



Resilient Environment Department
URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Bristol Reserve	Number:	025-MP-21
Application Type:	New Plat	Legistar Number:	22-1198
Applicant:	CC Homes	Commission District:	5
Agent:	Craven Thompson and Associates, Inc.	Section/Twn./Range:	13/50/40
Location:	East side of Flamingo Road, between Southwest 20 Street and Southwest 26 Street	Platted Area:	40.8 Acres
Municipalities:	Davie	Gross Area:	N/A
Previous Plat:	Parcel B of DC Center (Plat Book 168, Page 10) and San-Cao (Plat Book 163, Page 10)	Replat:	☐ Yes ☒ No
FS 125.022 Waiver	An extension waiver was granted until March 14, 2023		
Recommendation:	APPROVAL		
Meeting Date:	September 20, 2022		

A location map of the plat is attached, see **Exhibit 2**.

The Application is attached, as **Exhibit 9**. The Urban Planning Division (UPD) distributed the application to agencies for review, as required by Sec. 5-181 of the Land Development Code.

Existing and Future Land Use	
Existing Use:	6 Single Family Residential Units and Cattle Pen
Proposed Use:	35 Single Family Units
Plan Designation:	Residential 1 DU/AC
Adjacent Uses	Adjacent Plan Designations
North: Single Family Residential, Lake	North: Residential 1 DU/AC
South: Single Family Residential	South: Residential 1 DU/AC
East: Single Family Residential, Lake	East: Residential 1 DU/AC
West: Single Family Residential	West: Residential 1 DU/AC
Existing Zoning	Proposed Zoning
AG - 1	R -1

1. Land Use

Planning Council staff has reviewed this application and determined that the Town of Davie's Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat uses permitted in "Residential 1 DU/AC" land use category. The proposed residential use is in compliances with the permitted uses and densities of the effective land use plan. Planning Council memorandum is attached, see **Exhibit 3**.

2. Affordable Housings

This plat is not subject to Policy 2.16.2 as it is not the subject of a Broward County Land Use Plan amendment, and the proposed dwelling units are less than 100 units.

3. Trafficways

Trafficways approval is valid for 10 months. Approval was received on December 2, 2021.

4. Access

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

5. Concurrency – Transportation

This plat is located in the Southwest Standard Concurrency Management Area, which is subject to road impact fees, as defined in Section 5-182.1(a)(1)b) of Land Development Code.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	6	35
Non-residential	0	0
Total	35	

6. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	Town of Davie	City of Sunrise
Plant name:	Davie (06/21)	Sunrise Sawgrass (SSA) (06/22)
Design Capacity:	10.00 MGD	20.00 MGD
Annual Average Flow:	6.95 MGD	13.08 MGD
Estimated Project Flow:	0.012 MGD	0.010 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 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	0.35
Local	N/A

8. Concurrency - Public School

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, the 34 single family residences will generate 17 students at the elementary, middle and high levels. In accordance with Section 5-182.9(a)(1) of the Land Development Code, the staff determined that it satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. 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 during the review of construction plans submitted for County Environmental review and must be paid prior to the issuance of the building permit. The School Capacity Availability Determination (SCAD) letter is attached, see **Exhibit 5**.

9. Impact Fee Payment

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

Road Impact Fee of \$368, Regional Park Impact Fee of \$1,147 and Park Administrative Fee of \$46 respectively were paid prior the time of the recordation of the underlying plat (San Cao – Plat Book 163, Page 10). This amount will be applied as credit towards the future assessment of road impact, regional park impact and regional park administrative fees for the proposed single-family units.

At the time of plat application, a single-family residence along with farming structure existed on this site. The applicant stated that the commercial building 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 road impact fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. No credit will be granted for demolition occurring more than three (3) years prior to the review of construction plans submitted for County environmental review approval.

10. Environmental Review

This plat has been reviewed by Environmental Permitting Division. See the attached environmental review report which provide recommendations to the developer regarding environmental permitting for the future development, **Exhibit 6**.

The Broward County Parks and Recreational Division have reviewed this application and noted that the land cover and location suggest that there is potential burrowing owl habitat. Although, the Park Division does not have any enforcement authority over this review, they recommended that the developer MUST follow proper protocol with the Florida Fish and Wildlife Commission permitting process. As a result, the developer did an office and field assessment of the site in March 2021, August 2021, January 2022, and March 2022. There were no sightings of listed fauna during the site assessments and no designated critical habitat exists onsite or in direct adjacent land.

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

Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

12. Historic 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 Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist determined that the proposed project, will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See the attached historic and archaeological comments, **Exhibit 7**.

13. Aviation

See the attached Broward County Aviation Department comments for the proposed plat. The statement on potential overflight noise is included for informational purposes only as the property contains of residential/place of worship land uses. No further action is required to satisfy the County airport noise ordinance, **Exhibit 8**.

Further information regarding the current and potential impact of airport operations on the subject property may be obtained from the Broward County Aviation Department, Airport Development Planning Division at 954-359-2291.

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 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 Southwest Standards Concurrency District. This district meets the regional transportation concurrency standards as specified in Section 5-182.1(a)(1)b) 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, see the attached SCAD letter, **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, see **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. Applicant must follow proper protocol with the Florida Fish and Wildlife Commission permitting process due to potential burrowing owl habitat.

4. Place a note on this face of the plat reading:

- a. This plat is restricted to 35 single family units.

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.

5. If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[CLD/HWC]