



Resilient Environment Department  
**URBAN PLANNING DIVISION**

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**DEVELOPMENT REVIEW REPORT FOR A NEW PLAT**

Project Description			
Plat Name:	Victory at Hollywood	Number:	024-MP-22
Application Type:	New Plat	Legistar Number:	23-642
Applicant:	VRD at Hollywood LLC	Commission District:	7
Agent:	Pulice Land Surveyors, Inc.	Section/Twn./Range:	24/51/41
Location:	East side of State Road 7/U.S. 441, between Washington Street and Dewey Street	Platted Area:	2.6 Acres
Municipalities:	Hollywood	Gross Area:	N/A
Previous Plat:	Lots 1, 2, 3, Block 1 of West Hollywood Villas (Plat book 30, Page 47)	Replat:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
FS 125.022 Waiver	A Waiver of extension was granted until January 22, 2024		
Recommendation:	<b>APPROVAL</b>		
Meeting Date:	June 6, 2023		

A location map is attached, see **Exhibit 2**.

The Application is attached as **Exhibit 7**. 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:	561,600 Sq. ft. of Office Use
Proposed Use:	10,000 sq. ft. of Commercial Use and 20,000 sq. ft. of Warehouse Use
Plan Designation:	Transit Oriented Corridor
Adjacent Uses	Adjacent Plan Designations
North: Bank	North: Transit Oriented Corridor
South: Commercial	South: Transit Oriented Corridor
East: Auto Service Shop	East: Transit Oriented Corridor
West: Commercial	West: Transit Oriented Corridor
Existing Zoning	Proposed Zoning
S-MU (South Mixed-Use District)	S-MU (South Mixed-Use District)

**1. Land Use**

Planning Council staff has reviewed this application and determined that the City of Hollywood Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat uses permitted in the “Transit Oriented Corridor” land use category. The proposed commercial and warehouse uses are in compliance with the permitted uses of the effective land use plan. See attached Planning Council memorandum, **Exhibit 3**.

**2. Trafficways**

Trafficways approval is valid for 10 months. Approval was received on October 27, 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**.

This project is located on South State Road 7 (US 441). Florida Department of Transportation (FDOT) has issued a pre-application letter, see the attached. 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 5**.

**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 use is an increase of 9 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	0
Non-residential	114	123
Total	(123 – 114) = 9	

**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 (02/22)	Hollywood (HOL) (12/22)
Design Capacity:	37.50 MGD	55.50 MGD
Annual Average Flow:	34.39 MGD	39.80 MGD
Estimated Project Flow:	0.003 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, or that sufficient capacity will exist at time of building permit approval.

**6. Impact Fee Payment**

Transportation concurrency and administrative fees will be calculated by 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 51,600 square feet office building existed on the 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 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.

#### **7. 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. See the attached Environmental Review Report, **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.

#### **8. 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.

#### **9. Historic and Archaeological Resources**

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 archaeological resources or areas of archaeological or paleontological sensitivity.

The site is in a municipality that has been designated a Certified Local Government (CLG). The applicant is advised to contact Shiv Newaldass, Director of Development Services, of City of Hollywood. He can be reached at (954) 921-3211 for additional information.

In the event any unmarked human burial remain 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.

#### **10. Aviation**

This property is within three (3) miles of Broward County's North Perry Airport 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 The applicant should visit <https://www.broward.org/Airport/Business/AirspaceReview/Pages/Maps.aspx> 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](mailto:AirspaceReview@Broward.org). To initiate the Federal Aviation Review, access the FAA web page at <https://oeaaa.faa.gov>.

#### **11. Utilities**

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

## 12. 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 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.

## 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.
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 10,000 square feet of commercial and 20,000 square feet of warehouse use.
  - 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]