



Resilient Environment Department

URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Plat Name:	Blazing Trail Plat	Number:	002-UP-21
Application Type:	New Plat	Legistar Number:	22-712
Applicant:	Seminole Tribe of Florida	Commission District:	2
Agent:	Linda Strutt Consulting, Inc.	Section/Twn./Range:	31/47/42
Location:	Northwest corner of NW 74 Place and NW 48 Avenue	Platted Area:	4.21 Acre
Municipalities:	Broward Municipal Services District	Gross Area:	N/A
Previous Plat:	N/A	Replat:	☐ Yes ☒ No
FS 125.022 Waiver	Extension was granted until August 1, 2023		
Recommendation:	APPROVAL		
Meeting Date:	June 7, 2022		

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

The Application is attached as **Exhibit 11**. The Urban Planning Division distributed the application to agencies for review, as required by Sec. 5-181 of the Land Development Code.

Existing Use:	Vacant
Proposed Use:	4 Single Family Residential Units
Plan Designation:	Estate Residential
North: Vacant	North: Estate Residential (BMSD)
South: Single Family Residential	South: Estate Residential (BMSD)
East: Single Family Residential	East: Estate Residential (Coconut Creek)
West: Single Family Residential	West: Estate Residential (BMSD)

1. Land Use and Zoning

The Urban Planning Division, Planning Section has reviewed this application and determined that the Broward Municipal Services District's Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat uses permitted in the "Estates Residential" land use category. The proposed dwelling units are in compliance with the permitted uses and densities of the effective land use plan, **Exhibit 3**. In addition, the Zoning Section has determined that the proposed residence is consistent with Chapter 39 of the Broward County Code of Ordinances, **Exhibit 4**.

2. Adjacent City

The City of Coconut Creek was notified of this plat and no response was received, **Exhibit 5**.

3. Trafficways

Trafficways approval is valid for 10 months. Approval was received on February 24, 2022.

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, **Exhibit 6**. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.

5. Concurrency – Transportation

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

	Existing Use PM Trips per Peak Hour	Proposed Use PM Trips per Peak Hour
Residential	0	4
Non-residential	0	0
Total	4	

6. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	Broward County WTP (2A)	Broward County
Plant name:	Broward County WTP (2A) (02/21)	Broward County North Regional (12/21)
Design Capacity:	30.00 MGD	95.00 MGD
Annual Average Flow:	16.95 MGD	71.30 MGD
Estimated Project Flow:	0.001MGD	0.001 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.

Broward County Water and Wastewater Engineering Division noted that this project is within the Broward County Water and Wastewater Services service area. A Broward County Water and Wastewater Services (BCWWS) Utility Connection Permit will be required before water/wastewater construction begins. Please contact Margarita Jaramillo-Coletto, Land Development Project Coordinator at (954) 831-0944 or mjaramillo@broward.org. The

configuration of water/wastewater facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit.

7. Concurrency – Regional Parks

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

	Land Dedication (Acres)
Regional	0.020
Local	0.020

8. Concurrency - Public School

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, the 4 single-family residences will generate two students on the elementary and high school 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. See the attached SCAD letter, **Exhibit 7**.

9. Impact Fee Payment

All impact fees (school impact, park impact and transportation concurrency) will be calculated by 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.

10. Environmental Review

This plat has been reviewed by the Environmental Permitting Division. See the attached environmental review report which provide recommendations to the developer regarding environmental permitting for the future development. See the attached Environmental Review Report, see **Exhibit 8**.

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 (FMSF) 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, see **Exhibit 9**.

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 10**.

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 North 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 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 7**.
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 6**.
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 4 single-family residences.

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.

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]