



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 NEW PLAT**

| Project Description |                                                       |                      |                                                                     |
|---------------------|-------------------------------------------------------|----------------------|---------------------------------------------------------------------|
| Plat Name:          | Monroe Place                                          | Application Number:  | 016-MP-25                                                           |
| Application Type:   | New Plat                                              | Legistar Number:     | 26-700                                                              |
| Owner/Applicant:    | NW 1 LLC                                              | Commission District: | 6                                                                   |
| Authorized Agent:   | Bello and Bello Land Surveying Corp                   | Section/Twn./Range:  | 15/51/42                                                            |
| Location:           | Northwest corner of Monroe Street and South 20 Avenue | Folio Number (s):    | 5142-15-01-0860                                                     |
| Municipality:       | City of Hollywood                                     | Platted Area:        | 0.16 Acre                                                           |
| 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 July 27, 2027   |                      |                                                                     |
| Meeting Date:       | August 20, 2026                                       |                      |                                                                     |

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

The Application is attached **(Exhibit 5)**. 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.

| Existing and Future Land Use   |                                             |
|--------------------------------|---------------------------------------------|
| Existing Use:                  | Vacant                                      |
| Proposed Use:                  | Seven (7) garden apartment units            |
| Plan Designation:              | Hollywood Downtown Regional Activity Center |
| Adjacent Uses                  | Adjacent Plan Designations                  |
| North: Single-Family Residence | North: Regional Activity Center             |
| South: Multi-Family Residences | South: Regional Activity Center             |
| East: Multi-Family Residences  | East: Regional Activity Center              |
| West: Multi-Family Residences  | West: Regional Activity Center              |

In accordance with the Land Development Code, garden apartments are defined as three (3) or more attached dwelling units in a two (2) or three (3) residential story building with each unit being only one (1) residential story.

**1. Land Use**

Planning Council staff have 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 “Hollywood Downtown Regional Activity Center” land use category. The proposed residential 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 Center,” as recorded with Instrument Number 119991260. Planning Council memorandum is attached (**Exhibit 3**).

**2. Affordable Housing**

The proposed development is consistent with the permitted uses under the effective land use plan. As such, this plat is not subject to Policy 2.16.2 of the Broward County Land Use Plan.

**3. Trafficways**

Trafficways was approved and will expire on August 24, 2026.

**4. Access**

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and provided comments and recommendations with respect to the safe and adequate access standards of the Broward County Land Development Code, as shown in the attached memorandum (**Exhibit 4**).

**5. Concurrency – Transportation**

This plat is located in the Southeast Transportation Concurrency Management Areas (TCMA), where level of service (LOS) is expressed in terms of bus headways, and where Transportation Concurrency Assessment Fees apply per Sec. 5-182.1(a) of Land Development Code. The proposed development generates four (4) Trips per PM Peak Hour.

|                 | Existing Use Trips per PM Peak Hour | Proposed Use Trips per PM Peak Hour |
|-----------------|-------------------------------------|-------------------------------------|
| Residential     | 0                                   | 4                                   |
| Non-residential | 0                                   | 0                                   |
| Total           | 4                                   |                                     |

**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 Water Treatment Plant (04/25) | Hollywood (HOL) (03/26)           |
| Design Capacity:          | 38.00 MGD                               | 55.50 MGD                         |
| Annual Average Flow:      | 32.00 MGD                               | 44.86 MGD                         |
| Available Plant Capacity: | 5.82 MGD                                | To be calculated at EPD Licensing |
| Estimated Project Flow:   | 0.002 MGD                               | 0.002 MGD                         |

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

**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 | 0.032                   |
| Local    | 0                       |

**8. Concurrency - Public School**

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, the proposed garden apartments will generate no net additional impact to the Broward County Public Schools. Therefore, this application has been deemed exempt from public school concurrency requirements, pursuant to Section 8.11(a)(1) of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning. However, please be advised that 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.

**9. Impact Fee**

All impact fees (school impact fees, park impact fees, transportation impact fees, and administrative fee) 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.

**10. Environmental Review**

This plat was reviewed by Environmental Permitting Division and has 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. 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 [WWW.License@broward.org](mailto:WWW.License@broward.org) for specific code requirements.

The Broward County Non-Domestic Wastewater Program has no objection to the described plat 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**

Since the subject plat relates to vacant land, there are no building demolition or asbestos renovation applicable requirements.

#### **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.

### **11. 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.

### **12. 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.

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, FL 33022 or by phone at (954) 921-3471 (x 6621) 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.

### **13. Aviation**

Broward County Aviation Department has no objection. 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 Cities' Airport Zoning Ordinances 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>.

### **14. Utilities**

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

### **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 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 was reviewed by the School Board and satisfies the public-school concurrency requirements of Section 5-182.9(a)(1) of the Land Development Code.
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 ensure compliance with the standards and requirements of the Land Development Code.

1. Conditions attached in the 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 the face of the plat reading:
  - a. This plat is restricted to seven (7) garden apartment units.
  - 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, the Mayor is authorized to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[CLD]