



Resilient Environment Department

URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Shotgun Road Subdivision	Number:	029-MP-23
Application Type:	New Plat	Legistar Number:	25-856
Applicant:	KBNP, LLC	Commission District:	5
Agent:	Pulice Land Surveyors, Inc.	Section/Twn./Range:	16/50/40
Location:	West side of Shotgun Road/Southwest 154 Avenue, between Southwest 20 Street and Southwest 26 Street/Royal Palm Boulevard	Folio Number (s):	5040-16-00-0050; 5040-16-00-0060
Municipality:	Town of Davie	Platted Area:	152 Acres
Previous Plat:	N/A	Replat:	☐ Yes ☒ No
Recommendation:	APPROVAL		
FS 125.022 Waiver	An extension waiver was granted until October 13, 2025		
Meeting Date:	August 21, 2025		

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

The Application is attached **(Exhibit 5)**. The Urban Planning Division (UPD) 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:	151 Single-Family Dwelling Units
Plan Designation:	Residential 1 DU/AC
Adjacent Uses	Adjacent Plan Designations
North: Single-Family Residences	North: Residential 1 DU/AC
South: Single-Family Residences	South: Transportation and Residential 1 DU/AC
East: Single-Family Residences/Agriculture	East: Residential 1 DU/AC
West: Warehouse/Hotel	West: Transportation (City of Weston)

In accordance with the Land Development Code, single-family dwelling units are described as one (1) dwelling unit, other than mobile home, sharing no walls with another dwelling unit.

1. Land Use

Planning Council staff have reviewed this application and determined that the Town of Davie Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat uses permitted in the “Residential 1 DU/AC” land use category. The proposed residential use is in compliance with the permitted uses and densities of the effective land use plan. Planning Council memorandum is attached (**Exhibit 3**).

2. Affordable Housing

The applicant proposes 151 additional units; however, the development did not require amendment to the Broward County Land Use Plan. Therefore, the development shown on this plat is not subject to Policy 2.16.2 of the Broward County Land Use Plan.

3. Adjacent Municipality

The City of Weston was notified of this application and no response was provided.

4. Trafficways

Trafficways approval was received on June 26, 2025, and is valid for 10 months.

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

This project is located on Shotgun Road. Florida Department of Transportation (FDOT) has issued a pre-application letter valid until April 14, 2026. Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards."

6. Concurrency – Transportation

This plat is located in the Southwest Standard Concurrency District, where level of service (LOS) is expressed in PM Peak Hour trips and where road-based impact fees apply per Sec.5-182.1(a)(1)(b) of Land Development Code. The proposed generates 150 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	150
Non-residential	0	0
Total	150	

7. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	City of Sunrise	City of Sunrise
Plant name:	City of Sunrise (08/23)	Sunrise (2&3) Sawgrass (03/25)
Design Capacity:	25.50 MGD	20.00 MGD
Annual Average Flow:	13.83 MGD	12.70 MGD

Estimated Project Flow:	0.053 MGD	0.052 MGD
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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.

8. 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	1.495
Local	0

9. Concurrency - Public School

Based on the student generation rate adopted by the School Board and incorporated into the Land Development Code, the proposed 151 single-family units will generate 64 (27 elementary, 14 middle, 23 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.

10. Impact Fee

All impact fees (school impact fees, park impact fees, transportation impact fees, road impact fees and administrative fee) will be calculated by the 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.

11. Environmental Review

This plat was reviewed by the Environmental Permitting Division and have 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 WWLicense@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

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will require an Environmental Resource License. A Wetland Determination (WD2302-007) inspection conducted on March 9, 2023, identified the majority of the two parcels as jurisdictional wetlands.

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

The subject plat is within one-quarter mile of known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954) 519- 1483 or EAR@broward.org.

E. Air Program

Since the subject plat relates to vacant land, there are no building demolition or asbestos renovation applicable requirements. Please note that a Parking Facility Air License is required if 750 vehicles or more Parking Garage or 1,500 vehicles or more Surface Parking lot is proposed.

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. The protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Protected Natural Lands Inventory may be accessed at:

<https://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=ce3c9117843042f3840c060cdb8090d2>.

12. 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.

13. Historical and Archaeological Resources Review

This plat has been reviewed by 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.

The site is in a municipality that has been designated a Certified Local Government (CLG). The applicant is advised to contact David Quigley, Planning and Zoning Manager, Planning and Zoning Department, Town of Davie at 6591 Orange Drive, Town of Davie, Florida 33314, or by phone at (954) 797-1075 for additional information.

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. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. See the attached historical and archaeological comments.

14. Aviation

Broward County Aviation Department has no objection. Any proposed construction on this property or 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. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>.

15. Utilities

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

16. 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 requirements of the Land Development Code and satisfies the requirements for Concurrence:

1. This plat is located within the Southwest Standard Concurrency District, and this application satisfies the concurrency requirements for regional road network as specified in Section 5-182.1(a)(1)(b) 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.
5. A Wetland Determination (WD2302-007) inspection conducted on March 9, 2023, identified the majority of the two parcels as jurisdictional wetlands. Based upon the present conditions within the site, filling of the land area will require an Environmental Resource License.

RECOMMENDATIONS

Based on the review and findings, staff recommend **APPROVAL** of 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 a note on the face of the plat, preceding municipal official's signature, reading:

Road/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 151 single-family dwelling units.
 - 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.

[CLD]