



Resilient Environment Department  
**URBAN PLANNING DIVISION**

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**DEVELOPMENT REVIEW REPORT FOR A NEW PLAT**

Project Description			
Plat Name:	University Station	Number:	036-MP-21
Application Type:	New Plat	Legistar Number:	22-1203
Applicant:	City of Hollywood, Florida	Commission District:	6
Agent:	Pulice Land Surveyors, Inc.	Section/Twn./Range:	28/49/42
Location:	East side of North 21 Avenue/Dixie Highway, between Fillmore Street and Polk Street.	Platted Area:	2.5 Acres
Municipalities:	Hollywood	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
FS 125.022 Waiver	An extension waiver was granted until July 25, 2023		
Recommendation:	<b>APPROVAL</b>		
Meeting Date:	October 11, 2022		

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

Existing and Future Land Use	
Existing Use:	10,953 sq. ft. of Educational Building, 5,932 sq. ft. of Municipal Building and Parking
Proposed Use:	108 mid-rise units and 60,000 sq. ft. of commercial use on Parcel A; 108 mid-rise units, 12,500 sq. ft. of university use (625 Students), 20,000 sq. ft. of commercial use on Parcel B; and a Parking Garage on Parcel C
Plan Designation:	Regional Activity Center
Adjacent Uses	Adjacent Plan Designations
North: Church	North: Regional Activity Center
South: Park	South: Regional Activity Center
East: Vacant, Residential	East: Regional Activity Center
West: Church	West: Regional Activity Center
Existing Zoning	Proposed Zoning
GU (Government Use District)	GU (Government Use District)

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 proposed dwelling units, commercial uses, and educational facilities are in compliance with the effective land use plan. Planning Council memorandum is attached, **Exhibit 3**.

**2. Affordable Housing**

This plat is located in an area that was subject of a Broward County Land Use Plan (BCLUP) PC 05-1/PCT 05-1, which was adopted by the Commission on June 28, 2005, prior to the adoption of BCLUP 2.16.2 regarding affordable housing.

**3. Trafficways**

Trafficways approval is valid for 10 months. Approval was received on April 28, 2023.

**4. 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, **Exhibit 4**. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.

**5. Concurrency – Transportation**

This plat is located in the 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 is an increase of 619 PM Trips per Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	84
Non-residential	22	557
Total	641	

**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 WTP (05/21)	Hollywood (HOL) (06/22)
Design Capacity:	37.50 MGD	55.50 MGD
Annual Average Flow:	37.50 MGD	38.79 MGD
Estimated Project Flow:	0.096 MGD	0.072 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 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	0.97
Local	N/A

**8. Concurrency - Public School**

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, the 216 midrise units will generate 17 additional students at the elementary, middle and high school levels, and in accordance with Section 5-182.9(a)(1) of the Land Development Code, determined that it satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. The multi-family residences proposed by 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. The School Capacity Availability Determination (SCAD) letter is attached, see **Exhibit 5**.

**9. 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, 10,954 square feet of educational facilities and 5,932 square feet of municipal facilities existed on this site, which the applicant stated will be replaced. In accordance with the credit provisions of Section 5-182.13 of the Land Development Code, this structure 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.

**10. 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.

**11. 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.

**12. 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 previously unrecorded cultural resources. The archeologist notes that the subject property contains a structure over 50 years old and recommended that the structure be reviewed and recorded with the FMSF. As a result, the structure was recorded under Site ID BD8420. See the attached historic and archaeological comments, **Exhibit 7**.

### **13. Aviation**

This property is within 3 miles of the Broward County's Fort Lauderdale-Hollywood International Airport. 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](mailto:AirspaceReview@Broward.org). Please see the attached BCAD's comments, **Exhibit 8**.

### **14. Utilities**

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

### **15. 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](http://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 Central Transportation Concurrency Management District. This district meets the regional transportation concurrency standards as 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 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 108 mid-rise units and 60,000 square feet of commercial use on Parcel A; 108 mid-rise units, 12,500 square feet of university use (625 Students), 20,000 square feet of commercial use on Parcel B; and a parking garage on Parcel C.
- b. 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.
- c. 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]