



Resilient Environment Department
URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Plat Name:	Frontier Square	Number:	038-MP-22
Application Type:	New Plat	Legistar Number:	23-663
Applicant:	Town of Davie Community Redevelopment Agency	Commission District:	5
Agent:	Calvin, Giordano & Associates, Inc.	Section/Twn./Range:	27/50/41
Location:	Northwest corner of Davie Road and Orange Drive	Platted Area:	3.7 Acres
Municipalities:	Town of Davie	Gross Area:	N/A
Previous Plat:	N/A	Replat:	☐ Yes ☒ No
FS 125.022 Waiver	A Waiver of Extension was granted until May 8, 2024		
Recommendation:	APPROVAL		
Meeting Date:	June 6, 2023		

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 as (**Exhibit 6**). The Urban Planning Division (UPD) distributed the application to agencies for review, as required by Section 5-181 of the Land Development Code.

Existing Use:	4,499 Sq. Ft. of Veterinary Clinic, and 3,666 Sq. Ft. of Office Use on Parcel A
Proposed Use:	140,000 Sq. Ft. of Commercial Use and 60-Room Hotel on Parcel A
Plan Designation:	Town of Davie Regional Activity Center
North: Office	North: Regional Activity Center
South: Canal	South: Regional Activity Center
East: Commercial	East: Regional Activity Center
West: Union Hall	West: Regional Activity Center

1. Land Use

Planning Council staff has 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 “Town of Davie Regional Activity Center” land use category. Regarding the proposed commercial and hotel uses, this plat is subject to the executed “Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center,” as recorded in Official Record Book 41265, Pages 15-20. The Planning Council memorandum is attached (**Exhibit 3**).

2. Trafficways

Trafficways is valid for 10 months. Approval was received on January 26, 2023.

3. Access

Highway Construction and Engineering Division, Traffic Engineering Division, and Transit Division have 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. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans (**Exhibit 4**).

4. Concurrency – Transportation

This plat is located in the South-Central Concurrency Management Area, which is subject to Transportation concurrency fees, as defined in Section 5- 182.1(a)(1)a) of Land Development Code. The proposed plat is an increase of 1,381 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	36
Non-residential	26	1,371
Total	(1,407 - 26) = 1,381	

5. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	Town of Davie	Town of Davie
Plant name:	Town of Davie PWS (04/22)	Davie 2 (DA2) (06/22)
Design Capacity:	10.00 MGD	4.85 MGD
Annual Average Flow:	5.62 MGD	2.11 MGD
Estimated Project Flow:	0.015 MGD	0.015 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this plat note does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system.

6. Impact Fee Payment

Transportation concurrency and administrative fees will be calculated by Urban Planning Division, Development, and Environmental Review Section; assessed based on construction plans submitted for environmental review approval and must be paid on the date of building permit issuance.

At the time of plat application, 8,165 sq. ft. of office structures existed on the site, which includes a veterinarian office. In accordance with the credit provisions of Section 5-182.13 of the Land Development Code, if demolition takes place, a future development may be eligible for credit towards transportation concurrency fees, provided

appropriate documentation is submitted and provided the demolition occurs within certain time periods. No credit will be granted for demolition occurring more than three (3) years prior to the review of construction plans submitted for County environmental review approval.

7. Environmental Review

This plat has been reviewed by Environmental Permitting Division. See the attached environmental review report which provides recommendations to the developer regarding environmental permitting for future development **(Exhibit 5)**.

Natural Resource Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

8. 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 the issuance of building permits. These comments do not indicate a waiver of approval of any other permit that may be required for other aspects of the project.

9. Historic and Archaeological Resources

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 archaeological resources or areas of archaeological or paleontological sensitivity.

The site is in a municipality that has been designated a Certified Local Government (CLG). The applicant is advised to contact David Quigley, Manager, Planning & Zoning Division, Town of Davie. He can be reached at (954) 797-1000 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.

10. Aviation

This property is within 3 miles of the Broward County's Fort Lauderdale/Hollywood International Airport (FLL). 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 Airport Zoning Ordinance 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>. To initiate the Broward County Aviation Department Review, please contact AirspaceReview@Broward.org.

11. Utilities

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

12. 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 requirement of the Land Development Code and satisfies the requirements for Concurrency:

1. This plat is located within the South-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 satisfies the drainage, water, wastewater, and solid waste disposal concurrency requirement of Section 5-182.6 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 (**Exhibit 4**).
2. Place a note on the face of the plat, preceding the 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 140,000 square feet of commercial use and a 60-room hotel on Parcel A.
 - 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, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[CLD]