



Public Works and Environmental Services Department

**HOUSING AND 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:	G & T Retreat	Application Number:	010-MP-25
Application Type:	New Plat	Legistar Number:	26-238
Owner/Applicant:	Robert and Gina Gebara	Commission District:	5
Authorized Agent:	Pulice Land Surveyor, Inc.	Section/Twn./Range:	36/49/40
Location:	East side of Flamingo Road/Northwest 124 Avenue, between Northwest 8 Street and Northwest 9 Street	Folio Number (s):	4940-36-79-0010 4940-36-79-0020 4940-36-79-0030 4940-36-79-0040
Municipality:	City of Plantation	Platted Area:	4.9 Acres
Previous Plat:	Len Heather Estates (Book 183 Page 653-654)	Replat:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Recommendation:	<b>APPROVAL</b>		
FS 125.022 Waiver	An extension waiver was granted until May 17, 2027		
Meeting Date:	April 14, 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:	Two (2) Single-Family Residences
Plan Designation:	Estate (1)
Adjacent Uses	Adjacent Plan Designations
North: Residential	North: Estate (1)
South: Residential	South: Estate (1)
East: Residential	East: Estate (1)
West: Residential	West: Irregular (2.94) Residential within a Dashed-line Area (City of Sunrise)

The underlying plat, Len Heather Estates (020-MP-21), was recorded on November 15, 2023, and was restricted to

four (4) single family residences. The underlying plat was approved with a fee simple right-of-way dedication for the development of the four single family homes. On October 8, 2025, the City of Plantation approved the vacation of the right-of way per city resolution number 2025-051.

**1. Land Use**

Planning Council staff has 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)” land use category. The density of the proposed development of 2 dwelling units on 4.94 acres of land in the platted area, including the immediately adjacent right-of-way, is 0.4 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**

The proposed development is consistent with the permitted uses under the effective land use plan. As such, it is not subject to Policy 2.16.2 of the Broward County Land Use Plan.

**3. Adjacent Municipality**

The City of Sunrise was notified of this application and has responded by email on August 15, 2025, with having no objections.

**4. Trafficways**

Trafficways was approved and will expire on August 23, 2026.

**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**).

**6. 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 development generates two (2) Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	2
Non-residential	0	0
Total		2

**7. 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 Central WTP	Septic
Design Capacity:	24 MGD	N/A MGD
Annual Average Flow:	15.122 MGD	N/A MGD
Estimated Project Flow:	0.0007 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. See the attached Sewer Availability Letter. 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 1-3	2,500 GPD/acre
Lot 4	2,600 GPD/acre
Lot 5	0.69 GPD/acre

**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	0.02
Local	0

**9. Concurrency - Public School**

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, the proposed two (2) single family residences are not anticipated to generate additional students for Broward County Public School. Therefore, this application has been deemed exempt from public school concurrency requirements, pursuant to Section 8.11(a)(1) of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning. However, please be advised that regular school impact fees are still due for the units.

**10. 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.

**11. 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 Sections 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](mailto: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](mailto: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](mailto: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 \(invasive.org\)](http://FloridaExoticPestPlantCouncil.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](mailto: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 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 demolitions or asbestos renovation applicable requirements.

#### **F. Natural Resources Division**

Natural Resources Division has no objections to the proposed plat.

### **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**

Broward County Aviation Department has no objection 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>.

### **14. Utilities**

Florida Power and Light (FPL) and AT&T have been advised of this plat application and provide 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 Housing and 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 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 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 two (2) 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]