



Resilient Environment Department
URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Blue South	Number:	033-MP-22
Application Type:	New Plat	Legistar Number:	23-2197
Applicant:	218 Park Partners, LLC	Commission District:	6
Agent:	Pulice Land Surveyors, Inc.	Section/Twn./Range:	27/51/42
Location:	Southeast corner of Southeast 7 Street and Old Federal Highway (Southeast 2 Avenue)	Platted Area:	1 Acre
Municipalities:	Hallandale Beach	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
FS 125.022 Waiver	A Waiver of extension was granted until March 13, 2024		
Recommendation:	APPROVAL		
Meeting Date:	December 12, 2023		

A location map showing the parcel designated within the plat for the purpose of assigning development entitlement is attached, **(Exhibit 2)**.

The Application is attached, **(Exhibit 8)**. 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:	Vacant Residential
Proposed Use:	46 mid-rise units
Plan Designation:	Hallandale Beach Regional Activity Center
Adjacent Uses	Adjacent Plan Designations
North: Park	North: Regional Activity Center
South: Multi-Family residence	South: Regional Activity Center
East: Multi-Family residence	East: Regional Activity Center
West: Multi-Family residence	West: Regional Activity Center
Existing Zoning	Proposed Zoning
Central RAC	Central RAC

In accordance with the Land Development Code, mid-rise units are defined as four (4) or more attached dwelling units in a building with four (4) to eight (8) stories (exclusive of parking levels).

1. Land Use

Planning Council staff 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 as “Hallandale Beach Regional Activity Center.” This plat is subject to the executed “Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center,” as recorded in Official Record Book 48444, Pages 1779-1785. The proposed residential units are in compliance with the permitted uses of the effective land use plan, **(Exhibit 3)**.

2. Affordable Housing

The proposed residential use is located within a Regional Activity Center that permits 4,241 dwelling units that are not subject to the Broward County Land Use Plan (BCLUP) Policy 2.16.2 as the associated amendment did not propose any additional residential units to the BCLUP.

3. Trafficways

Trafficways approval is valid for 10 months, an approval was received on November 30, 2023.

4. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division reviewed the plat application and determined that its 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, **(Exhibit 4)**. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.

5. 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.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	18
Non-residential	0	0
Total		18

6. 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 Beach Water Service (05/22)	Hollywood (HOL) (06/23)
Design Capacity:	16.00 MGD	55.50 MGD
Annual Average Flow:	7.90 MGD	42.58 MGD
Estimated Project Flow:	0.016 MGD	0.016 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.

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	0.207
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 46 mid-rise units will generate 4 (1 elementary, 1 middle, and 2 high school) students. This plat will be subject to school impact fees, **(Exhibit 5)**.

9. Impact Fee Payment

All impact fees (school impact, park impact and transportation concurrency) will be calculated by Urban Planning Division's, Development and Environmental Review Section, shall be assessed based on construction plans submitted for environmental review approval and must be paid on date of building permit issuance.

10. Environmental Review

This plat was reviewed by Environmental Permitting Division. See the attached environmental review report which provides recommendations to the developer regarding environmental permitting for the future development, **(Exhibit 6)**.

Natural Resource 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. Historic and Archaeological Resources

This plat has been 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. See the attached historic and archaeological comments, **(Exhibit 7)**.

13. Aviation

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 Broward County Airport Zoning Ordinance 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. The Applicant should visit bit.ly/AirspaceReview to determine if the proposed project exceeds the height limitations in the Airport Airspace Imaginary Surfaces Composite Map. 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 provided no comments.

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 Urban Planning Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf.

FINDINGS

Staff has 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 has been reviewed by the School Board and satisfies the public-school concurrency requirements of Section 5-182.9(a)(1) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board, **(Exhibit 5)**.
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 assure compliance with the standards and requirements of the Land Development Code:

1. Conditions attached in Highway Construction and Engineering Memorandum, **(Exhibit 4)**.
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 46 Mid-Rise units use.

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.

- b. 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]