



Resilient Environment Department

**URBAN PLANNING 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:	Zona Place	Number:	013-MP-21
Application Type:	Note Amendment	Legistar Number:	24-1100
Applicant:	CG Davie North LLC	Commission District:	5
Agent:	Pillar Consultants, Inc	Section/Twn./Range:	26/50/41
Location:	North side of Southwest 38 Court, between Southwest 63 Avenue and Davie Road/Southwest 64 Avenue	Platted Area:	3.3 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:	September 17, 2024		

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

The Application is attached (**Exhibit 8**). The Urban Planning Division (UPD) 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:	June 14, 2022	Plat Book and Page Number:	183-693
Date Recorded:	April 18, 2024	Current Instrument Number:	119518804
Plat Note Restriction			
Current Plat Note:	This plat is restricted to 250 mid-rise units and <b>5,000 square feet</b> of commercial.		
Proposed Note:	This plat is restricted to 250 mid-rise units and <b>10,000 square feet</b> of commercial.		

**1. Land Use**

Planning Council has reviewed this application and determined that the Town of Davie Comprehensive Plan is the effective land use plan. The plan designates the area covered by this plat for the uses permitted in the “Town of Davie Regional Activity Center” land use category. The residential and commercial uses are subject to the recorded “Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center” (O.R.B. 41265, PG. 15-20, B.C.R.). The proposed commercial use is in compliance with the permitted uses of the effective land use plan. **(Exhibit 3)**.

**2. Municipal Review**

The Town of Davie has submitted the Resolution No. R-2022-012 dated January 19, 2022, supporting the note amendment **(Exhibit 4)**.

**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. Concurrency – Transportation**

This plat is located within the South-Central Transportation Concurrency Management Area, which is subject to Transportation Concurrency fees, as defined in Section 5-182.1(a)(1)(a) of the Land Development Code. The proposed note amendment will be an increase of 66 trips per PM peak hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Non-Residential	66	132
Residential	97	97
Total	163	229
Difference	229 – 163 = 66	

**5. 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 (07/23)	Davie 2 (DA2) (03/24)
Design Capacity:	6.000 MGD	4.85 MGD
Annual Average Flow:	5.229 MGD	2.09 MGD
Estimated Project Flow:	0.001 MGD	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, or that sufficient capacity will exist at time of building permit approval.

**6. Impact Fee Payment**

Transportation Concurrency and administrative fees will be assessed during the review of construction plans submitted for County development and environmental review approval by the Development and Environmental Review Section of the Urban Planning Division, in accordance with the fee schedule specified in the Land Development Code and must be paid on the date of building permit issuance.

**7. Environmental Review**

The plat note amendment application has been reviewed by Environmental Permitting Division. The attached document provides recommendations to the developer regarding environmental permitting for the future development (**Exhibit 5**).

**8. Historic and Arch. Resource Review**

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.

The site is in a municipality that has been designated a Certified Local Government (CLG). The applicant is advised to contact David Quigley, the Manager of the Town of Davie Planning & Zoning Division at 8800 SW 36<sup>th</sup> Street Building C, Davie, FL 33328, by phone at (954)797-1000 or by email: david\_quigley@davie-fl.gov for additional information (**Exhibit 6**).

**9. Aviation**

The Broward County Aviation Department (BCAD) has no objections to this plat. However, any proposed construction on this property with a height exceeding 200 feet or the 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 Code of Ordinance's Chapter 5 (Building Regulations and Land Use) apply to this development. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>. BCAD comment is attached (**Exhibit 7**).

**10. Utilities**

AT&T has reviewed this application and have no objection to this note amendment. Florida Power and Light (FPL) has been advised of this note amendment and provided no comments.

**11. 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](http://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 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.

## **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 **September 17, 2025**.
2. 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.

AO