocation of the mobile homeowners. The applicant has provided a letter from the City of Dania Beach which stated that neither the mobile homes nor the lots on which they were located are owned by the residence, **(Exhibit 4)**. The County Attorney’s Office has reviewed the attached documentation and concurred that no finding under Section 723.083 Florida Statutes is required by the County Commission.

4. Adjacent City

The City of Hollywood was notified of this application and did not provide a response, **(Exhibit 5)**.

5. Trafficways

Trafficways approval is valid for 10 months. Approval was received on June 22, 2023.

6. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division reviewed the plat application and determined that 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, **(Exhibit 6)**. 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 East Dania Beach Boulevard a State Road (A1A). Florida Department of Transportation (FDOT) has issued an Approval Letter with conditions. 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, **(Exhibit 7)**.”

7. Concurrency – Transportation

This plat is located in the Southeast Concurrency Management Area, which is subject to transportation concurrency fees, as defined in Section 5-182.1(a)(1)a) of Land Development Code. The proposed is a decrease of 668 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	848	180
Non-residential	0	0
Total	(180 - 848) = - 668	

8. 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 (09/22)	Hollywood (HOL) (06/23)
Design Capacity:	10.00 MGD	55.50 MGD
Annual Average Flow:	5.62 MGD	42.58 MGD
Estimated Project Flow:	0.165 MGD	0.164 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, or that sufficient capacity will exist at time of building permit approval.

9. Concurrency – Regional Parks

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

	Land Dedication (Acres)
Regional	2.12
Local	0

10. Concurrency - Public School

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, the proposed 450 high rise units will generate 14 (4 elementary, 7 middle, and 3 high school) students. 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 and must be paid prior to the issuance of the building permit. **This determination will expire on April 22, 2024, and an updated school capacity availability determination (SCAD) letter may be required prior to plat approval.** See the attached SCAD letter, (**Exhibit 8**).

11. Impact Fee Payment

All impact fees (school impact, park impact, transportation concurrency and administrative fees) will be calculated by Urban Planning Division's, 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.

A 1,304 mobile home development exist on this site at the time of application. The applicant states the development will be demolished. In accordance with the credit provisions of Section 5-182.13 of the Land Development Code,

this development may be eligible for credit towards transportation concurrency, school impact and park 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.

12. Environmental Review

This plat was reviewed by Environmental Permitting Division. See the attached environmental review report which provide recommendations to the developer regarding environmental permitting for the future development, **(Exhibit 9)**.

Natural Resources Division notes that this site abuts West Lake Park, a forested wetland in the Protected Natural Lands inventory based on a review of the Protected Natural Lands Map.

13. 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.

14. Historic and Archaeological Resources

This plat has been 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, **(Exhibit 10)**.

15. Aviation

This property is within close proximity of Broward County's Fort Lauderdale/Hollywood International Airport (FLL). 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>. To initiate the Broward County Aviation Department Review, please contact AirspaceReview@Broward.org. Please see the attached BCAD's Comments.

16. Utilities

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

17. 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

FINDINGS

Staff 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, see the attached SCAD letter, **(Exhibit 8)**.
3. 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.
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 6)**.
2. 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.
3. Place a note on this face of the plat reading:
 - a. This plat is restricted to 450 high rise units.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.
 - 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.
4. If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[CLD]