



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:	Park Road Redevelopment	Application Number:	027-MP-24
Application Type:	New Plat	Legistar Number:	26-479
Owner/Applicant:	City of Hollywood	Commission District:	6
Authorized Agent:	Pulice Land Surveyors, Inc.	Section/Twn./Range:	20/51/42
Location:	Northwest corner of Pembroke Road and South Park Road	Folio Number (s):	5142-20-00-0040, 5142-20-00-0140, 5142-20-00-0150, 5142-20-00-0170, 5142-20-04-0010.
Municipality:	City of Hollywood	Platted Area:	30.77 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 November 12, 2026		
Meeting Date:	May 26, 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:	45,534 square feet of Government Facilities
Proposed Use:	3,500 square feet of Commercial use, 20,000 square feet Office, and 20 Fueling Positions on Parcel A; 665 mid-rise units on Parcel B; and 100,000 square feet Government Office on Parcel C
Plan Designation:	High (50) Residential and General Business
Adjacent Uses	Adjacent Plan Designations
North: Residential and Hospital	North: High (50) Residential and Community Facility
South: Industrial	South: Open Space and Recreation, General Business and Industrial (Town of Pembroke Park)
East: Residential	East: Medium-high (25) Residential, Medium (16) Residential and General Business

West: Residential, Warehouse	West: Medium (16) Residential, Open Space and Recreation, General Business and Industrial
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In accordance with the Land Development Code, mid-rise units are defined as four (4) or more attached dwellings units in a building with four (4) to eight (8) stories (exclusive of parking levels).

### 1. Land Use and Affordable Housing

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 “High (50) Residential” (i.e. the northernmost approximate 14.8 acres) and “General Business” (i.e. the remaining 19.2 acres) land use categories. Planning Council memorandum is attached (**Exhibit 3**).

Planning Council staff calculations indicate that the maximum number of dwelling units permitted on the “High (50) Residential” portion of the plat, per the effective land use plan, is 740 dwelling units. In order for the proposed residential use (i.e. 665 dwelling units) to be considered in compliance with the permitted uses and densities of the effective land use plan, said use must be restricted to that portion of the plat designated “High (50) Residential.”

Regarding the commercial, office, and fueling position uses, in order to be in compliance with the permitted uses of the effective land use plan, said uses must be restricted to that portion of the plat designated “General Business.”

Planning Council staff notes that this plat was the subject of Broward County Land Use Plan amendment PC 24-7, which was approved by the Broward County Commission on December 10, 2024, recognizing the following voluntary commitment:

- Restrict 15% of the proposed dwelling units as moderate-income affordable housing or below for a minimum of 30 years.

### 2. Adjacent Municipality

The Town of Pembroke Park was notified of this application and has responded by email on July 2nd, 2025, with no objection.

### 3. Trafficways

Trafficways was approved and expires on December 26, 2026.

### 4. Access

Highway Construction and Engineering Division and Traffic Engineering 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**).

Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (BCF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The use of a non-standard agreement will require independent approval by the County Commission.

This project is located on Pembroke Road. Florida Department of Transportation (FDOT) has issued an Approval Letter with conditions. 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.” **This determination will expire on March 16, 2027.**

**5. 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 810 Trips per PM Peak Hours.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	259
Non-residential	78	629
Total	78	888
Difference	$888 - 78 = 810$	

**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 South Regional WWTP	Hollywood (HOL)
Design Capacity:	37.5 MGD	55.5 MGD
Annual Average Flow:	27.6 MGD	44.92 MGD
Available Plant Capacity	9.899 MGD	To be calculated at EPD Licensing
Estimated Project Flow:	0.257 MGD	0.253 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	3.6
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 665 mid-rise units will generate 40 (17 elementary, 8 middle, 15 high school) students. 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. **This determination will expire on July 26, 2026.**

**9. Impact Fee**

All impact fees (school impact, park impact, transportation impact and administrative fee) will be calculated by 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 application, 45,534 square feet of Government use existed on this site, which the applicant stated will be 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.

A waiver for impact fees may be granted by the Housing and Urban Planning (HUP) Division Director, for building permits by a governmental agency for the construction of public buildings that will directly serve the health and/or safety needs to the public according to Section 5-182.1(a)(5)(a)(3) of the Broward County Land Development Code.

#### **10. 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. 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 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. Therefore, a Conceptual Dredge and Fill Review Report is not required. 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).

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 contains contamination managed by the DEP and is known as the Hollywood Incinerator Ash Dump Site. (See Broward County Site ID NF-0251). Broward County Environmental Permitting Division (EPD) is currently reviewing a Brownfield Site Rehabilitation Agreement (BSRA) for this site which, when executed, would make EPD the lead agency for continued assessment and cleanup under the Brownfield Redevelopment Program. While EPD is aware of the proposed site redevelopment, please note that construction or invasive activities overlying contaminants cannot cause or contribute to the migration or exacerbation of the contamination. Broward County EPD must review any construction plans submitted for Environmental Review. Questions may be directed to David Vanlandingham, Director, Environmental Permitting Division, (954) 519-1478 or [dvanlandingham@broward.org](mailto:dvanlandingham@broward.org).

The Cleanup and Waste Regulation Section must also approve any dewatering activities at this site. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the 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>. 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 (SRRRA) 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.

### **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, Room 320, Hollywood, FL 33022 or by phone at (954) 921-3211 for additional information. Archaeological resources within the City of Hollywood fall under jurisdiction of Broward County's historic preservation ordinance (B.C. Ord. 2014-32). The property owner shall notify the County Historic Preservation Officer of the discovery and undertake certain additional actions.

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**

BCAD has no objection; however, 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. The project is subject to compliance with Broward County Code of Ordinance's Chapter 5 (Building Regulations and Land Use) including Sec. 5-182.10 (Airports) and may also be subject to Federal Aviation Regulation Part 77. The applicant should visit [www.FLL.net/Airspacerewiew](http://www.FLL.net/Airspacerewiew) to determine if the proposed project exceeds the height limitations in the Airport Airspace Imaginary Surfaces Composite Map. 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: <https://oeaaa.faa.gov>.

### **This serves as notice of potential aircraft overflight noise impacts- Recording required per Broward County Code of Ordinances §5-182-10(b).**

Notice of potential aircraft overflight and noise impacts on this property due to its proximity to the Fort Lauderdale/Hollywood International Airport is being disclosed to all prospective purchasers considering the use of this property for residential purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. Individuals sensitive to such events should satisfy themselves before purchasing this property that such exposure to aircraft overflights and the noise associated therewith will not adversely affect their enjoyment of the property.

Further information regarding the current and potential impacts of airport operations on the subject property may be obtained from the Broward County Aviation Department, Airport Development Planning Division at <https://www.broward.org/Airport/Business/NoiseInformation> or 954-359-2366.

## **14. Utilities**

Florida Power and Light (FPL) and AT&T have been advised of this plat application. FPL did not provide a response. AT&T had no objections; however, for all parties involved please be aware of underground utilities; a utilities mark-up ticket must be created for all locations being excavated; for AT&T utilities an 811 ticket must be created then sent to [AT&T\\_FL\\_811g27896@att.com](mailto:AT&T_FL_811g27896@att.com).

### 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 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 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.
5. The subject plat contains contamination managed by the DEP and is known as the Hollywood Incinerator Ash Dump Site. (See Broward County Site ID NF-0251). Broward County Environmental Permitting Division (EPD) is currently reviewing a Brownfield Site Rehabilitation Agreement (BSRA) for this site which, when executed, would make EPD the lead agency for continued assessment and cleanup under the Brownfield Redevelopment Program. While EPD is aware of the proposed site redevelopment, please note that construction or invasive activities overlying contaminants cannot cause or contribute to the migration or exacerbation of the contamination.

### 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. Pursuant to Section 5-182.10(b), Notice of potential airport noise impacts, prior to plat recordation, the applicant must record a separate document against all or a portion of the property within the plat, acceptable to the Broward County Attorney's Office, advising prospective purchasers of potential aircraft overflight and noise impacts.
3. 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.

4. Place a note on the face of the plat reading:
  - a. This plat is restricted to 3,500 square feet of commercial use, 20,000 square feet office, and 20 fueling positions on Parcel A; 665 mid-rise units on Parcel B; and 100,000 square feet government office on Parcel C.
  - 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.
5. If this item is approved, the Mayor is authorized to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[AO]