



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 NEW PLAT

Project Description			
Plat Name:	Persaud Acres	Number:	032-MP-19
Application Type:	New Plat	Legistar Number:	21-790
Applicant:	Ganga Persaud	Commission District:	5
Agent:	HSQ	Section/Twn./Range:	36/49/40
Location:	East side of Flamingo Road, between Northwest 12 Street and Northwest 14 Street	Platted Area:	4.7 Acres
Municipality:	Plantation	Gross Area:	N/A
Previous Plat:	None	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
FS 125.022 Waiver	A Waiver of Extension was granted until April 7, 2022		
Recommendation:	APPROVAL		
Meeting Date:	June 15, 2021	Action Deadline:	July 15, 2021

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

The Application is attached as **Exhibit 10**. The Planning and Development Management Division (PDMD) 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:	1 Single Family Unit
Proposed Use:	3 Single Family Units
Plan Designation:	Estate (1) Residential
Adjacent Uses	Adjacent Plan Designations
North: Single Family Residence	North: Estate (1) Residential
South: Single Family Residence, Vacant	South: Estate (1) Residential
East: Single Family Residence	East: Estate (1) Residential
West: Single Family Residence	West: Irregular (2.94) Residential within a Dashed-Line Area (City of Sunrise)
Existing Zoning	Proposed Zoning
RS1EP	RS1EP

1. Land Use

Planning Council has reviewed this application and determined that the Future Land Use Element of the City of Plantation Comprehensive Plan is the effective land use plan for the City of Plantation. The plan designates the area covered by this plat for the uses permitted in the “Estate (1)” land use category. Therefore, the proposed development of three single family dwelling units is in compliance with the effective land use plan, see **Exhibit 3**.

2. Affordable housing

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

3. Adjacent City

The adjacent City of Sunrise indicated no objection to this request, see **Exhibit 4**.

4. Trafficways

Pursuant to Section 5-182.5, trafficways approval is valid for 10 months. An approval was received on October 22, 2020 and is valid for 10 months.

5. 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 **Exhibit 5**. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.

6. Concurrency – Transportation

This plat is located in the Central 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.

Proposed Use	Trips per Peak Hour
Residential	3
Non-residential	N/A
Total	3

7. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	City of Plantation	
Plant name:	Plantation (12/20)	SEPTIC
Design Capacity:	5.00 MGD	N/A MGD
Annual Average Flow:	1.93 MGD	N/A MGD
Estimated Project Flow:	0.002 MGD	N/A MGD

The applicant has requested the use of an onsite sewage disposal system (septic tanks). According to the City of Plantation, sanitary sewer service is not available for that area. See the attached Sewer Availability Letter **Exhibit 8**. Prior to any construction or building permit, the required Septic Tank and well Permits must issue by the Broward County Health Department. Complete compliance with Chapter 64E-6 of the Florida Administrative Code and Broward County Code of Chapter 34, Article 11-1/2 Water and Septic Tank Ordinance.

This project as submitted will be limited to Lot 1 at 2,500 gallons per day (GDP); Lot 2 at 2,500 GPR and Lot 3 at 6,825 GPD with a total flow of 12,425 gallon per day sewage flow as provided in Chapter 64E-6 of the Florida Administrative Code (FAC) or Chapter 34, Article 11 ½ Water Tank and Septic Tank Ordinance. The septic tanks must be limited to domestic waste only, see Health Department Letter **Exhibit 7**.

8. Concurrency – Regional Parks

Broward County reviews all projects for Regional Park impacts (and only projects in the BMSD/ unincorporated area for local park impacts.)

	Land Dedication (Acres)
Regional	0.04
Local	N/A

9. Concurrency - Public School

This plat application was reviewed by the Broward County School Board for one existing and two proposed single-family units. It was anticipated not to generate additional students in Broward County Schools and therefore exempt from public school concurrency requirements. However, 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 approval and must be paid on the date of the building permit issuance. See the attached School Capacity Availability Determination letter received from the School Board, see **Exhibit 6**.

10. Impact Fee Payment

All impact fees (school impact, park impact and transportation concurrency) will be calculated by Planning and Development Management 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. Staff notes that school impact fees increase annually while transportation concurrency, concurrency administrative, park impact and park administrative fees are subject to adjustment annually on October 1st.

11. Environmental Review

This plat has been reviewed by Environmental Engineering and Permitting Division. See the attached environmental review report which provide recommendations to the developer regarding environmental permitting for the future development, see **Exhibit 9**.

Environmental Planning and Community Resilience Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

12. 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 Engineering and 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.

13. 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 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.

The subject property is located in the City of Plantation, which is outside the jurisdiction of the Broward County Historic Preservation Ordinance (2014-320). The property owner or agent is advised to contact Dan Holmes, Director of Planning, Zoning and Economic Development at 954-797-2200 or dholmes@plantation.org.

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.

14. Aviation

The Broward County Aviation Department has no objection to the plat application. However, the applicant is advised that any proposed construction on this property with a height exceeding 200 feet, 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. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

15. Utilities

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

16. 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 Central 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 has been reviewed by the School Board per 5-182.9.(b) of the Land Development Code and is exempt from public school concurrency.
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 the Highway Construction and Engineering Memorandum, **Exhibit 5**.
2. Place note of 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 3 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.

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

HWC