



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

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DEVELOPMENT REVIEW REPORT FOR A PLAT NOTE AMENDMENT

Project Description			
Plat Name:	College Crossings Two	Number:	034-MP-13
Application Type:	Note Amendment	Legistar Number:	21-1502
Applicant:	ArchCo Residential LLC	Commission District:	7
Agent:	Craven Thompson and Associates, Inc.	Section/Twn./Range:	23/50/41
Location:	South side of Reese Road, between Davie Road and the Florida Turnpike	Platted Area:	152.7 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:	October 19, 2021		

A location map of the plat 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:	February 11, 2014	Plat Book and Page Number:	181/36-41
Date Recorded:	February 24, 2014	Current Instrument Number:	113738767
Plat Note Restriction			
Original and Current Plat:	This plat is restricted to 350 townhouse units and 251,450 square feet of commercial use on Parcel A-1, 106 garden apartments and 288 mid-rise units on Parcel A-2-A, 78 mid-rise units and 75-room hotel on Parcel A-2-B , 115,000 square feet of industrial use on Parcel A-3-A, 585,000 square feet of industrial use on Parcel A-3-B, and a 124-room hotel on Parcel B.		
Proposed Note:	This plat is restricted to 350 townhouse units and 251,450 square feet of commercial use on Parcel A-1, 106 garden apartments and 288 mid-rise units on Parcel A-2-A, 170 midrise units on Parcel A-2-B , 115,000 square feet of industrial use on Parcel A-3-A, 585,000 square feet of industrial use on Parcel A-3-B, and a 124-room hotel on Parcel B.		
Waiver:	A Waiver of Extension was granted until September 22, 2022		

1. Land Use

Planning Council staff has reviewed the proposed note, and the Future Land Use Element of the Town of Davie’s Comprehensive Plan is the effective land use plan. That plan designates the area covered by Parcel A-2-B for the uses permitted in the “Town of Davie Regional Activity Center” land use category. The referenced plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendment PC 98-7/PCT 98-1 and PCT 10-6 (**Exhibit 3**).

Additionally, this plat is subject to the executed “Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center,” as recorded in Official Record Book 41265, Page 15.

2. Affordable Housing

The 8,729 dwelling units included in PC 98-7/PCT 98-1 are not subject to BCLUP Policy 2.16.2 (formerly Policy 1.07.07) regarding affordable housing, because they were adopted prior to adoption of the policy. The 3,174 additional dwelling units included in BCLUP amendment PCT 10-6 are subject to Policy 2.16.2. In approving this amendment, the Board found the Town of Davie’s affordable housing program satisfied the policy.

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.

4. Municipal Review

The Town of Davie has adopted Resolution No. 2021-242, on August 4, 2021, supporting the application, which is attached in **Exhibit 4**. Additionally, the City of Plantation and the Broward Municipal Services District (BMSD) were notified of the proposed amendment and submitted no objection as included in **Exhibit 5**.

5. Concurrency – Transportation

This plat is located within the South Central Transportation Concurrency Management Area, as defined in Section 5- 182.1(a)(1)a) of Land Development Code, which is subject to transportation concurrency fees.

The proposed plat generates 2,218 trips per PM peak hour, and the existing generates 2,234 trips per PM peak hour. This is a decrease of 16 trips per PM peak hour.

	Existing Use Trips per Peak Hour (PM)	Proposed Use Trips per Peak Hour (PM)
Residential	437	473
Non-Residential	1,797	1745
Total	2,234	2,218
Difference	Decrease of 16 Trips	

This plat was recorded 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:	Ferncrest Utilities (02/21)	Ferncrest (FER) (12/20)
Design Capacity:	1.000 MGD	0.545 MGD
Annual Average Flow:	0.524 MGD	0.444 MGD
Estimated Project Flow:	0.060 MGD	0.043 MGD

The Health Department has reviewed this application and no calculations are required for potable water review. 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

Based on student generation rates adopted by the School Board and incorporated into the Land Development Code, this plat generates additional students. In accordance with Section 5-182(9)(b) of the Land Development Code, the School Board has determined the additional midrise units satisfy public school concurrency on the basis that adequate school capacity is anticipated to be available to support the proposed development. The additional midrise units will be subject to school impact fees. The School Board staff provided a School Capacity Availability Determination (SCAD) letter attached as **Exhibit 6**.

9. Impact Fee Payment

All impact fees will be calculated by Planning and Development Management Division, Development and Environmental Review Section. Fees will be assessed during the review of construction plans submitted for County Environmental Review Approval, and they must be paid on the date of building permit issuance. Fees are subject to increases in a manner consistent with State law.

In accordance with the credit provisions of Section 5-182.13 of the Land Development Code, demolished structures may be eligible for credit towards assessed impact fees provided appropriate documentation is submitted and 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

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.

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 adverse effect on any known historical or archaeological resources.

This property is located in the Town of Davie which is outside of the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The applicant is advised to contact the Planning and Zoning Manager, Town of Davie Planning & Zoning Department, 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.

12. Aviation

The plat is within 20,000 feet of Broward County's Fort Lauderdale/Hollywood International 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 wcastillo@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 request to amend the note on the face of the 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.

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 South-Central 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 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 **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 **October 19, 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.

JWP