



Public Works and Environmental Services Department

HOUSING AND URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Saddle Ridge at Davie	Application Number:	003-MP-26
Application Type:	New Plat	Legistar Number:	26-745
Owner/Applicant:	Saddle Ridge at Davie, LLC.	Commission District:	5
Authorized Agent:	Pillar Consultants, Inc. / Jason Wilson	Section/Twn./Range:	35/50/41
Location:	East side of Davie Road, between Griffin Road and Stirling Road.	Folio Number (s):	5041-35-02-0400
Municipality:	Town of Davie	Platted Area:	5.8 Acres
Previous Plat:	N/A	Replat:	☐ Yes ☒ No
Recommendation:	APPROVAL		
FS 125.022 Waiver	An extension waiver was granted until February 6, 2028.		
Meeting Date:	August 20, 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:	Seven (7) Townhomes on Parcel A and Eight (8) Single Family Homes on Parcel B.
Plan Designation:	Residential/Office and Residential 2 DU/AC
Adjacent Uses	Adjacent Plan Designations
North: Residential	North: Residential/Office and Special Classification Residential 2 DU/AC
South: Residential	South: Residential/Office and Special Classification Residential 2 DU/AC
East: Residential	East: Special Classification Residential 2 DU/AC
West: Educational	West: Residential/Office

In accordance with the Land Development Code, Single-family is defined as one (1) dwelling unit, other than a mobile home, sharing no walls with another dwelling unit and Townhouse is defined as Three (3) or more attached dwelling units, attached by a common party or fire wall, with each unit having two (2) or more residential stories (exclusive of parking levels) and direct access from the ground floor.

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 for the uses permitted in the "Residential/Office" which permits 5 DU/AC (i.e., Parcel A), and "Residential 2 DU/AC" (i.e. Parcel B) land use categories. The proposed 15 dwelling units 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. Trafficways

Trafficways was approved and expires on February 21, 2027.

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**).

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.

5. Concurrency – Transportation

This plat is located in the South-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 12 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	12
Non-residential	0	0
Total		12

6. 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:	Davie Water Treatment Plant (04/25)	Davie 2 (DA2) (12/25)
Design Capacity:	8 MGD	5.34 MGD

Annual Average Flow:	5.6 MGD	1.98 MGD
Estimated Project Flow:	0.005 MGD	0.005 MGD

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

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	0.117
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 eight (8) single-family homes and seven (7) townhouses will generate 5 (2 elementary, 1 middle, 2 high school) students. 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. **This determination will expire on January 5, 2027.**

9. 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.

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 there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. 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.

In accordance with Chapter 27, Article V, Sections 27-198 through 27-200 of the Broward County Code, titled Water Resources Management, prior to any alteration to site grading, or construction of a surface water

management system, a Broward County Surface Water Management License is required. Contact the Environmental Permitting Division at 954-519-1483 or SWMLicense@broward.org for specific code requirements.

B. Aquatic and Wetland Resources

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will require an Environmental Resource License. A Wetland Determination (WD1901-006) inspection conducted on March 1, 2019, identified jurisdictional wetlands on site. Wetland Determinations are only valid for two years so a new inspection should be conducted prior to an impact on the site.

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 contains arsenic contamination, the cleanup of which is managed by the Broward County Environmental Permitting Division (EPD). The site (NF-2209) is subject to the contamination assessment and cleanup requirements of Chapter 62-780, FAC, and has been proved for active remediation involving soil management. Please note that construction or invasive activities overlying contaminants cannot cause or contribute to the migration or exacerbation of the contamination. Broward County EPD must review any construction plans submitted for Environmental Review. Questions may be directed to David Vanlandingham, EPD Director, at (954) 519-1478 or dvanlandingham@broward.org.

The Cleanup and Waste Regulation Section must also approve any dewatering activities at this site. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from 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>. 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. 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 site is in a municipality that has been designated a Certified Local Government (CLG). The applicant is advised to contact David Quigley, Manager, Planning and Zoning Division, Town of Davie at 6591 Orange Drive, Davie, FL 33314 or by phone 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. 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. Aviation

Broward County Aviation Department has no objection to this plat. This property is within close proximity to North Perry Airport (HWO) and may need to be reviewed by Broward County Aviation Department (BCAD) and/or the Federal Aviation Administration (FAA) to determine if the project is a hazard to air navigation. The project is subject to compliance with 14 Code of Federal Regulations (CFR) Part 77 and Broward County Code of Ordinances Section 5-182.10 - Airports.

The applicant should visit www.fll.net/airspacereview to determine if the proposed project penetrates protected airspace surfaces by using the Composite Airspace Map. If the project penetrates protected airspace surfaces, please contact airspacereview@broward.org.

The applicant should visit oeaaa.faa.gov to determine if the proposed project is required to file an FAA 7460-1 by using the Pre-Screening Tool. If the project was determined to penetrate the protected airspace surfaces using the Composite Airspace Map as described above, the project will be required to file a 7460-1 with the FAA.

14. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat application and did not provide a response.

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.

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 contains arsenic contamination, the cleanup of which is managed by the Broward County Environmental Permitting Division (EPD). The site (NF-2209) is subject to the contamination assessment and cleanup requirements of Chapter 62-780, FAC, and has been proved for active remediation involving soil management.
2. 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.
3. 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.
4. 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.
5. 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. A Wetland Determination (WD1901-006) inspection should be conducted prior to an impact on the site.
2. Conditions attached in the Highway Construction and Engineering Memorandum.
3. 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.
4. Place a note on the face of the plat reading:
 - a. This plat is restricted to 7 Townhomes on Parcel A and 8 Single-Family Homes on Parcel B.

- 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.
5. If this item is approved, the Mayor is authorized to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

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