



Resilient Environment Department

URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Plat Name:	Van Buren Lofts	Number:	037-MP-21
Application Type:	New Plat	Legistar Number:	22-1204
Applicant:	Van Buren 18, LLC	Commission District:	6
Agent:	Pulice Land Surveyors, Inc.	Section/Twn./Range:	16/51/42
Location:	Southeast corner of Van Buren Street and South 24 Avenue	Platted Area:	0.18 Acres
Municipalities:	Hollywood	Gross Area:	N/A
Previous Plat:	N/A	Replat:	☐ Yes ☒ No
FS 125.022 Waiver	An extension waiver was granted until July 3, 2023		
Recommendation:	APPROVAL		
Meeting Date:	October 11, 2022		

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

The Application is attached, as **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.

Existing Use:	Medical Office
Proposed Use:	12 Midrise Units
Plan Designation:	Regional Activity Center
North: Church	North: Regional Activity Center
South: Single Family Residential	South: Regional Activity Center
East: Multi-Family Residential	East: Regional Activity Center
West: Single Family Residential	West: Regional Activity Center

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

1. Land Use

Planning Council staff has reviewed this application and determined that the City of Hollywood's Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat uses permitted in the "Regional Activity Center (RAC)" land use category. The RAC permits no more than 15,100 dwelling units and there remain 2,373 available dwelling units. Therefore, the proposed 12 dwelling units are in compliance with the permitted uses of the effective land use plan. Planning Council memorandum is attached, see **Exhibit 3**.

2. Trafficways

Trafficways approval is valid for 10 months. Approval was received on April 28, 2022.

3. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and 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. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans, **Exhibit 4**.

4. 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 3 PM Trips per Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	5
Non-residential	8	0
Total	3	

5. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	Hollywood	City of Hollywood
Plant name:	Hollywood WTP (05/21)	Hollywood (HOL) (06/22)
Design Capacity:	37.50 MGD	55.50 MGD
Annual Average Flow:	25.63 MGD	38.79 MGD
Estimated Project Flow:	0.004 MGD	0.003 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.

6. 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	0.054
Local	N/A

7. Concurrency - Public School

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, the proposed 12 mid-rise units will not generate additional students and is exempt from public school concurrency requirements. See the attached School Capacity Availability (SCAD) letter, **Exhibit 5**. However, this plat will be subject to school impact fees paid at time of issuance of building permit.

8. Impact Fee Payment

All impact fees (school impact, park impact, transportation concurrency fees) will be calculated by the Urban Planning Division, 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.

At the time of plat application, a 1,290 square feet medical office existed on this site of which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182.13 of the Land Development Code, this structure may be eligible for credit towards road 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.

9. Environmental Review

This plat has been 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 6**.

Natural Resources Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

10. 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 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.

11. Historic 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, could have an adverse effect on unrecorded cultural resources. The archeologist notes that the subject property contains a structure over 50 years old. They are recommending that the structure be reviewed and recorded with the FMSF. As a result, the structure was recorded under Site ID BD08421. See the attached historic and archaeological comments, **Exhibit 7**.

12. Aviation

The Broward County Aviation Department (BCAD) has no objection to this plat (FAA 7460 Notification). However, the applicant is advised by BCAD staff that any proposed construction on this property with a height exceeding 200 feet 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, 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: <https://oeaaa.faa.gov>.

13. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat application 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 Urban Planning 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 has been reviewed by the School Board and is exempt from school concurrency. See the attached School Capacity Availability Determination (SCAD) letter received from the School Board, **Exhibit 5**.
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, see **Exhibit 4**.
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 12 midrise 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/HWC]