



Resilient Environment Department  
**URBAN PLANNING DIVISION**

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**DEVELOPMENT REVIEW REPORT FOR A PLAT NOTE AMENDMENT**

Project Description			
Plat Name:	Optima Plaza Plat	Number:	048-MP-15
Application Type:	Note Amendment	Legistar Number:	24-075
Applicant:	Optima International North LLC	Commission District:	6
Agent:	Pulice Land Surveyors	Section/Twn./Range:	27/51/42
Location:	South side of Southeast 10 <sup>th</sup> Street, between Federal Highway/U.S. 1 and Southeast 3 <sup>rd</sup> Avenue	Platted Area:	1.7 Acres
Municipality:	City of Hallandale Beach	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	March 21, 2024		

A location map of the plat is attached as **(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.

Platting History and Development Rights			
Plat Board Approval:	August 16, 2016	Plat Book and Page Number:	183-13
Date Recorded:	March 9, 2017	Current Instrument Number:	114251384
Plat Note Restriction			
Current Plat Note:	This plat is restricted to 340,000 square feet of office use and 13,000 square feet of bank use. Commercial and retail uses are not permitted within the proposed office use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.		
Proposed Note:	This plat is restricted to 305,000 square feet of office use, 30,000 square feet of commercial use, and 7,650 square feet of bank use.		

**1. Land Use**

Planning Council has reviewed this application and determined that the City of Hallandale Beach Comprehensive Plan is the effective land use plan, that plan designates the area covered by this plat for the uses permitted in the "Hallandale Beach Regional Activity Center" land use category. The existing and proposed office, commercial and bank uses are in compliance with 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 Regional Activity Center," (Exhibit 5).

**2. 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.

This project is located on South Federal Highway. 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 6).

**3. Municipal Review**

The City of Hallandale Beach adopted Resolution No. 2021-169 on December 15, 2021, supporting the application, which is attached (Exhibit 3).

**4. Concurrency – Transportation**

This plat is located within 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 note amendment generates an increase of 234 trips per P.M. peak hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	0
Non-Residential	762	996
TOTAL	996 - 762= 234	
Difference	Increase of 234 Trips per PM Peak Hour	

This plat was recorded with a note requiring development to occur before five (5) years from date of plat approval. This note is no longer required by the Land Development Code.

**5. Concurrency - Water and Wastewater Capacity**

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

	Potable Water	Wastewater
Utility Provider:	City of Hallandale Beach	City of Hollywood
Plant name:	Hallandale (03/23)	Hollywood (HOL) (09/23)
Design Capacity:	16.00 MGD	55.5 MGD
Annual Average Flow:	7.52 MGD	39.9 MGD
Estimated Project Flow:	0.0034 MGD	0.065 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. Impact Fee Payment**

Transportation concurrency and administrative fees will be assessed during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Urban Planning Division, in accordance with the fee schedule specified in the Land Development Code and must be paid on the date of building permit issuance.

**7. Environmental Review**

The plat note amendment application has been reviewed by Environmental Permitting Division. The attached document provides recommendations to the developer regarding environmental permitting for the future development (**Exhibit 4**).

**8. Archaeological and Historic Resource Review**

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 (**Exhibit 8**).

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. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.

**9. Aviation**

The Broward County Aviation Department (BCAD) has no objections to this plat. However, the applicant is advised that 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, 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 [AirspaceReview@broward.org](mailto:AirspaceReview@broward.org). To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>, see BCAD comments (**Exhibit 7**).

**10. Utilities**

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

**11. 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. Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **March 21, 2025**.
2. Delete the plat note that references expiration of the Findings of Adequacy
3. 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.

DP