



Resilient Environment Department  
**URBAN PLANNING DIVISION**

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**DEVELOPMENT REVIEW REPORT FOR A PLAT NOTE AMENDMENT**

Project Description			
Plat Name:	Town of Davie Boys and Girls Club Plat	Number:	065-MP-99
Application Type:	Note Amendment	Legistar Number:	24-035
Applicant:	School Board of Broward County ATTN: Facility Management	Commission District:	5
Agent:	5 Architecture	Section/Twn./Range:	11/50/40
Location:	Generally located at the terminus of Southwest 133 <sup>rd</sup> Avenue, south of Southwest 10 <sup>th</sup> Manor	Platted Area:	4.5 Acres
Municipality:	Town of Davie	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	March 7, 2024		

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

The Application is attached as **(Exhibit 8)**. The Urban Planning Division (UPD) distributed the application to agencies for review, as required by Sec. 5-181 of the Land Development Code.

Platting History and Development Rights			
Plat Board Approval:	February 22, 2000	Plat Book and Page Number:	169-80
Date Recorded:	January 12, 2001	Current Instrument Number:	100768560
Plat Note Restriction			
Current Plat Note:	This plat is restricted to 20,388 square feet of community center.		
Proposed Note:	This plat is restricted to 24,000 square feet of community center.		

**1. Land Use**

Planning Council 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 5 du/ac” land use category. The existing and proposed community center use is in compliance with the permitted uses of the effective land use plan (**Exhibit 3**).

**2. Access**

Staff from the Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed this application and have no objection to this note amendment.

**3. Municipal Review**

The Town of Davie has submitted Resolution No. 2023-168 adopted on October 4, 2023, supporting the application (**Exhibit 4**).

**4. Concurrency – Transportation**

This plat is located within the Central Transportation 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 note amendment generates an Increase of 9 trips per P.M. peak hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	0
Non-Residential	52	61
TOTAL	61-52 = 9	
Difference	Increase of 9 Trips per PM Peak Hour	

This plat was recorded with a note requiring development to occur before five (5) years from date of plat approval. This note is no longer required by the Land Development Code.

**5. Concurrency - Water and Wastewater Capacity**

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

	Potable Water	Wastewater
Utility Provider:	City of Sunrise	City of Sunrise
Plant name:	City of Sunrise (04/22)	Sunrise (2&3) Sawgrass (09/23)
Design Capacity:	2.00 MGD	0.990 MGD
Annual Average Flow:	1.11 MGD	0.408 MGD
Estimated Project Flow:	0.0024 MGD	0.0024 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**

At the time of the plat approval road impact fees on the amount of \$4,751.00 were waived by the Board on February 22, 2000, agenda item #52. The proposed development received transferred trips from an adjacent plat, and subsequently those trips were approved or vested. The facility was used exclusively by membership from adjacent schools for after school activities and did not generate additional trips.

Transportation concurrency and administrative fees for the additional building area will be assessed during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Urban Planning Division, in accordance with the fee schedule specified in the Land Development Code and must be paid on the date of building permit issuance.

**7. Environmental Review**

The plat note amendment application has been reviewed by Environmental Permitting Division. The attached document provides recommendations to the developer regarding environmental permitting for the future development (**Exhibit 5**).

**11. Archaeological and Historic Resource Review**

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, Director, Town of Davie's Planning and Zoning Department at 6591 Orange Drive, Davie, FL, 33314 or by phone at (954) 797-1075 for additional information (**Exhibit 7**).

**12. Aviation**

The Broward County Aviation Department (BCAD) has no objections to this plat. However, the applicant is advised that any proposed construction or use of cranes or other high-lift equipment must be reviewed to determine if the following apply: Federal Aviation Regulation Part 77; Florida Statutes Chapter 333; and/or the Broward County Airport Zoning Ordinance. Based on the location, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Broward County review, please contact [AirspaceReview@broward.org](mailto:AirspaceReview@broward.org). To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>, see BCAD comments (**Exhibit 6**).

**13. Utilities**

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

**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](http://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 requirements for Concurrency:

1. This plat is located within the 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. Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **March 7, 2025**.
2. Delete the plat note that references expiration of the Findings of Adequacy.
3. 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.

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments and recommendations.

DP