



Public Works and Environmental Services Department

**HOUSING AND URBAN PLANNING DIVISION**

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

**DEVELOPMENT REVIEW REPORT FOR A NOTE AMENDMENT**

Project Description			
Plat Name:	Victory at Hollywood	Application Number:	024-MP-22
Application Type:	Note Amendment	Legistar Number:	26-403
Owner/Applicant:	Miami Beach Healthcare Group Ltd	Commission District:	7
Authorized Agent:	Turner Planning Solutions LLC	Section/Twn./Range:	24/51/41
Location:	East side of State Road 7/U.S. 441, between Washington Street and Dewey Street	Folio Number (s):	5141-24-26-0010
Municipality:	City of Hollywood	Platted Area:	2.64 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	<b>APPROVAL</b>		
FS 125.022 Waiver	An extension waiver was granted until October 20, 2027.		
Meeting Date:	May 26, 2026		

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

The Application is attached (**Exhibit 4**). The Housing and Urban Planning Division (HUPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

This application is being presented with a companion non-vehicular access line (NVAL) amendment for the plat.

Plat History and Development Rights			
Plat Board Approval:	June 6, 2023	Plat Book and Page Number:	183-646
Date Recorded:	October 26, 2023	Current Instrument Number:	119191730
Plat Note Restriction			
Current Plat Note:	This plat is restricted to 10,000 square feet of commercial and 20,000 square feet of warehouse use.		
Proposed Note:	This plat is restricted to 35,000 square feet of commercial use.		

**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 for the uses permitted in the “Transit Oriented Corridor” land use category.

The proposed commercial use is in compliance with the permitted uses of the effective land use plan and subject to the executed “Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Activity Center,” as recorded in Instrument Number 119991257. Planning Council memorandum is attached (Exhibit 3).

**2. Municipal Review**

The City of Hollywood has submitted a letter of no objection dated March 23, 2026, supporting the note amendment.

**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 plat note amendment.

This project is located on State Road 7/U.S. 441. Florida Department of Transportation (FDOT) has issued a pre-application letter valid until March 25, 2027. 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.”

**4. Concurrency – Transportation**

This plat is located in the Southeast Transportation Concurrency Management Areas (TCMA), where level of service (LOS) is expressed in term of bus headways, and where Transportation Concurrency Assessment Fees apply per Sec. 5-182.1(a) of Land Development Code. The proposed development generates an increase of 326 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	0
Non-residential	138	464
Difference	(464 – 138) = 326	

**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 WTP (4/25)	Hollywood WWTP (HOL) (9/25)
Design Capacity:	37.5 MGD	55.5 MGD
Annual Average Flow:	31.674 MGD	45.12 MGD
Plant Capacity:	37.5 MGD	Calculated at Environmental Licensing
Estimated Project Flow:	0.0035 MGD	0.0035 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this Plat Note Amendment 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**

All impact fees (transportation impact fees and administrative fees) will be calculated by the Housing and Urban Planning Division, Development and Environmental Review Section, in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for Broward County Development and Environmental review. Fees must be paid prior to the issuance of the building permit.

At the time of the plat note amendment application, the applicant stated a 37,155 square foot office building has been 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 impact fees, provided appropriate documentation is submitted during the review of construction plans submitted for County environmental review approval.

#### **7. Environmental Review**

This plat was reviewed by Environmental Permitting Division and have the following recommendations regarding environmental permitting for the future development.

##### **A. Domestic & Non-Domestic Wastewater and Surface Water Management**

The Broward County Domestic Wastewater Licensing Program has no objection to the described plat note amendment. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact the Environmental Permitting Division at 954-519-1483 or [WWLicense@broward.org](mailto:WWLicense@broward.org) for specific code requirements.

The Broward County Non-Domestic Wastewater Program has no objection to the described plat note amendment because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Permitting Division at 954-519-1483 or [NDDLICENSE@broward.org](mailto:NDDLICENSE@broward.org) for specific code requirements.

In accordance with Chapter 27, Article V, Sections 27-198 through 27-200 of the Broward County Code, titled Water Resources Management, prior to any alteration to site grading, or construction of a surface water management system, a Broward County Surface Water Management License is required. Contact the Environmental Permitting Division at 954-519-1483 or [SWMLicense@broward.org](mailto:SWMLicense@broward.org) for specific code requirements.

##### **B. Aquatic and Wetland Resources**

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at Florida Exotic Pest Plant Council ([invasive.org](http://invasive.org)).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the environmental Permitting Division at 954-519-1483 or [AWRLicense@broward.org](mailto:AWRLicense@broward.org) for specific code requirements.

#### **C. Tree Preservation**

This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.

#### **D. Clean-Up and Waste Regulation**

The subject plat is within one-quarter mile of known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at: <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. The interactive map of contaminated sites in Broward County can be found on the internet at <https://broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to 954-519-1483 or [EAR@broward.org](mailto:EAR@broward.org).

#### **E. Air Program**

If any existing facility (e.g. existing structures on site including residential building(s) and/or utility building(s) or facility component (including roof system, insulation, walls, attached piping, mechanical systems, etc.) is planned to be demolished or renovated, the project shall comply with applicable asbestos regulations. More information on the asbestos requirements can be found at: <https://www.broward.org/ePermits/Pages/AsbestosCertificate.aspx>.

Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at [ePermits.broward.org](http://ePermits.broward.org) at least 10 working-days before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. For assistance, contact Broward County's asbestos program at [AsbestosHelp@broward.org](mailto:AsbestosHelp@broward.org) or call 954-519-0340.

#### **F. Natural Resources Division**

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**

Approval to connect to any wastewater collection, treatment, or disposal system is approved by the Environmental Permitting Division as a prerequisite prior to issuance of building permits. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

### **9. Historical and Archaeological Resource Review**

This plat was 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 will not have an adverse effect on any known historical or archaeological resources or areas of archaeological sensitivity.

Archaeological resources within the City of Hollywood fall under the jurisdiction of Broward County's historic

preservation ordinance (B.C. Ord. 2014-32). In the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be discontinued, and the property owner shall notify the County Historic Preservation Officer of the discovery and undertake certain additional actions.

For Historical resources, the site is in a municipality that has been designated a Certified Local Government (CLG). The applicant is advised to contact Andria Wingett, Director, Development Services, City of Hollywood at 2600 Hollywood Boulevard, Suite 403, Hollywood, Florida 33022 or by phone at (954) 921-3471 (x6621) for additional information.

In the event any unmarked human burial remains 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. The district medical examiner can be reached via email at [Med\\_Exam\\_Trauma@broward.org](mailto:Med_Exam_Trauma@broward.org) or via phone at (954) 357-5200. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.

#### **10. Aviation**

Broward County Aviation Department has no objection to the proposed plat note amendment. This property is within close proximity to Broward County's North Perry Airport (HWO) and may need to be reviewed by Broward County and FAA to determine if the project is a hazard to aviation. This project is subject to compliance with 14 Code of Federal Regulations (CFR) Part 77 and Broward County Code of Ordinances Section 5-182.10 – Airports.

The applicant should visit [www.fl.net/airspacereview](http://www.fl.net/airspacereview) to determine if the proposed project penetrates protected airspace surfaces by using the Composite Airspace Map. If the project penetrates protected airspace surfaces, please contact [airspacereview@broward.org](mailto:airspacereview@broward.org). The applicant should visit [oeaaa.faa.gov](http://oeaaa.faa.gov) to determine if the proposed project is required to file a FAA 7460-1 by using the Pre-Screening Tool. If the project was determined to penetrate the protected airspace surfaces using the Composite Airspace Map as described above, the project will be required to file a 7460-1 with the FAA.

#### **11. Utilities**

Florida Power and Light (FPL) and AT&T have been advised of this plat application and did not provide a response.

#### **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 Housing and 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 reviewed the application and found that it meets the requirements 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 recommend **APPROVAL** of this application, subject to the following conditions which shall ensure 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 **May 26, 2027**.
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 recommend that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[NM]