



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:	Wolf Family Plat	Number:	067-MP-98
Application Type:	Note Amendment	Legistar Number:	20-2214
Applicant:	Target Corporation	Commission District:	7
Agent:	H & T Consultants, Inc.	Section/Twn./Range:	33/50/41
Location:	Northeast corner of Stirling Road and University Drive	Platted Area:	34.7 Acres
Municipality:	Town of Davie	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	January 26, 2020		

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

The Application is attached as **Exhibit 8**. 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:	November 7, 2000	Plat Book and Page Number:	171-85
Date Recorded:	May 8, 2002	Current Instrument Number:	113159258
Plat Note Restriction			
Original and Current Plat:	This plat is restricted to 290,000 square feet of commercial use (272,375 square feet existing; 17,625 square feet proposed) and 6,200 square feet of existing bank use.		
Proposed Note:	This plat is restricted to 290,000 square feet of commercial use; 6,200 square feet of existing bank use <b>and 8,500 square feet of auto care center at Outparcel #6.</b>		
Extensions:	Not Applicable		

**1. Land Use**

Broward County Planning Council finds that the proposed plat note is consistent with the effective Land Use plan for the Town of Davie. The plan designates the area covered by this plat for the uses permitted in the “Commercial” land use category as stated in **Exhibit 3**.

**2. Affordable Housing**

No residential units are proposed.

**3. Access**

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.

This project is located on, University Drive which is a State Roadway. Florida Department of Transportation (FDOT) has issued a pre-approval letter, see **Exhibit 6**.

**4. Municipal Review**

The Town of Davie has adopted a Resolution, No. 2020-186 on June 10, 2020 supporting the application, which is attached in **Exhibit 4**. Adjacent City of Cooper City indicate no objection to this request, see **Exhibit 5**.

**5. Concurrency – Transportation**

This plat is located in South 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 (PM)
Residential	N/A
Non-residential	28
Total	28

The plat was recoded with a note requiring development to occur before five (5) years from date of plat approval. This note is no longer required by the Land Development Code.

**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	Town of Davie
Plant name:	Davie	Davie 2 (DA2)
Design Capacity:	4.000 MGD	4.850 MGD
Annual Average Flow:	2.135 MGD	1.080 MGD
Estimated Project Flow:	0.001 MGD	0.004 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. Impact Fee Payment**

The current proposed commercial use will be assessed under the South-Central Concurrency Management Area which is subject to Transportation concurrency fees.

All impact fees will be calculated by PDMD DER Section; assessed based on construction plans submitted for environmental review approval and must be paid on date of building permit issuance. Fees are subject to increase annually on October 1<sup>st</sup>.

#### **8. Environmental Review**

The plat note amendment application has been reviewed by Environmental Engineering and Permitting Division. **Exhibit 7** provides recommendations to the developer regarding environmental permitting for the future development.

This plat is not located in a wellfield zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.

The Environmental Protection and Growth Management Department's records indicate that at least one underground fuel pipeline is located in the vicinity of this plat. Prior to conducting any subsurface work, the developer shall contact Sunshine 811 or 800-432-4770 to properly mark the location of the pipeline(s) to ensure that work is not in the location of this fuel pipeline(s).

#### **9. 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 Town of Davie and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The applicant is advised to contact Town of Davie Planning and Zoning Division Manager, David Quigley, at 954-797-1075, 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](mailto:med_exam_trauma@broward.org).

#### **10. Aviation**

The plat is within 20,000 feet of Broward County's 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, the Broward County Aviation Department 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](mailto:kfriedman@broward.org). To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>.

#### **11. Utilities**

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

#### **12. 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](http://www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf)

#### **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. Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **January 26, 2022**.
2. Delete the plat note that references expiration of the Findings of Adequacy.
3. 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.

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