



Resilient Environment Department

URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A PLAT NOTE AMENDMENT

Plat Name:	Dick Lloyd Plat	Number:	015-MP-81
Application Type:	Note Amendment	Legistar Number:	24-170
Applicant:	City of Hollywood	Commission District:	6
Agent:	Jane Storms, Pulice Land Surveyors, Inc.	Section/Twn./Range:	17/51/42
Location:	The east side of Park Road, between Hollywood Boulevard and Pembroke Road	Platted Area:	49.1 Acres
Municipality:	City of Hollywood	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	April 16, 2024		

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

The Application is attached (**Exhibit 8**). The Urban Planning Division (UPD) distributed the application to agencies for review, as required by Sec. 5-181 of the Land Development Code.

Plat Board Approval:	May 05, 1981	Plat Book and Page Number:	110-8
Date Recorded:	June 12, 1981	Current Instrument Number:	81169559
Current Note:	This plat has no restriction.		
Proposed Note:	This plat is restricted to a 44.14-acre golf course, 119,000 square feet of government complex, and 130,000 square feet ancillary parking garage.		

1. Land Use

Planning Council has reviewed this application and determined that the City of Hollywood Comprehensive Plan is the effective land use plan. The plan designates the area covered by this plat for the uses permitted in the “Open Space and Recreation” land use category. The existing golf course and clubhouse uses, and the proposed government complex and ancillary parking garage uses are in compliance with the permitted uses of the effective land use plan (**Exhibit 3**).

2. Municipal Review

The City of Hollywood has submitted the Resolution No-2023-378 dated December 6, 2023, supporting the application (**Exhibit 4**).

3. Access

Staff from the Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division reviewed this application and have no objection to this note amendment. A companion item for a Non-Vehicular Access Line (NVAL) application must be approved by the Board of County Commissioners.

4. Concurrency – Transportation

This plat is located within the Southeast Transportation Concurrency Management Area, which is subject to Transportation Concurrency fees, as defined in Section 5-182.1(a)(1)a) of the Land Development Code. The proposed note amendment will be an increase of 198 trips per PM peak hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Non-Residential	19	217
Difference	217-19 = 198	

5. 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 (3/23)	Hollywood (HOL)
Design Capacity:	37.5 MGD	55.5 MGD
Annual Average Flow:	28.029 MGD	42.58 MGD
Estimated Project Flow:	2.149 MGD	2.149 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.

6. Impact Fee Payment

Transportation Concurrency 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 Urban Planning Division, in accordance with the fee schedule specified in the Land Development Code and must be paid on the date of building permit issuance. A waiver may be granted by the Urban Planning Division Director, for building permits by a governmental agency for the construction of public buildings that will directly serve the health and/or safety needs of the public according to Section 5-182.1(a)(5)a)3) of the Broward County Land Development Code.

7. Environmental Review

The plat note amendment application has been reviewed by Environmental Permitting Division. The attached document provides recommendations to the developer regarding environmental permitting for the future development (**Exhibit 5**).

8. Historic and Archaeological Resource Review

This plat has been reviewed by 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 (FMSF) determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. The Historic and Archaeological comments is attached (**Exhibit 7**).

The site is in a municipality that has been designated a Certified Local Government (CLG). The applicant is advised to contact Andria Wingett, Director, Development Services, City of Hollywood at 2600 Hollywood Blvd, Hollywood, FL 33021 or by email at AWingett@hollywoodfl.org for additional information.

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. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.

9. Aviation

The Broward County Aviation Department has no objections to this plat. However, this property is within close proximity of Broward County's North Perry Airport (HWO) and may need to be reviewed by Broward County and FAA to determine if the project is a hazard to Aviation. The project is subject to compliance with Broward County Code of Ordinance's Chapter 5 (Building Regulations and Land Use) including Sec. 5-182.10 (Airports). The applicant should visit www.FLL.net/Airspacerreview to determine if the proposed project exceeds the height limitations in the Airport Airspace Imaginary Surfaces Composite Map. This project may also be subject to Federal Aviation Regulation Part 77. To initiate the Broward County Review, please contact AirspaceReview@Broward.org. To initiate the Federal Aviation Review, access the FAA Web Page at: <https://oeaaa.faa.gov>. The Aviation comments is attached (**Exhibit 6**).

10. Utilities

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

11. 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 has 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 satisfies the drainage, water, wastewater, and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.

3. 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. Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **April 16, 2025**.
2. 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.
3. A Non-Vehicular Access Line (NVAL) request must be approved by the Board of County Commissioners.

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments and recommendations.

AO