



Public Works and Environmental Services Department

HOUSING AND URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Residences at Foxcroft Cove	Application Number:	005-MP-26
Application Type:	New Plat	Legistar Number:	26-448
Owner/Applicant:	Arbor Ridge Housing Partners LP	Commission District:	7
Authorized Agent:	Pulice Land Surveyors, Inc.	Section/Twn./Range:	29/51/41
Location:	South side of Foxcroft Road, between Douglas Road/Southwest 89 Street and Palm Avenue/Southwest 101 Avenue	Folio Number (s):	5141-29-01-0091
Municipality:	City of Miramar	Platted Area:	2.13 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	APPROVAL		
FS 125.022 Waiver	This application expires on August 11, 2026		
Meeting Date:	May 26, 2026		

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

The Application is attached **(Exhibit 5)**. The Housing and Urban Planning Division (HUPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

Existing and Future Land Use	
Existing Use:	Vacant
Proposed Use:	84 Mid-Rise Dwelling Units
Plan Designation:	Irregular 19.9 Residential
Adjacent Uses	Adjacent Plan Designations
North: Multi Family Residences	North: Irregular 19.9 Residential
South: Residential Common Areas	South: Low Medium 10 and Irregular 19.9 Residential
East: Multi Family Residences	East: Irregular 19.9 Residential
West: Multi Family Residences	West: Irregular 19.9 Residential

In accordance with the Land Development Code, mid-rise units are defined as three (3) or more attached dwelling units in a building with four (4) to eight (8) residential stories (exclusive of parking levels).

1. Land Use and Affordable Housing

Planning Council staff have reviewed this application and determined that the City of Miramar Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat for the uses permitted in the “Irregular 19.9 Residential” land use category.

Regarding the proposed residential development of 84 dwelling units, Planning Council staff received written confirmation that 100% of the 84 dwelling units will be restricted to “moderate income” affordable housing or below (i.e. low-income and/or very-low income) as defined by the Broward County Land Use Plan (BCLUP) and maintained at said income level(s) for a period of at least 30 years.

Pursuant to BCLUP Policy 2.16.3, Planning Council staff has also received confirmation that the City of Miramar has allocated affordable housing bonus density to this plat (Resolution No. 26-28), and that public facilities and services will be available to serve the proposed development. With the provision of affordable units, Policy 2.16.3 permits an increase in density of up to 50 dwelling units per acre for the total number of affordable and bonus units. Planning Council staff calculations indicate that the maximum number of dwelling units permitted per the effective land use plan is 42, noting that with the affordable housing bonus density, the maximum allowable development increases to 106 dwelling units.

Therefore, the proposed development of 84 dwelling units is in compliance with the permitted uses of the effective land use plan, subject to the note on the face of the plat restricting at least 42 dwelling units to affordable housing at the “moderate-income” level or below as defined by the BCLUP for a period of at least 30 years. Planning Council Memorandum is attached (**Exhibit 3**).

2. Affordable Housing Certification

The Housing and Urban Planning Division has issued an Affordable Housing Certification (Ref Number 2024-002) for this development certifying 84 multi-family (13 very low and 71 low mid-rise) affordable housing mid-rise dwelling units.

3. Trafficways

Trafficways was approved and will expire on February 23, 2027.

4. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and provided comments and recommendations with respect to the safe and adequate access standards of the Broward County Land Development Code, as shown in the attached memorandum (**Exhibit 4**).

5. Concurrency – Transportation

This plat is located in the South Central Transportation Concurrency Management Areas (TCMA), where level of service (LOS) is expressed in term of bus headways, and where Transportation Concurrency Assessment Fees apply per Sec. 5-182.1(a) of Land Development Code. The proposed development generates 33 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	33
Non-residential	0	0
Total		33

6. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	City of Miramar	City of Miramar
Plant name:	Miramar East Water Treatment Plant (03/25)	Miramar (MIR) (09/25)
Design Capacity:	6.000 MGD	12.70 MGD
Annual Average Flow:	5.270 MGD	10.09 MGD
Estimated Project Flow:	0.029 MGD	0.029 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this Plat does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system, or that sufficient capacity will exist at time of building permit approval.

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	0.378
Local	0

8. Concurrency - Public School

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, the proposed 84 mid-rise dwelling units will generate 4 (2 elementary, 1 middle, 1 high school) students. 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. **This determination will expire on June 10, 2026.**

9. Impact Fee

All impact fees (school impact fees, park impact fees, transportation impact fees, and administrative fee) will be calculated by Housing and Urban Planning Division, Development and Environmental Review Section, in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for Broward County Development and Environmental review. Fees must be paid prior to the issuance of the building permit.

10. Environmental Review

This plat was reviewed by Environmental Permitting Division and has the following recommendations regarding environmental permitting for the future development.

A. Domestic & Non-Domestic Wastewater and Surface Water Management

The Broward County Domestic Wastewater Licensing Program has no objection to the described plat. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact the Environmental Permitting Division at 954-519-1483 or WWW.License@broward.org for specific code requirements.

The Broward County Non-Domestic Wastewater Program has no objection to the described plat because no

non-domestic wastewater discharge is anticipated for the site. Nonetheless, should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Permitting Division at 954-519-1483 or NDDLICENSE@broward.org for specific code requirements. This site does not require a Broward County Surface Water Management License because it is located outside of the jurisdiction of the Broward County Surface Water Management Licensing Program.

B. Aquatic and Wetland Resources

The Water and Environmental Licensing Section of the Environmental Permitting Division has not yet conducted a site inspection on this project; however, aerial photographs and light detection and ranging data (LIDAR) indicate that this property may contain County jurisdictional wetlands. The applicant must request a wetland determination from the Water and Environmental Licensing Section prior to any land clearing or filling. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging, filling, or other alteration of wetlands. Contact the Environmental Permitting Division at 954-519-1483 or AWRLICENSE@broward.org for specific code requirements.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at Florida Exotic Pest Plant Council (invasive.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the environmental Permitting Division at 954-519-1483 or AWRLICENSE@broward.org for specific code requirements.

C. Tree Preservation

This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.

D. Clean-Up and Waste Regulation

Not a known contaminated site; not within one-quarter mile of a contaminated site; not a licensed waste regulation facility; not an abandoned dump or landfill.

E. Air Program

Since the subject plat relates to vacant land, there are no building demolition or asbestos renovation applicable requirements.

F. Natural Resources Division

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

Approval to connect to any wastewater collection, treatment, or disposal system is approved by the Environmental Permitting Division as a prerequisite prior to issuance of building permits. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

12. Historical and Archaeological Resource Review

This plat was reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Property Appraiser, 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 sensitivity.

In the event any unmarked human burial remains are discovered, then pursuant to Florida Statutes, Chapter 872.05, all activities that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. The district medical examiner can be reached via email at [Med Exam Trauma@broward.org](mailto:Med_Exam_Trauma@broward.org) or via phone at (954) 357-5200. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.

13. Aviation

This property is within close proximity to North Perry Airport (HWO) and may need to be reviewed by Broward County Aviation Department (BCAD) and/or the Federal Aviation Administration (FAA) to determine if the project is a hazard to air navigation. The project is subject to compliance with 14 Code of Federal Regulations (CFR) Part 77 and Broward County Code of Ordinances Section 5-182.10-Airports.

The applicant should visit www.fll.net/airspacereview to determine if the proposed project penetrates protected airspace surfaces by using the Composite Airspace Map. If the project penetrates protected airspace surfaces, please contact airspacereview@broward.org.

The applicant should visit oeaaa.faa.gov to determine if the proposed project is required to file an FAA 7460-1 by using the Pre-Screening Tool. If the project was determined to penetrate the protected airspace surfaces using the Composite Airspace Map as described above, the project will be required to file a 7460-1 with the FAA.

14. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat application and did not provide a response.

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 Housing and Urban Planning Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf.

FINDINGS

Staff reviewed the application and found that it meets the requirements 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 was reviewed by the School Board and satisfies the public-school concurrency requirements of Section 5-182.9(a)(1) of the Land Development Code.
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 ensure compliance with the standards and requirements of the Land Development Code.

1. Conditions attached in the Highway Construction and Engineering Memorandum.
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. Place a note on the face of the plat reading:
 - a. This plat is restricted to 84 mid-rise dwelling units with at least 42 dwelling units subjected to affordable housing at the "moderate-income" level or below as defined by the BCLUP for a period of at least 30 years.
 - b. 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.
 - c. 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, the Mayor is authorized to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[CLD]