



Resilient Environment Department

URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	2nd Street Estates	Application Number:	024-MP-24
Application Type:	New Plat	Legistar Number:	24-1781
Owner/Applicant:	STKR Old Hiatus LLC	Commission District:	5
Authorized Agent:	Deni Land Surveyors, Inc	Section/Twn./Range:	01/50/40
Location:	West side of Old Hiatus Road/Northwest 112 Avenue, between Broward Boulevard and Northwest 4 Street	Folio Number (s):	5040-01-1L-0050 to 0110; 5040-01-01-0731
Municipality:	City of Plantation	Platted Area:	8.6 Acres
Previous Plat:	Noor Plantation (Plat Book 176, Page 97)	Replat:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Recommendation:	APPROVAL		
FS 125.022 Waiver	A waiver is recommended. Application will expire on April 1, 2025.		
Meeting Date:	February 25, 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:	8 Single Family Residences
Plan Designation:	Estate (1) Residential
Adjacent Uses	Adjacent Plan Designations
North: Residential	North: Estate (1) Residential
South: Institutional	South: Low-Medium (10) Residential and Community Facilities
East: Residential	East: Low (3) Residential
West: Residential	West: Low-Medium (10) Residential
Existing Zoning	Proposed Zoning
RS-1EP	RS-1EP

1. Land Use

Planning Council staff reviewed this application and determined that the City of Plantation Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat for the uses permitted in the “Estate (1) Residential” land use category. The density of the proposed development of 8 dwelling units on 8.6 acres of land in the platted area, including the immediately adjacent right-of-way, is 0.93 dwelling units per gross acre, which 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

This development proposes fewer than 100 additional units and 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. Trafficways

Trafficways approval was received on January 25, 2025, and is valid for 10 months.

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, (**Exhibit 4**). 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 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 use generates 8 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	8
Non-residential	0	0
Total	8	

6. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	City of Plantation	Septic
Plant name:	Plantation WWTP (5/24)	Septic
Design Capacity:	12.0 MGD	N/A MGD
Annual Average Flow:	6.8 MGD	N/A MGD
Estimated Project Flow:	0.0 MGD	N/A MGD

The applicant has requested the use of an onsite sewage disposal system (septic tanks). Prior to any construction or building permit, the required Septic Tank Permit must be issued by the Broward County Health Department. This project must be in compliance with Chapter 64E-6 of the Florida Administrative Code and Broward County Code of Chapter 34, Article 11-1/2 Water and Septic Tank Ordinance.

This project as submitted will be limited to the following gallons per day (GPD) sewage flow, as provided in Chapter 64E-6 of the Florida Administrative Code (FAC) or Chapter 34, Article 11-1/2 Water and Septic Tank Ordinance.

Lots 5, 6 and 7	1,925 GPD/acre
Lot 8	2,125 GPD/acre
Lot 9	4,500 GPD/acre
Lots 10 and 11	3,750 GPD/acre

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	0.08
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 8 single family residences will generate 4 (2 elementary, 1 middle, 1 high school) students. This plat will be subject to school impact fees.

9. Impact Fee

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

This plat has no impact fees credits.

10. Environmental Review

This plat was reviewed by 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 a sanitary sewer system be deemed available at the time of construction permitting, the site must connect to said sanitary sewer system in accordance with Section 34-35(b), 34-45(a), and 27-193(b) of the Broward County Code of Ordinances. 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

An Environmental Resource License, No. DF22-1220, was issued on 8/19/2022 for the impacts to all wetlands on site. A license modification was issued on 6/26/2024 which extended the expiration date to 8/19/2029. Mitigation has been provided for all wetland impacts.

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.

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. Historical and Archaeological Recourse 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.

The subject property is located within the jurisdiction of Broward County's historic preservation ordinance (B.C. Ord. 2014-32). Pursuant to B.C. Ord. 2014-32, Section 5-536.5(g), if, "in the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be discontinued, " and the property owner shall notify Rick Ferrer, Historic Preservation Officer, Resilient Environment Department, Broward County at 1 North University Drive Plantation, FL 33324, by phone at (954) 357-9731 or by email at rferrer@broward.org 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. 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.

12. Aviation

The Broward County Aviation Department 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: <https://oeaaa.faa.gov>.

13. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat application 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.

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 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 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 assure 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 8 Single Family Residences.
 - 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.

AO