



Resilient Environment Department
URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Fields Ranches	Number:	026-MP-23
Application Type:	New Plat	Legistar Number:	24-1418
Applicant:	Stephen & Anita Grant	Commission District:	1
Agent:	Pulice Land Surveyors, Inc.	Section/Twn./Range:	05/51/40
Location:	Southeast corner of Southwest 66 Street and Southwest 172 Avenue	Platted Area:	19 Acres
Municipalities:	Town of Southwest Ranches	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
FS 125.022 Waiver	An extension waiver was granted until September 12, 2025		
Recommendation:	APPROVAL		
Meeting Date:	November 12, 2024		

A location map showing the parcels designated within the plat for the purpose of assigning development entitlement is attached (**Exhibit 2**).

The Application is attached (**Exhibit 9**). The Urban Planning Division (UPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code.

Existing and Future Land Use	
Existing Use:	Wholesale Nursery
Proposed Use:	4,000 square feet of Wholesale Nursery and Agricultural Acreage on Lot 1, and one (1) Single-Family Residence on Lot 2
Plan Designation:	Rural Estates (1 DU/AC)
Adjacent Uses	Adjacent Plan Designations
North: Single-Family Residence	North: Rural Estates (1 DU/AC)
South: Single-Family Residence	South: Estate (1) Residential
East: Single-Family Residence/Agricultural	East: Rural Estates (1 DU/AC)
West: Agricultural	West: Rural Estates (1 DU/2.5 AC)
Existing Zoning	Proposed Zoning
RE – Rural Estates	RE – Rural Estates

1. Land Use

Planning Council staff has reviewed this application and determined that the Town of Southwest Ranches Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat uses permitted in the “Rural Estates (1 DU/AC)” land use category.

Staff notes that the “Rural Estates” land use category permits a maximum density of one (1) dwelling unit per net acre with no clustering permitted. It is also noted that Lot 2 is greater than one (1) net acre in size. The proposed residential, wholesale plant nursery, and agricultural uses are 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 fewer than 100 additional units. Therefore, the development shown on this plat is not subject to Policy 2.16.2 of the Broward County Land Use Plan.

3. Adjacent City

The City of Pembroke Pines and the Town of Davie were notified of this application, and no responses were provided (**Exhibit 4**).

4. Trafficways

Trafficways approval was received and expires on November 29, 2024.

5. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division reviewed the plat application and determined that its comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code, as shown in the attached memorandum (**Exhibit 5**). The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.

Please note Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard installation of Required Improvements Agreement (BCF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The use of a non-standard agreement will require independent approval by the County Commission.

6. Concurrency – Transportation

This plat is located in the Southwest Standard Concurrency District. The proposed development generates an increase of one (1) Trip per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	1
Non-residential	33	33
Total	(34 - 33) = 1	

7. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	Unclaimed Area	Unsewered (Sunrise Utilities)
Plant name:	Non-Serviced Area	SEPTIC
Design Capacity:	0.000 MGD	SEPTIC
Annual Average Flow:	0.000 MGD	SEPTIC
Estimated Project Flow:	0.0007 MGD	SEPTIC

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 and Well Permits must be issued by the Broward County Health Department and shall be in compliance with Chapter 64E-6 of the Florida Administrative Code Broward County Code of Chapter 34, Article 11-1/2 Water and Septic Tank Ordinance. This project as submitted will be limited to 29,205 gallons per day (GDP) sewage flow.

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	0.009
Local	0

9. Concurrency - Public School

This application is not anticipated to generate additional students into Broward County Public Schools. Therefore, pursuant to Section 8.11(a)(1) of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning, this application has been determined to be exempt from public school concurrency requirements. Please note that regular impact fees are still due for the unit in accordance with the fee schedule specified in the Land Development Code and must be paid on the date of building permit issuance. See the attached SCAD letter (**Exhibit 6**).

10. Environmental Review

This plat was reviewed by the Environmental Permitting Division. See the attached environmental review report which provides recommendations to the developer regarding environmental permitting for the future development (**Exhibit 7**).

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 Resources 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 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. See the attached historical and archaeological comments (**Exhibit 8**).

12. 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>.

13. Utilities

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

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 has 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 Southwest Standard Concurrency District, and this application satisfies the concurrency requirements for regional road network as specified in Section 5-182(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.

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 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 this face of the plat reading:
 - a. This plat is restricted to 4,000 square feet of wholesale nursery and agricultural acreage on Lot 1, and 1 single-family residence on Lot 2.
 - 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.
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]