



Resilient Environment Department

URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Nest at Davie	Application Number:	038-MP-23
Application Type:	New Plat	Legistar Number:	25-347
Owner/Applicant:	Landmark Luxury Homes Builders, LLC	Commission District:	5
Authorized Agent:	Pillar Consultants, Inc.	Section/Twn./Range:	34/50/41
Location:	East side of Southwest 70 Avenue, between Griffin Road and Stirling Road	Folio Number (s):	5041-34-01-0540
Municipality:	Town of Davie	Platted Area:	9 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
FS 125.022 Waiver	An extension waiver was granted until December 16, 2025		
Recommendation:	APPROVAL		
Meeting Date:	April 22, 2025		

A location map of the plat is attached (**Exhibit 2**).

The application is attached (**Exhibit 5**). 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:	Vacant
Proposed Use:	Seven (7) Single Family Detached Units
Plan Designation:	Residential 1 DU/AC
Adjacent Uses	Adjacent Plan Designations
North: Single-Family Residences	North: Residential 1 DU/AC
South: Miscellaneous Agriculture	South: Residential 1 DU/AC
East: Agricultural	East: Residential 1 DU/AC
West: Miscellaneous Agriculture with Residence	West: Residential 1 DU/AC

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 1 DU/AC” land use category. The proposed seven (7) Single-Family Detached Units are in compliance with the permitted uses of the effective land use plan. Planning Council memorandum is attached (**Exhibit 3**).

2. Affordable Housing

The density of the proposed development of seven (7) dwelling units on 9.0 acres of land in the platted area, including the immediately adjacent right-of-way, is 0.78 dwelling units per gross acres, which is in compliance with the permitted uses and densities of the Future Land Use Element of the Town of Davie.

3. Trafficways

Trafficways approval was received on April 25, 2024, and is valid for 12 months.

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**). The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.

5. Concurrency – Transportation

This plat is located in the South Central Transportation Concurrency Management Area (TCMA), where level of service (LOS) is expressed in terms of bus headways, and where Transportation Concurrency Assessment fees apply per Sec. 5-182.1(a) of Land Development Code. The proposed use generates 7 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	7
Non-residential	0	0
Total	7	

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 Service (07/23)	Davie 2 (12/24)
Design Capacity:	6.00 MGD	4.85 MGD
Annual Average Flow:	5.23 MGD	1.97 MGD
Estimated Project Flow:	0.002 MGD	0.002 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	0.069
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 7 single family detached units will generate two (2) elementary school, one (1) middle, and one (1) 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.

9. Impact Fee

All impact fees (school, park, transportation, road, and administrative fees) will be calculated by 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.

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 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.

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

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 no indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

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).

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 is within one-quarter mile of known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certifies Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedures for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.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 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 8800 Southwest 36th Street, Town of Davie, FL 33328 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. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.

13. Aviation

This property is within close proximity of Broward County's North Perry Airport. 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 Broward County Code of Ordinance's Chapter 5 (Building Regulations and Land Use) including Sec. 5-182.10 (Airports) 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. The applicant should visit <https://www.broward.org/Airport/Business/AirspaceReview/Pages/Maps.aspx> to determine if the proposed project exceeds the height limitations in the Airport Airspace Imaginary Surfaces Composite Map. 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.

This property is subject to the overflight of arriving and departing aircraft during the course of normal airport operations. Individuals sensitive to such events should satisfy themselves before purchasing this property that such exposure to aircraft overflights associated therewith will not adversely affect their enjoyment of the property. Further information regarding the current and potential impacts of airport operations on the subject property may be obtained from the Broward County Aviation Department, Airport Development Planning Division at <https://www.broward.org/Airport/Business/Noiseinformation> or 954-359-2366.

14. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat application and provided no 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 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 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 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 7 Single Family Detached Units.

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.

[CLD]