



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102, Plantation, FL 33324 T: 954-357-8695 F: 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A PLAT NOTE AMENDMENT

Project Description			
Plat Name:	RW Chambers Subdivision Addition No. 1	Number:	074-PL-79
Application Type:	Note Amendment	Legistar Number:	21-2197
Applicant:	Daniel A. Jaramillo	Commission District:	6
Agent:	Coker & Feiner	Section/Twn./Range:	36/50/41
Location:	East side of State Road 7, between Southwest 52 Court and Southwest 54 Street.	Platted Area:	2.7 Acres
Municipality:	Hollywood	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	January 25, 2022		

A location map showing this Plat designated within the plat for the purpose of assigning development entitlement is attached as **Exhibit 2**.

The Application is attached as **Exhibit 9**. The Urban Planning Division (UPD) distributed the application to agencies for review, as required by Sec. 5-181 of the Land Development Code.

Platting History and Development Rights			
Plat Board Approval:	September 16, 1980	Plat Book and Page Number:	108-42
Date Recorded:	February 6, 1981	Current Instrument Number:	88262390
Plat Note Restriction			
Current Plat:	This plat is restricted to 23,700 square feet of commercial space.		
Proposed Note:	This plat is restricted to 23,500 square feet of commercial use, 15,000 square feet of restaurant use, 55,000 square feet of office use, 300 hotel rooms and 64 mid-rise residential units.		
Extensions:	Not Applicable		

1. Land Use

Planning Council staff has reviewed the proposed plat note is consistent with the effective Land Use Plan for the City of Hollywood. That plan designates the area covered by this plat for the uses permitted in the “Transit Oriented Corridor” land use category. The proposed note amendment is in compliance with the permitted uses of the effective land use plan as stated on **Exhibit 3**.

2. Affordable Housing

This plat is not subject to Policy 2.16.2 regarding affordable housing, as it is not the subject of a Broward County Land Use Plan amendment.

3. Access

This project is located on South State Road 7 (US 441), which is a State Roadway. Florida Department of Transportation (FDOT) has issued a pre-approval letter, see **Exhibit 4**.

Staff from the Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed this application and have no objection to this note amendment.

4. Municipal Review

The City of Hollywood has adopted a Resolution No. 2021-321 on December 1, 2021, supporting the application, which is attached in **Exhibit 5**.

The project site is adjacent to the Town of Davie, which notified on July 26, 2021, and has submitted no objections **Exhibit 6**.

5. 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)(1)a) of Land Development Code.

The proposed plat generates 745 trips per PM peak hour, and the existing generates 238 trips per PM peak hour. This is an increase of 507 trips per PM peak hour.

	Existing Use Trips per Peak Hour (PM)	Proposed Use Trips per Peak Hour (PM)
Residential	0	235
Non-Residential	238	510
Total	745	
Difference	Increase of 507 Trips per Peak Hour	

6. 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 (HOL)	Hollywood
Design Capacity:	37.50 MGD	55.50 MGD
Annual Average Flow:	25.63 MGD	40.81 MGD
Estimated Project Flow:	0.02 MGD	0.10 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.

7. Concurrency – Regional Parks

Broward County Parks and Recreation Division reviews all projects for Regional Park impacts and have reviewed this application and have no objection to this note amendment. This plat with the amended note satisfies the regional park concurrency requirement of Broward County Land Development Code.

8. Concurrency - Public Schools

The School Board has reviewed the application and satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. The School Board staff provided a School Capacity Availability Determination (SCAD) letter attached as **Exhibit 7**.

9. Impact Fee Payment

Road Impact fees were satisfied after plat recordation. Transportation Concurrency and administrative fees, school impact fees, 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 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.

10. Environmental Review

The plat note amendment application has been reviewed by Environmental Engineering and Permitting Division. **Exhibit 8** provides recommendations to the developer regarding environmental permitting for the future development.

11. 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 impact on historical or archaeological resources, and the consulting archaeologist has no objections to this application.

This property is located in the City of Hollywood and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The applicant is advised to contact the City of Hollywood Planning Department, Planning Director, 954-921-3474, to seek project review for compliance with 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.

12. Aviation

The plat is within 20,000 feet of Broward County's Fort Lauderdale/Hollywood International Airport and North Perry Airport. Any proposed construction or use of cranes or other high-lift equipment must be reviewed to determine if the following apply: Federal Aviation Regulation Part 77; Florida Statutes Chapter 333; and/or the Broward County Airport Zoning Ordinance. Based on the location of the proposed project, Broward County and the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Broward County review,

please contact bbrewster@broward.org. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>.

13. Utilities

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

14. 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 satisfies the drainage, water, wastewater, and solid waste disposal concurrency requirement of Section 5-182.6 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 5-182.9 (a)(1) of the Land Development Code.
4. This plat satisfied the regional parks and recreation 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. Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **January 25, 2023**.
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.

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.

MR