



Resilient Environment Department

URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Homes at Parkland Royale	Number:	026-MP-22
Application Type:	New Plat	Legistar Number:	24-006
Applicant:	Pulice Land Surveyors, Inc.	Commission District:	3
Agent:	Elizabeth Tsouroukdissian	Section/Twn./Range:	19/47/41
Location:	South side of Loxahatchee Road, between Bishop Pit Road and the C-36 Levee	Platted Area:	74.9 Acres
Municipality:	Parkland	Gross Area:	78.1 Acres
Previous Plat:	Sabra Plat No. 1 (Plat Book 180, Page 87)	Replat:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Recommendation:	APPROVAL		
FS 125.022 Waiver	An extension was granted until July 29, 2024		
Meeting Date:	April 16, 2024		

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 (**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.

Existing and Future Land Use	
Existing Use:	Vacant
Proposed Use:	205 Single-Family Residences and 3.96 acres of Park on Tract P
Plan Designation:	Palm Beach Rural Residential-10 Residential 3 du/ac
Adjacent Uses	Adjacent Plan Designations
North: Vacant (Palm Beach County)	North: Palm Beach County
South: Vacant	South: Irregular Residential 1.4 du/ac
East: Vacant	East: Palm Beach Rural Residential-10 and Residential 3 du/ac
West: Vacant	West: Conservation (Broward County Land Use Plan)
Existing Zoning	Proposed Zoning
AR (Agriculture Residential)	AR (Agriculture Residential)

1. Land Use

Planning Council staff reviewed this application and determined that the City of Parkland Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat for the uses permitted in the “Palm Beach County Rural Residential-10” (i.e. the southeastern approximate 1.9 gross acres) and “Residential 3 du/ac” (i.e. the remaining approximate 75.7 gross acres) land use category. The proposed park use is in compliance with the permitted uses of the effective land use plan.

Regarding the proposed residential use, Planning Council staff calculations indicate that the maximum number of dwelling units permitted per the effective land use plan is 227 dwelling units. Therefore, the proposed 205 dwelling units are in compliance with the permitted uses and densities of the effective land use plan with voluntary conditions as specified in the Planning Council Memorandum (**Exhibit 3**).

This request is related to a consent item to release four (4) Declaration of Restrictive Covenants, two (2) of which are related to age restriction. If the Board does not approve the release of the age restrictions, 203 of the proposed dwelling units must be restricted to persons 55 years of age and older.

2. Affordable Housing

The developer must contribute one dollar (\$1) per gross square foot (gross floor area) of the residential dwelling units to Broward County to facilitate the affordable purchase or rental of housing for the 73.3 acres of this plat described in BCLUP PC-15-6 and PC 19-5.

3. Trafficways

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

4. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and determined that the 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 (**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 Northwest Standard District, which is subject to road impact fees, as defined in Section 5-182.1.(a)(1)b) of Land Development Code.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	207
Non-residential	0	5
Total		212

6. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	Broward County	Broward County
Plant name:	North Springs Improvement District (02/07)	Broward County North Regional (BCN) (12/23)
Design Capacity:	6.80 MGD	95.00 MGD
Annual Average Flow:	5.18 MGD	74.38 MGD
Estimated Project Flow:	0.072 MGD	0.071 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.

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	1.84
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 205 single-family residences will generate 103 students (45 elementary, 24 middle, 34 high school). See the attached SCAD letter (**Exhibit 5**).

9. Impact Fee Payment

All impact fees (school impact, park impact, road, and admin) 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 date of building permit issuance.

This plat includes Sabra Plat No. 1 plat (Plat book 180, Page 87) which was approved by the Board for a water treatment plant. The road impact fee was waived for that particular use, as it served a public purpose. This waiver cannot be transferred for this particular use.

10. Environmental Review

This plat has been reviewed by Environmental Permitting Division. See the attached environmental review report which provide recommendations to the developer regarding environmental permitting for the future development. See the attached Environmental Review Report (**Exhibit 6**).

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

Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

12. Historic and Archaeological Resources

This 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 (**Exhibit 7**).

The applicant is advised to contact Rick Ferrer, Historic Preservation Officer, Resilient Environment Department, Urban Planning Division, Broward County at 1 North University Drive, Plantation, FL 33324 or by phone at (954) 357-9731 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. See the attached historic and archaeological comments.

13. Aviation

The Broward County Aviation Department has no objection to this application. 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.

14. Utilities

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

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

1. This plat is located within the Northwest Standard District, and this application may not satisfy the concurrency requirements for regional road network as specified in Section 5-182(a)(1)(b) 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. See the attached School Capacity Availability Determination received from the School Board, see the attached SCAD letter (**Exhibit 5**).
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 assure compliance with the standards and requirements of the Land Development Code:

1. Conditions attached in the Highway Construction and Engineering memorandum (**Exhibit 4**).
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 this face of the plat reading:
 - a. This plat is restricted to 205 single-family residences and 3.96 acres of park related purposes on Tract P.
 - 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.

[CLD]