



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

1 N. University Drive, Box 102, Plantation, FL 33324 T: 954-357-8695 F: 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A PLAT NOTE AMENDMENT

Project Description			
Plat Name:	RW Chambers Subdivision Addition No. 1	Number:	074-PL-79
Application Type:	Note Amendment	Legistar Number:	21-XXXX
Applicant:	Daniel A. Jaramillo	Commission District:	7
Agent:	Rod A. Feiner, Esq.	Section/Twn./Range:	36/50/41
Location:	East side of State Road 7, between Southwest 52 Court and Southwest 54 Street.	Platted Area:	2.7 Acres
Municipality:	Hollywood	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	TBD – Pending City approval		

A location map showing this Plat designated within the plat for the purpose of assigning development entitlement is attached as **Exhibit 2**.

The Application is attached as **Exhibit 9**. The Planning and Development Management Division (PDMD) 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:	September 16, 1980	Plat Book and Page Number:	108-42
Date Recorded:	February 6, 1981	Current Instrument Number:	88262390
Plat Note Restriction			
Current Plat:	This plat is restricted to 23,700 square feet of commercial space.		
Proposed Note:	This plat is restricted to 23,500 square feet of commercial use, 15,000 square feet of restaurant use and 55,000 square feet of office use as well as 300 hotel room and 64 mid-rise residential units.		
Extensions:	Not Applicable		

1. Land Use

Planning Council staff has reviewed the proposed plat note is consistent with the effective Land Use Plan for the City of Hollywood. That plan designates the area covered by this plat for the uses permitted in the “Transit Oriented Corridor” land use category. The proposed note amendment is in compliance with the permitted uses of the effective land use plan as stated on **Exhibit 3**.

2. Affordable Housing

This plat is not subject to Policy 2.16.2 regarding affordable housing, as it is not the subject of a Broward County Land Use Plan amendment.

3. Access

This project is located on South State Road 7 (US 441), which is a State Roadway. Florida Department of Transportation (FDOT) has issued a pre-approval letter, see **Exhibit 4**.

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.

4. Municipal Review

The City of Hollywood No Objections Letter/Resolution is currently pending. This item will only be scheduled for Commission meeting once Planning and Development Management Division receives response from the City.

The adjacent City of Dania Beach and Town of Davie has no objection to this request.

5. Concurrency – Transportation

This plat is located in Southeast Transportation Concurrency Management Area which is subject to Transportation concurrency fees, as defined in Section 5-182.1(a)(5)a) of Land Development Code.

The proposed plat generates 745 trips per PM peak hour, and the existing generates 238 trips per PM peak hour. This is an increase of 507 trips per PM peak hour.

	Existing Use Trips per Peak Hour (PM)	Proposed Use Trips per Peak Hour (PM)
Residential	0	235
Non-Residential	238	510
Total	745	
Difference	Increase of 507 Trips per Peak Hour	

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 (HOL)	Hollywood
Design Capacity:	37.500 MGD	55.500 MGD
Annual Average Flow:	25.629 MGD	40.810 MGD
Estimated Project Flow:	00.023 MGD	00.105 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.

7. Concurrency – Regional Parks

Broward County Parks and Recreation Division reviews all projects for Regional Park impacts and have reviewed this application and have no objection to this note amendment. This plat with the amended note satisfies the regional park concurrency requirement of Broward County Land Development Code.

8. Concurrency - Public School

The School Board has reviewed the application and satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. The School Board staff provided a School Capacity Availability Determination (SCAD) letter attached as **Exhibit 7**.

9. Impact Fee Payment

Road Impact fees were satisfied after plat recordation. Transportation Concurrency and administrative fees, school impact fees, regional park impact 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 Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code and must be paid on the date of building permit issuance.

10. Environmental Review

The plat note amendment application has been reviewed by Environmental Engineering and Permitting Division. **Exhibit 8** provides recommendations to the developer regarding environmental permitting for the future development.

11. Historic Resources

Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development will not have an impact on historical or archaeological resources, and the consulting archaeologist has no objections to this application.

This property is located in the City of Hollywood and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The applicant is advised to contact the City of Hollywood Planning Department, Planning Director, 954-921-3474, to seek project review for compliance with municipal historic preservation regulations.

In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity 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. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

12. Aviation

The plat is within 20,000 feet of Broward County's Fort Lauderdale/Hollywood International Airport and North Perry Airport. 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 of the proposed project, Broward County and 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 kfriedman@broward.org. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>.

13. Utilities

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

14. 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 Planning and Development Management Division's web page at: 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)(5)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.
3. 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.
4. This plat satisfied the regional parks and recreation concurrency requirement of Section 5-182.7 of the Broward County Land Development Code.

RECOMMENDATIONS

Based on the review and findings, staff recommends **DENIAL** of this application, subject to the following conditions which shall assure compliance with the standards and requirements of the Land Development Code:

1. The City of Hollywood No Objections Letter/Resolution is currently pending. This item will only be scheduled for Commission meeting once Planning and Development Management Division receives response from the City.
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 recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments and recommendations.

MR

Exhibit B

SSR 7

SW 52 CT

SW 54 ST



Commission District No. 7
Municipality: Hollywood
S/T/R: 36/50/41




074-PL-79
RW Chambers Subdivision
Addition No. 1



0 150 300 600 Feet

Prepared by: Planning and Development Management Division
Date Flown: January 2021

TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Plat Note Amendment for RW Chambers Subdivision Addition No. 1
(074-PL-79) City of Hollywood

DATE: August 12, 2021

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat.

The Future Land Use Element of the City of Hollywood Comprehensive Plan is the effective land use plan for the City of Hollywood. That plan designates the area covered by this plat for the uses permitted in the "Transit Oriented Corridor" land use category. This plat is generally located on the east side of State Road 7/U.S. 441, between Southwest 52 Court and Southwest 54 Street.

Regarding the proposed mid-rise residential, hotel, commercial, restaurant and office uses, Planning Council staff notes the subject Transit Oriented Corridor permits a maximum of 5,309 residential units, 2,500 hotel rooms, 15,000,000 square feet of "Commercial" uses and 2,000,000 square feet of "Office" uses. To date, including this proposed development, 2,908 residential units, 530 hotel rooms, 3,839,942 square feet of "Commercial" use and 120,421 square feet of "Office" use have been proposed by plat or granted development permits. Therefore, the proposed 64 mid-rise units, 300 hotel rooms, 23,500 square feet of commercial use, 15,000 square feet of restaurant use and 55,000 square feet of office use are in compliance with the permitted uses of the effective land use plan.

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PC 10-10/PCT 10-7, which were approved by the Broward County Commission on September 28, 2010, recognizing the following voluntary commitment:

- No new residential development shall be constructed within the 60+ Ldn contour located north of Griffin Road.

Planning Council staff notes that this plat is located south of Griffin Road.

Exhibit B

RW Chambers Subdivision Addition No. 1

August 12, 2021

Page Two

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:CME

cc: Dr. Wazir Ishmael, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood



Exhibit B



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

July 16, 2021***

THIS PRE-APPLICATION LETTER IS EXTENDED UNTIL – July 16, 2022
THIS LETTER IS NOT A PERMIT APPROVAL

Wilford Zephyr
Zephyr Engineering
5451 Pierce Street
Hollywood, FL 33021

Dear Wilford Zephyr:

RE: **July 10, 2020** - Pre-application Review for **Category E Driveway**, Date of Pre-application Meeting: **June 11, 2020**
Broward County - Hollywood; SR 7; Sec. # 86100; MP: 5.70; Access Class - 5;
Posted Speed - 45; SIS - No; Ref. Project: FM 429576.2-BIKE LANE/SIDEWALK-Robert Lopes,

Request: Use existing right-in/right-out driveway on the east side of SR 7, located approximately 265 feet north of SW 54th Street.

SITE SPECIFIC INFORMATION

Project Name & Address: **5300 S. SR 7 Mixed-Use Development – 5300 South SR 7, Hollywood, FL**
Applicant/Property Owner: Daniel A. Jaramillo; Parcel Size: **2.06 Acres**
Development Size: **Commercial: 22,726 SF Retail/Commercial, 14,272 SF Restaurant, 49,975 SF Office, 200 Rooms Hotel, 64 Dwelling Units Condominium**

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- A minimum driveway length of 40 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 100 feet is required.
- A right turn lane is required and shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide a buffered bicycle lane. If the standard right turn lane requirement is not met, a Design Variation may be required to be submitted during permit review. A continuous right turn lane along the SR 7 frontage of the site is not allowed.
- A Traffic Study shall be provided prior to Permit. Coordination with the Traffic Operations office will be required to establish the methodology and requirements of the Traffic Study. Queuing analysis for the proposed drop-off area shall be included in the study. The study shall evaluate traffic signal control at the intersection of SR 7 and SW 52nd Court.

Comments:

- Letter revised on April 15, 2021 to update land use intensity. Time extension issued on July 16, 2021.
- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Digitally signed by:
Dalila Fernandez
Date: 2021.07.16
09:19:56 -04'00'

Dalila Fernandez, P.E.
District Access Management Manager

cc: Jonathan Overton, P.E., Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2020-06-11\5. 86100 MP 5.70 SR 7_5300 S. SR 7 Mixed-Use\86100 MP 5.70 SR 7_5300 S. SR 7 Mixed-Use_Rev_Ext.docx

www.dot.state.fl.us

The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT

SBBC-3053-2021

County Number: 044-MP-14 Municipality Number: 044-MP-14
Southern Dreams, LLC aka Laura and Glenda Estates

July 20, 2021



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

Exhibit B

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: July 20, 2021	Single-Family:		Elementary: 1
Name: Southern Dreams, LLC aka Laura and Glenda Estates	Townhouse: 8		Middle: 0
SBBC Project Number: SBBC-3053-2021	Garden Apartments:		High: 1
County Project Number: 044-MP-14	Mid-Rise:		Total: 2
Municipality Project Number: 044-MP-14	High-Rise:		
Owner/Developer: Southern Dreams, LLC	Mobile Home:		
Jurisdiction: Deerfield Beach	Total: 8		

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
Deerfield Park Elementary	754	829	601	-228	-12	72.5%	1
Deerfield Beach Middle	1,482	1,009	1,201	-342	-15	77.8%	11
Deerfield Beach High	2,848	811	2,394	-454	-7	84.1%	32

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				21/22	22/23	23/24	24/25	25/26
Deerfield Park Elementary	602	-227	72.6%	609	587	568	558	570
Deerfield Beach Middle	1,212	-331	78.5%	1,165	1,170	1,176	1,161	1,180
Deerfield Beach High	2,426	-158	85.2%	2,471	2,457	2,443	2,425	2,412

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

*This number represents the higher of: 100% gross capacity or 110% permanent capacity. **The first Monday following Labor Day. ***Greater than 100% exceeds the adopted Level of Service (LOS).

CHARTER SCHOOL INFORMATION

Exhibit B

Charter Schools within 2-mile radius	2020-21 Contract Permanent Capacity	2020-21 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				21/22	22/23	23/24
Somerset Academy Key Middle	495	333	-162	333	333	333
Somerset Key High School	800	271	-529	271	271	271

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Deerfield Park Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Deerfield Beach Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Deerfield Beach High	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

This application indicates there are no existing units built onsite. The application includes that 4 single family units are permitted on the existing plat note, which vests the project for the 2 (1 elementary and 1 high school) students generated by that unit mix. The application proposes 8 (three or more bedroom) townhouse, which will not generate additional students.

The school Concurrency Service Areas (CSA) serving the project site in the 2020/21 school year include Deerfield Park Elementary, Deerfield Beach Middle, and Deerfield Beach High Schools. Based on the Public School Concurrency Planning Document (PSCPD), the impacted schools are operating below the adopted Level of Service (LOS), which is established as the higher of: 100% gross capacity or 110% permanent capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2020/21-2022/23), these schools are projected to operate below the adopted LOS through the 2022/23 school year. It should be noted that FISH capacity for the impacted schools reflect compliance with the class size constitutional amendment.

Additionally in the 2020/21 school year, the charter schools located within a two-mile radius of the site and their associated data are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSAs, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2020/21 to 2024/25 regarding pertinent impacted schools are depicted above.

Therefore, this application is determined to satisfy public school concurrency on the basis that the project is vested for public school concurrency. This preliminary determination shall be valid for 180 days for a maximum of 8 (three or more bedroom) townhouse units and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on January 15, 2022. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this Preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall specify at the minimum the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.


SBBC-3053-2021 Meets Public School Concurrency Requirements

Exhibit B

☒ Yes ☐ No

Reviewed By:

7/20/21
Date


Signature

Lisa Wight

Name

Planner

Title



Exhibit B

Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521 • 954-519-1412

e-COMMENTS for Delegation Request: Amend the Plat Note



TO: Review Agency

PLAT NAME: Laura and Glenda Estates

PLAT NO.: 044-MP-14

COMMENT DUE DATE: August 2, 2021

Please find an application for the above plat which was submitted to you for verification of the *Standards of the Broward County Land Development Code*, as amended.

To comply with the review requirements mandated by the Code, your written comments must be submitted electronically to this office by the date indicated above. **If your comments are not received by the above date, we will understand that to mean you have no objection to the plat as submitted.**

Please note that all agency comments should now be e-mailed to the Planning and Development Management Division at: pdmdinfo@broward.org. Your cooperation is greatly appreciated!

_____ NO OBJECTION TO THE PLAT AS SUBMITTED.

_____ THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.

☒ THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

In the space provided below, please type/print your name, agency and phone number:

COMMENTS:

LISA WIGGIT

Print Name

SBBc

Agency

754 3212172

Phone Number



Exhibit B

Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

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

July 26, 2021

David Quigley, Manager
Planning & Zoning Division
Town of Davie
6591 Orange Drive
Davie, FL 33314

RE: Municipal notification of a delegation request to amend the "Note" on a recorded plat adjacent to the municipal limits of the Town of Davie:

Plat name: RW Chambers Subdivision Addition No. 1
Plat No. 074-PL-79

Written comments must be received on or before **August 21, 2021**

As per Broward County Commission Policy effective March 24, 1998, we are forwarding a copy of an application for a delegation request to all municipalities that are adjacent to the plat.

If your municipality desires to comment on this application, the comments must be in writing and electronically submitted to the Planning and Development Management Division on or before the above referenced date. Please send your comments via e-mail to our offices at padminfo@broward.org.

Any written comments received will be forwarded to the applicant along with the comments from other agencies reviewing the application.

If you have any questions, please contact Monica Randino at 954-357-6629 (or mrandino@broward.org).

Sincerely,

Monica Randino, Senior Planner
Planning and Development Management Division

The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

SITE PLAN

SBBC-3120-2021

County Number: Municipality Number: 20-DP-29
441 Mixed Use Building

July 28, 2021



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

SITE PLAN

Exhibit B

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: July 28, 2021	Single-Family:		Elementary: 1
Name: 441 Mixed Use Building	Townhouse:		Middle: 1
SBBC Project Number: SBBC-3120-2021	Garden Apartments:		
County Project Number:	Mid-Rise:		High: 0
Municipality Project Number: 20-DP-29	High-Rise: 64		
Owner/Developer:	Mobile Home:		Total: 2
Jurisdiction: Hollywood	Total: 64		

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
Stirling	767	771	511	-260	0	66.3%	1
Attucks Middle	1,227	1,350	866	-484	-22	64.1%	28
Hollywood Hills	2,667	2,667	1,836	-831	-30	68.8%	10

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				21/22	22/23	23/24	24/25	25/26
Stirling	512	-259	66.4%	543	523	528	527	541
Attucks Middle	894	-456	66.2%	897	915	930	956	972
Hollywood Hills	1,846	-821	69.2%	1,936	1,930	1,923	1,913	1,907

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

*This number represents the higher of: 100% gross capacity or 110% permanent capacity. **The first Monday following Labor Day. ***Greater than 100% exceeds the adopted Level of Service (LOS).

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2020-21 Contract Permanent Capacity	Exhibit B Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				21/22	22/23	23/24
No Charter Schools						

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Stirling	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
Attucks Middle	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Hollywood Hills	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

Exhibit B

According to the application, no units are on the site. The application proposes 64 high-rise units, which is anticipated to generate 2 (1 elementary, and 1 middle school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2020/21 school year include Stirling Elementary, Attucks Middle and Hollywood Hills High Schools. Based on the Public School Concurrency Planning Document (PSCPD), all three schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of: 100% gross capacity or 110% permanent capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2020/21- 2022/23), these schools are expected to maintain their current status through the 2022/23 school year. It should be noted that utilizing the student generation rates in the Broward County Land Development Code, the project is only anticipated to generate students at the elementary and middle school level. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

There are no charter schools located within a two-mile radius of the site in the 2020/21 school year. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2020/21 to 2024/25 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid for 180 days for a maximum of 64 high-rise units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on January 23, 2022. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-3120-2021 Meets Public School Concurrency Requirements

Exhibit B

☒ Yes ☐ No

Reviewed By:

7/28/2021

Date

Lisa Wight

Signature

Lisa Wight

Name

Planner

Title



Exhibit B

Environmental Protection and Growth Management Department

ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION

1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

MEMORANDUM

DATE: 8/11/2021

TO: Josie P. Sesodia, Director, PDMD
PDMDInfo@broward.org

FROM: Lorenzo Fernandez, Assistant Director, EEPD 

SUBJECT: Plat Note Amendment Review

The Environmental Engineering and Permitting Division (EEPD) has reviewed the application for modifications to the Development Review Report for the subject plat. Pursuant to the request by the applicant, staff reviewed the information contained in the request, the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission.

REVIEW OF PLAT APPLICATION (please submit electronically)	
Plat Number: 074-PL-79-A	Folio: 504136130010
Plat Name: RW Chambers Subdivision Addition No. 1	
Comments Due Date: 8/12/2021	Return Comments To: PDMDInfo@broward.org
Applicant's Request: Plat Note Amendments	
Division: Environmental Engineering and Permitting	

Staff proposes the following disposition:

Reviewer's Name: Yvel Rocher

Exhibit B

**Program: Domestic and Non-Domestic Wastewater
And Surface Water Management**

Any objection to the plat as submitted.

Answer: No

This plat is subject to the comments noted below.

Answer: Yes

Plat Comments, as needed:

1. 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 Engineering and Permitting Division at 954-519-1483 or WWLicense@broward.org for specific code requirements.

2. 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 Engineering and Permitting Division at 954-519-1483 or NDDLLicense@broward.org for specific code requirements.

3. 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 the site grading, or construction of a surface water management system, a Broward County Surface Water Management License is required. Contact the Environmental Engineering and Permitting Division at 954-519-1483 or SWMLicense@broward.org for specific code requirements.

Reviewer's Name: Linda Sunderland

Exhibit B

Program: Aquatic and Wetland Resources

Any objection to the plat as submitted.

Answer: No

This plat is subject to the comments noted below.

Answer: Yes

Plat Comments, as needed:

1. Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and 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.
2. The Water and Environmental Licensing Section of the Environmental Engineering and 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 Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at <https://www.fleppc.org/list/list.htm>.
3. 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 Engineering and Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Reviewer's Name: Peter Burke	Program: Tree Preservation
<div>Exhibit B</div>	
<p>Any objection to the plat as submitted. Answer: No</p> <p>This plat is subject to the comments noted below. Answer: Yes</p> <p>Plat Comments, as needed:</p> <p>This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.</p>	
Reviewer's Name: David Vanlandingham	Program: Clean-Up and Waste Regulation
<p>Any objection to the plat as submitted. Answer: No</p> <p>This plat is subject to the comments noted below. Answer: Yes</p> <p>Plat Comments, as needed:</p> <p>Not a contaminated site; not within one-quarter mile of a contaminated site; not a licensed waste regulation facility; not an abandoned dump or landfill.</p>	

Reviewer's Name: Robert Wong

Program: Air Program
Exhibit B

Any objection to the plat as submitted.

Answer: No

This plat is subject to the comments noted below.

Answer: Yes

Plat Comments, as needed:

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: <http://www.broward.org/ePermits/Search/Pages/PermitDetails.aspx?permitID=395>. Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at ePermits.broward.org at least 10 working-days before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. Depending on the type and size of roof, wall, flooring, and insulation, piping and mechanical systems affected, an asbestos survey, FDEP Notice of Demolition or Asbestos Renovation form 62-257.900(1) and applicable asbestos project fee(s) may also be required at least 10 working-days before commencing work. For assistance, contact Broward County's asbestos program at AsbestosHelp@broward.org or call 954-519-0340.

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Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Application Number 074-PL-79**Development and Environmental Review Online Application**

Project Information			
Plat/Site Plan Name RW Chambers Subdivision Addition No. 1			
Plat/Site Number 074-PL-79		Plat Book - Page (if recorded) 108/42	
Owner/Applicant/Petitioner Name Daniel A. Jaramillo			
Address 5350 SW 21st Court		City Plantation	State FL
Zip 33317			
Phone	Email		
Agent for Owner/Applicant/Petitioner Rod A. Feiner, Esq.		Contact Person	
Address 1404 South Andrews Ave.		City Ft. Lauderdale	State FL
Zip 33316			
Phone 954-761-3636	Email rafeiner@coker-feiner.com		
Folio(s) 5041 3613 0010			
Location South side of SW 52nd Ct. at/between/and US 441 and/of _____ <small>north side/corner north street name street name / side/corner street name</small>			

Type of Application (this form required for all applications)Please check all that apply (use attached **Instructions** for this form).

- ☐ **Plat** (fill out/PRINT *Questionnaire Form, Plat Checklist*)
- ☐ **Site Plan** (fill out/PRINT *Questionnaire Form, Site Plan Checklist*)
- ☒ **Note Amendment** (fill out/PRINT *Questionnaire Form, Note Amendment Checklist*)
- ☐ **Vacation** (fill out/PRINT *Vacation Continuation Form, Vacation Checklist*, use *Vacation Instructions*)
- ☐ **Vacating Plats, or any Portion Thereof** (BCCO 5-205)
- ☐ **Abandoning Streets, Alleyways, Roads or Other Places Used for Travel** (BCAC 27.29)
- ☐ **Releasing Public Easements and Private Platted Easements or Interests** (BCAC 27.30)
- ☐ **Vacation** (*Notary Continuation Form Affidavit* required, fill out *Business Notary* if needed)

Exhibit B

Application Status			
Has this project been previously submitted?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
		<input type="checkbox"/> Don't Know	
This is a resubmittal of:		<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project
		<input checked="" type="checkbox"/> N/A	
What was the project number assigned by the Planning and Development Division?		Project Number	<input checked="" type="checkbox"/> N/A
			<input type="checkbox"/> Don't Know
Project Name			<input checked="" type="checkbox"/> N/A
			<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
		<input checked="" type="checkbox"/> Don't Know	
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
		<input type="checkbox"/> Don't Know	
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know	
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know	
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If the answer is "Yes" to any of the questions above	
RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.	

Exhibit B

Land Use and Zoning

EXISTING	PROPOSED
Land Use Plan Designation(s)	Land Use Plan Designation(s)
Zoning District(s) SR7/CCD-RC	Zoning District(s) SR7/CCD-RC

Existing Land Use

A credit against impact fees may be given for the site's current or previous use. **No credit will be granted for any demolition occurring more than eighteen (18) months and/or sixty (60) months for mobile homes of Environmental Review of construction plans.** To receive a credit, complete the following table. **Note:** If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within eighteen (18) months of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Are there any existing structures on the site?

☒ Yes ☐ No

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
Office	2,500 sq.ft.	Current	YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO

*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

Proposed Use

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
Mid-rise residential	64	commercial	23,500 sq ft
Hotel	300	restaurant	15,000 sq ft
		office	55,000

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NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Owner/Agent Signature

Date

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 24 day of JUNE, 2021, who ☒ is personally known to me | ☐ has produced _____ as identification.

Name of Notary Typed, Printed or Stamped

Signature of Notary Public - State of Florida

Notary Seal (or Title or Rank)

Serial Number (if applicable)



For Office Use Only

Application Type

Application Date

Acceptance Date

Fee

Comments Due

Report Due

CC Meeting Date

Adjacent City or Cities

☒ Plats

☐ Surveys

☒ Site Plans

☐ Landscaping Plans

☐ Lighting Plans

☐ City Letter

☐ Agreements

☒ Other: FDOT Letter, Questionnaire form

Distribute To

☐ Full Review

☐ Planning Council

☐ School Board

☐ Land Use & Permitting

☐ Health Department

☐ Zoning Code Services (BMSD only)

☐ Administrative Review

☐ Other:

Received By

Exhibit B

Law Offices

COKER & FEINER

1404 South Andrews Avenue
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636
Facsimile: (954) 761-1818

Richard G. Coker, Jr., P.A.
Rod A. Feiner
Kathryn R. Coker

rgcoker@coker-feiner.com
rafeiner@coker-feiner.com
krcoker@coker-feiner.com

MEMORANDUM

To: Karina Da Luz, Planning Section Supervisor
Growth Management Department

From: Rod A. Feiner, Esq.

Date: 07/12/2021

Subject: Narrative for Plat Note Amendment
R.W. Chambers Subdivision Addition No. 1 Plat

The Applicant and Owner is requesting to make the following amendment to the existing plat note:

Existing Note

This plat is restricted to 23,700 sq. ft. of commercial space.

Proposed Note

This Plat is restricted to 23,500 sq. ft. of commercial use, 15,000 sq. ft. of restaurant use and 55,000 sq. ft. of office use as well as 300 hotel rooms and 64 mid-rise residential units.

The R. W. Chambers Subdivision No. 1 Plat recorded in 1981 and in 1988 the plat note was amended to reflect the existing plat note. This was accomplished through a Plat Note Amendment Agreement recorded at OR Book 15573, Page 280 of the Public Records of Broward County, Florida.

The Property is located on the east side of US 441 just north of the Seminole Hard Rock Casino. The property is currently being operated as a used car lot and thus while the actual size of the use

Exhibit B

exceeds the plat note the existing building on the property is consistent with the restrictions contained in the existing plat note.

The Applicant proposed to substantially redevelop the property as a mixed-use building containing commercial, office, hotel, restaurant and condominium uses. This is the highest and best use of the property. The proposed development is consistent with the City and County's Land Use Plan and the proposed development is also consistent with the current City Zoning. IN fact, all of the proposed uses and the design of the building is consistent with the City's Zoning requirements; no waivers or variances are necessary. In addition, there exists sufficient capacity such that the proposed development satisfies all concurrency requirements. The Applicant is concurrently going through the City's site plan approval process, has submitted a Traffic Study to FDOT which has been accepted and has already committed to making an additional turn lane onto US 441 from SW 52nd Court.

The request plat note amendment will allow the County to assess and collect impact fees at the time of project permitting which are consistent with the proposed redevelopment while giving credit for those fees associated with the existing development. The County defines the proposed residential units as being mid-rise residential units for purposes of calculation of impact fees.

Since the proposed plat note is consistent with the City and County Land Use Plan and is also consistent with the City's Zoning Code the requested amendment to the plat note should be approved.