



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:	Nicole's Corner	Application Number:	015-MP-25
Application Type:	New Plat	Legistar Number:	25-1603
Owner/Applicant:	Khaled Abdelrahman & Laz Martinez	Commission District:	5
Authorized Agent:	Pulice Land Surveyors, Inc.	Section/Twn./Range:	03/51/40
Location:	North side of Southwest 66 Street/Luray Road between Southwest 142 Avenue/Hancock Road and Southwest 148 Avenue/Volunteer Road	Folio Number (s):	5140-03-01-0026; 5140-03-01-0280
Municipality:	Town of Southwest Ranches	Platted Area:	7 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	APPROVAL		
FS 125.022 Waiver	An extension waiver was granted until June 30, 2027.		
Meeting Date:	January 22, 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:	One (1) Single Family Residence
Proposed Use:	Two (2) Single Family Residences
Plan Designation:	Rural Ranch (1 DU/2.5 AC)
Adjacent Uses	Adjacent Plan Designations
North: Single Family Residence	North: Rural Ranch (1 DU/2.5 AC)
South: Single Family Residence	South: Rural Ranch (1 DU/2.5 AC)
East: Single Family Residence	East: Rural Ranch (1 DU/2.5 AC)
West: Single Family Residence	West: Rural Ranch (1 DU/2.5 AC)

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 for the uses permitted in the "Rural Ranch (1 DU/2.5 AC)" land use category. The proposed development of two (2) single family dwelling units is in compliance with the permitted uses of the effective land use plan. Planning Council memorandum is attached (**Exhibit 3**).

2. Affordable Housing

The proposed development of two (2) single family residences 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. Trafficways

Trafficways was approved and expires on August 23, 2026.

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, as shown in the attached memorandum (**Exhibit 4**).

This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant shall request a current tax letter be forwarded from the Revenue Collection Division to HCED Plat Section.

5. Concurrency – Transportation

This plat is located in 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) 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	1	1
Non-residential	0	0
Total	2	

Pursuant to Sec. 5-182.2(2)(g) of the Broward County Land Development Code, the proposed development of two (2) single-family residences qualifies for a De Minimis Exception of the transportation concurrency standards for the regional road network.

6. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	On-Site Well(s)	Septic Tank

The applicant has requested the use of an on-site sewage disposal system (septic tanks), and on-site wells for its potable water. This project as submitted will be limited to 3,525 gallons per day (GPD)/acre sewage flow.

Prior to any construction or building permit, Septic Tank and Well Permits must be obtained by the Broward County Health Department and in compliance with Chapter 64E-6 of the Florida Administrative Code and Broward County

Code, Chapter 34, Article 11-1/2 Water and Septic Tank Ordinance, as amended.

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	0.198
Local	0

8. Concurrency - Public School

This application as proposed 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, the school board has issued a Final School Capacity Availability Determination Letter. 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.

9. Impact Fee

All impact fees (school impact fees, park impact fees, road impact fees and administrative fees) 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.

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 Sections 34-35(b), 34-45(a), and 27-193(b) of the Broward County Code of Ordinances. Contact 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. 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. DF21-1163, was issued on 10/21/2021 and expires on 10/21/2028. This plat has previously been reviewed by the Aquatic & Wetland Resources Section of the Environmental Permitting

Division to authorize the filling of the 0.91 acres of wetlands. Mitigation was provided through the purchase of credits.

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 Broward County Clean-Up and Waste Regulation has no objection to the described plat. 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

If any existing facility (e.g. existing structures on site including residential building(s) and/or utility building(s) or facility component (including roof system, insulation, walls, attached piping, mechanical systems, etc.) is planned to be demolished or renovated, the project shall comply with applicable asbestos regulations. More information on the asbestos requirements can be found at: <https://www.broward.org/ePermits/Pages/AsbestosCertificate.aspx>.

Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at ePermits.broward.org at least 10 working-days before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. For assistance, contact Broward County's asbestos program at AsbestosHelp@broward.org or call 954-519-0340.

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. 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.

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.

The subject property is 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 contact Rick Ferrer, Historic Preservation Officer, Public Works and Environmental Services Department, Housing and Urban Planning Division, Historic Preservation Program, at 1 North University Drive, Plantation, Florida 33324 or by phone at (954) 357-9731 for additional information about historical preservation regulations.

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 or via phone at (954) 357-5200. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.

13. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat application. FPL did not provide a response and AT&T provided 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 Housing and Urban Planning Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf.

FINDINGS

Staff reviewed the application and found that it does not meet the requirements of the Land Development Code and does not satisfy the requirements for Concurrency:

1. This plat is located within the Southwest Standard Concurrency District, and under Sec. 5-182.2(2)(g) the proposed development qualifies for a De Minimis Exception of the transportation concurrency standards for the regional road network.
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:

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 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.
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.

[NM]