



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
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DEVELOPMENT REVIEW REPORT FOR A PLAT NOTE AMENDMENT

Project Description			
Plat Name:	Chevron Asphalt Plant Site	Number:	221-MP-89
Application Type:	Note Amendment	Legistar Number:	20-2366
Applicant:	South Florida Materials Corp	Commission District:	7
Agent:	Leigh Robinson Kerr & Associates, Inc.	Section/Twn./Range:	23/50/42
Location:	East side of Southwest 15 Avenue, between Southeast 25 Street and Southeast 26 Street	Platted Area:	5.6 Acres
Municipality:	Hollywood	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	January 26, 2020		

A location map showing this Plat as **Exhibit 2**.

The Application is attached as **Exhibit 6**. The Planning and Development Management Division (PDMD) 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:	February 20, 1990	Plat Book and Page Number:	143-13
Date Recorded:	March 23, 1990	Current Ordinance Book and Page Number:	90119492
Plat Note Restriction			
Original and Current Plat:	This plat is restricted to 90,000 square feet of industrial use. Commercial/Retail Uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. This plat is within Zone C of the Fort Lauderdale-Hollywood International Airport Noise Exposure Map. Any structures within this plat must comply with Section IV.D.I.F. Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation. The 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 Commissioner.		
Proposed Note:	This plat is restricted to 5.6 acres of industrial use.		
Extensions:	Not Applicable		

1. Land Use

Broward County Planning Council finds that the proposed plat note is consistent with the effective Land Use plan for the City of Hollywood. The plan designates the area covered by this plat for the uses permitted in the “Transportation” land use category as stated in **Exhibit 3**.

2. Affordable Housing

No residential units are proposed.

3. Access

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. R-2020-318 on December 2, 2020 supporting the application, which is attached in **Exhibit 4**.

5. Concurrency – Transportation

This plat is located in the Port/Airport Transportation Concurrency Management Area which is subject to Transportation concurrency fees, as defined in Section 5-182.1(a)(5)a) of Land Development Code. The existing restrictive note generated 65 PM peak hour trips while the proposed industrial acreage generates 47 PM peak hour trips.

Proposed Use	Trips per Peak Hour (PM)
Residential	N/A
Non-residential	47
Total	47

6. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	City of Fort Lauderdale	City of Hollywood
Plant name:	Hollywood (11/20)	G.T. Lohmeyer (09/20)
Design Capacity:	20.000 MGD	48.000 MGD
Annual Average Flow:	9.950 MGD	39.180 MGD
Estimated Project Flow:	0.024 MGD	0.024 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. Impact Fee Payment

The proposed industrial: fuel distribution/storage use will not be assessed Transportation Concurrency fees as the proposed represents a decrease of 18 PM peak hour trips.

8. Environmental Review

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

9. 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 Shiv Newaldass, Director of Development Services, City of Hollywood, at 954-921-3211, 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.

10. Aviation

Current plat note includes language regarding aviation requirements that is inconsistent with latest Broward County Land Development Code. Therefore, previous language is being deleted and applicant must comply with recommendations stated in this Development Review Staff Report.

The plat is within 20,000 feet of Broward County's Fort Lauderdale/Hollywood International 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, the Broward County Aviation Department 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 kfriedman@broward.org. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>.

11. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat 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 Planning and Development Management Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

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 26, 2022**.
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.

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