

Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management Division
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

Name:	G & J Ansaroff Estates	Number:	017-MP-09
Applicant:	Joseph and Gloria Ansaroff	Comm. Dist.:	5
Agent:	Deni Land Surveyors	Sec/Twp/Rng:	36-49-40
Location:	West Side of Northwest 112 Avenue (Old Hiatus Road), South of Sunrise Boulevard	Platted Area:	4.3 Acres
City:	Plantation	Gross Area:	4.7 Acres
Replat:	This is a New Finding of Adequacy for a Recorded Plat (Plat Book 180, Page 28)		

LAND USE

Existing Use:	One (1) Single Family Unit	Effective Plan:	Plantation.
Proposed Use:	Four (4) Single Family Detached Units	Plan Designation:	Estate (1) Residential. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Single Family Residential, Vacant	North:	Estate (1) Residential
South:	Single Family Residential	South:	Estate (1) Residential
East:	Canal, Multi-Family Residential, Utility	East:	Utilities & Low-Medium (10) Residential
West:	Single Family Residential	West:	Estate (1) Residential
Existing Zoning:	RS1-EP	Proposed Zoning:	SAME

RECOMMENDATION (See Attached Conditions)

APPROVAL: Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances.

Meeting Date: 08/22/17
Action Deadline: 09/26/17
Deferral Dates:

Prepared: SMC
Reviewed:
Approved:

Continued

SERVICES

Wastewater Plant:	SEPTIC	Potable Water Plant:	Plantation (08/16)
Design Capacity:	N/A MGD	Design Capacity:	24.000 MGD
12-Mo. Avg. Flow:	N/A MGD	Peak Flow:	14.700 MGD
Est. Project Flow:	N/A MGD	Est. Project Flow:	0.0012 MGD

Comments: See attached e-mail from the City of Plantation.

Comments: Sufficient capacity exists at this time.

SCHOOLS

Dwelling Units	Impact Fee
4	*

* See Staff Comment No. 6

See Finding No. 2

* See Recommendation No. 4

PARKS

	Land Dedication	Impact Fee	Admin. Fee
Local:	County conducts no local review within municipalities	N/A	N/A
Regional:	0.396 Acres	*	*

* See Staff Comments No. 7 & 8

See Finding No. 4

* See Recommendation No. 4

TRANSPORTATION

Concurrency Zone:	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Central			
Res. Uses:	3	*	N/A
Non-res. uses:	N/A	N/A	N/A
Total:	3	*	N/A

* See Staff Comment No. 5

See Finding No. 1

* See Recommendation No. 4

G & J ANSAROFF ESTATES
017-MP-09

STAFF COMMENTS

- 1) This plat was approved on September 28, 2010 for four (4) single family detached units, with a requirement that either a building permit be issued or infrastructure for development be substantially completed by September 28, 2015. Neither a building permit was issued nor infrastructure installed, and in accordance with Section 5-181(o) of the Land Development Code, the County's findings of adequacy have expired.
- 2) Staff findings and recommendations pertaining to this application for a new finding of adequacy are based on the use being four (4) single family detached units (1 existing and 3 proposed).
- 3) The review of this application for a new finding of adequacy included the information contained in the application, the property survey, the site plan (or conceptual access plan), the recorded plat and the Development Review Report approved by the County Commission on September 28, 2010. Review by the Highway Construction and Engineering Division and the Transit Division also included changes to the adjacent roadways and changes on the adjoining properties.
- 4) The comments, findings and recommendations contained in this report supersede all previous development review reports and delegation requests approved by the County Commission.
- 5) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 6) This plat generates more than one student at one or more levels (i.e., elementary, middle and high), and in accordance with Section 5-182(m)(1)a) of the Land Development Code, is subject to the requirements of public school concurrency. School Board staff has reviewed this application and determined that it satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. Therefore, this plat will be subject to school impact fees which will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. See the attached School Capacity Availability Determination received from the School Board.
- 7) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact fees and regional park administrative fees will be paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.

Continued

- 8) Administrative fees for parks in the amount of **\$64.00** were paid prior to plat recordation. This amount will be applied as credit towards the future assessment of regional park administrative fees for the proposed single family units.
- 9) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 10) Surface water management plans for this plat must meet the criteria of the Plantation Acres Improvement District. A surface water management permit must be obtained from this District prior to any construction.
- 11) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 12) The Water and Environmental Licensing Section encourages that 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 be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.
- 13) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>
- 14) Review of aerial photographs indicates that the subject site contains tree canopy. If trees are to be removed or relocated, development of the site must comply with the Tree Preservation regulations of the City of Plantation. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.

- 15) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 16) The applicant has requested the use of an onsite sewage disposal system (septic tanks). Prior to any construction or building permits, the required Septic Tank Permit(s) must be issued by the Broward County Health Department. Complete compliance with Chapter 64E-6 of the Florida Administrative Code and Broward County Code Chapter 34, Article 11-1/2 Water and Septic Tank Ordinance must be effected. All necessary permits from the Health Department must be obtained prior to the issuance of a building permit.
- 17) This project will be limited to 2,500 gallons per day flow of sewage/domestic waste as provided in Chapter 64E-6 of the Florida Administrative Code (FAC) or Chapter 34, Article 11-1/2 Water and Septic Tank Ordinance.
- 18) The septic tanks must be limited to domestic waste only.
- 19) Approval of this new findings of adequacy 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 Engineering and 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.
- 20) A previous review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicated that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist had no objections to this application. The archaeologist noted that this property is located in the City of Plantation and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. Therefore, the property owner/agent is advised to contact the City of Plantation's Chief Administrative Officer at 954-797-2212 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity 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. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.
- 21) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.

- 22) The attached comments regarding this plat's compliance with the Effective Land Use Plan have been received from the Broward County Planning Council. It should be noted that this plat is exempt from Policy 2.16.2 regarding affordable housing as it proposes less than 100 dwelling units and was not subject to a Broward County Land Use Plan amendment.
- 23) The attached letter from the City of Plantation indicates no objections to this application for a new findings of adequacy. In addition, the attached e-mail correspondence from the City of Plantation Capital Improvement Administrator indicates that potable water is available to serve this development. However, an existing 8" sewer main on the north side of Sunrise Boulevard does not have the capacity to serve this plat; therefore, septic tanks have been proposed for this development.
- 24) 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.
- 25) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

- 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(a)(5)a) of the Land Development Code.
- 2) This application for a new findings of adequacy has been reviewed by the School Board, and satisfies the public school concurrency requirements of Section 5-182(m)(1)a) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board.
- 3) This application for a new findings of adequacy satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.
- 4) This application for a new findings of adequacy satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

STAFF RECOMMENDATIONS

Highway Construction and Engineering Division and the Transit Division staff has determined that no new and/or amended plat requirements are necessary to ensure safe

and adequate access between the adjoining Trafficway(s) and this plat to comply with the adequacy standards of the Broward County Land Development Code. Staff has the following recommendations:

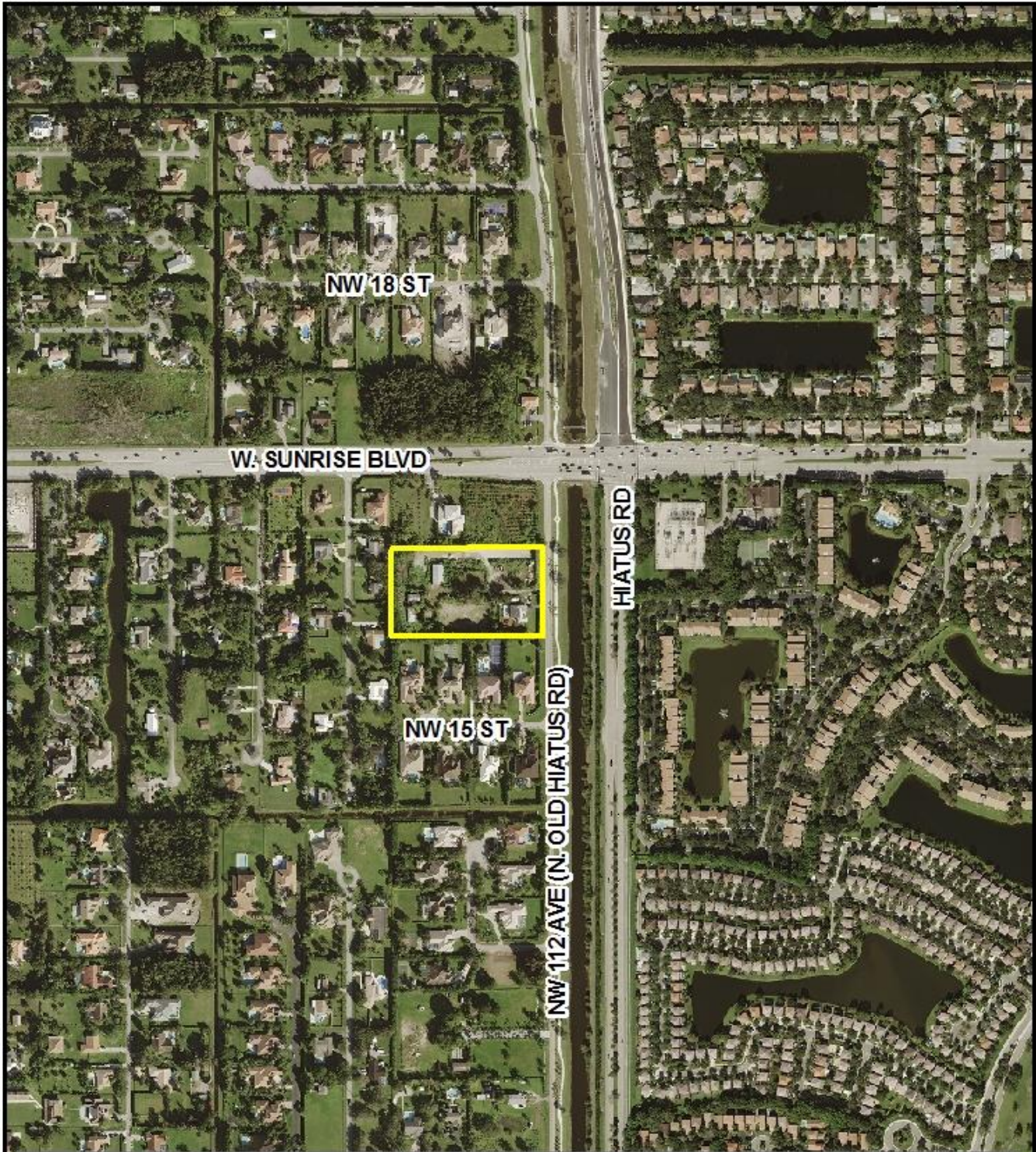
PLATTED ITEMS (NVAL, DEDICATIONS, EASEMENTS) DETERMINED TO BE ADEQUATE WITH NO CHANGES REQUIRED

- 1) The non-vehicular access line (NVAL) illustrated on the plat as recorded in Plat Book 179, Page 131 adequately complies with the original conditions of plat approval.
- 2) The right-of-way illustrated on the plat as recorded in Plat Book 179, Page 131 adequately complies with the original conditions of plat approval.
- 3) The easements illustrated on the plat as recorded in Plat Book 179, Page 131 adequately comply with the original conditions of plat approval.

GENERAL RECOMMENDATIONS

- 4) Applicant must pay transportation concurrency fees, school impact fees and regional park impact fees and any additional regional park administrative fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code. Regional park impact and administrative fee amounts are subject to adjustment each October 1.
- 5) Within twelve (12) months of approval of this application for a new finding of adequacy, comply with all conditions of approval and record an agreement acceptable to the County Attorney's Office to amend the note on the plat as follows:
 - A) This plat is restricted to four (4) 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) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **August 22, 2022**, which date is five (5) years from the date of approval of this application by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting

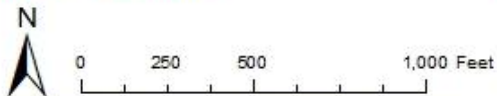
- compliance with this requirement within the above referenced time frame; and/
or
- D) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **August 22, 2022**, which date is five (5) years from the date of approval of this application by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.
- 6) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



Commission District No. 5
Municipality: Plantation
S/T/R: 36/49/40



017-MP-09
G & J Ansaroff Estates

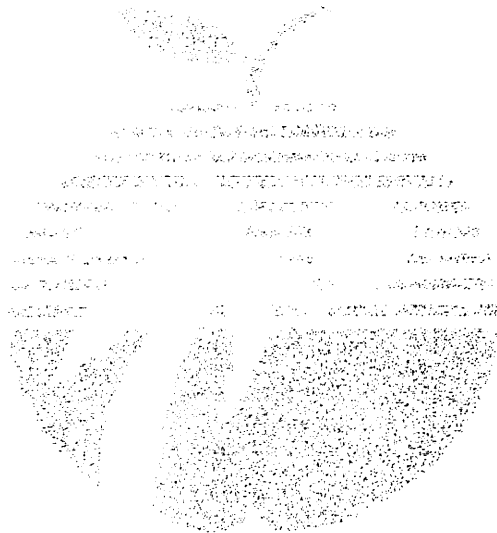


Prepared by: Planning and Development Management Division
Date Flown: January 2017

The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT
SBBC-768-2009
County No: 017-MP-09
G & J Ansaroff Estates

July 20, 2017



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date: July 20, 2017 9:08:22	Single-Family: 3		Elementary: 1
Name: G & J Ansaroff Estates	Townhouse:		
SBBC Project Number: SBBC-768-2009	Garden Apartments:		Middle: 0
County Project Number: 017-MP-09	Mid-Rise:		
Municipality Project Number:	High-Rise:		High: 0
Owner/Developer: Joseph and Gloria Ansaroff	Mobile Home:		
Jurisdiction: Plantation	Total: 3		Total: 1

Comments

District staff reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter dated February 7, 2017, for this application that preliminarily vests the project for public school concurrency for 3 (four or more bedroom) single family units, which will generate 1 elementary student.

The school Concurrency Service Areas (CSA) serving the project site in the 2016/17 school year included Central Park Elementary, Plantation Middle and Plantation High Schools. However, based on the effective student generation rates, the project was only anticipated to generate a student at the elementary school level.

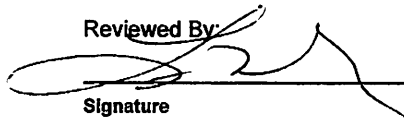
This preliminary determination (for a maximum of 3 (four or more bedroom) single family units) was due to expire on August 20, 2017. However, the applicant requested an extension of this preliminary School Capacity Availability Determination (SCAD) prior to its expiration date. As such, the preliminary determination shall be valid for a one-time extension of an additional 180 days from the original expiration date (August 20, 2017) and shall expire on February 15, 2018. This preliminary school concurrency determination shall be deemed to be void unless prior to February 15, 2018, notification of final approval to the District has been provided. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

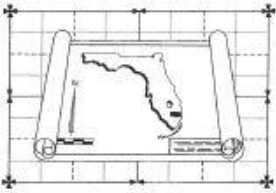
Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code

SBBC-768-2009 Meets Public School Concurrency Requirements Yes No

7/20/17
Date

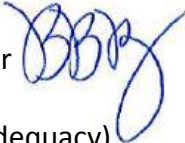
Reviewed By: 
Signature
Lisa Wight
Name
Planner
Title



BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: G & J Ansaroff Estates (Findings of Adequacy)
(017-MP-09) City of Plantation

DATE: April 3, 2017

The Future Land Use Element of the City of Plantation Comprehensive Plan is the effective land use plan for the City of Plantation. That plan designates the area covered by this plat for the uses permitted in the "Estate (1) Residential" land use category. This plat is located on the west side of Northwest 112 Avenue, between Sunrise Boulevard and Northwest 15 Street.

The density of the proposed development of 4 single-family dwelling units on approximately 4.65 gross acres of land, including the immediately adjacent right-of-way, is 0.86 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plan.

The effective land use plan shows the following land uses surrounding the plat:

North: Estate (1) Residential
South: Estate (1) Residential
East: Utilities and Low-Medium (10) Residential
West: Estate (1) Residential

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

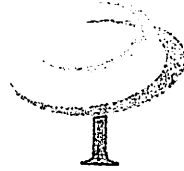
BBB:DBT

cc: Susan Slattery, City Clerk
City of Plantation

Dan Holmes, Director, Planning, Zoning & Economic Development Department
City of Plantation

OFFICE OF THE MAYOR
Diane Veltri Bendekovic,
Mayor

**PLANNING, ZONING &
ECONOMIC DEVELOPMENT**
Danny A. Holmes, AICP, Director



Plantation
the grass is greener

CITY COUNCIL
Peter S. Tingom, *President*
Lynn Stoner,
President Pro Tem
Jerry Fadgen
Mark Hyatt
Ron Jacobs

February 8, 2017

Ms. Evangeline G. Kalus, Senior Planner
Environmental Protection and Growth Management Department
Planning and Development Management Division
1st Floor, 1 University Drive
Plantation, FL 33324

Re: G & J Ansaroff Estates (Plat Book 180, page 28)
Findings of Adequacy

Dear Ms. Carrano:

The current note on the above referenced plat reads:
This plat is restricted to four (4) detached single family units.

The City of Plantation supports approval of the Findings of Adequacy for the above referenced plat

Should you require additional information, please feel free to contact me at 954-797-2641.

Sincerely,

Gayle Easterling, AICP
Senior Planner

Mikki Ulrich

From: Pollio, Daniel <DPollio@plantation.org>
Sent: Monday, February 13, 2017 2:06 PM
To: 'Mikki Ulrich'
Cc: Williams, Jo-Anne
Subject: RE: G & J Ansraoff Estates
Attachments: ansaroff.pdf

Mikki,

Please allow this email to serve as formal notice for the County on the information you are requesting for the attachment:

Although there is potable water which runs along NW/ 112th Avenue at that location which any developer could connect to, there is no City sewer located at that site or area. The closest City sewer force main is located on the north side of W. Sunrise Blvd however there is no capacity in that existing 6" FM.

The City of Plantation Central Water Treatment Plant services that area with potable water and the address is

700 NW 91st Avenue
Plantation, FL.33324

Should you have any additional questions please do not hesitate to call.

Sincerely,

Danny Pollio
City of Plantation
Capital Improvement Administrator
954-797-2209
dpollo@plantation.org

From: Mikki Ulrich [<mailto:mikki@bellsouth.net>]
Sent: Sunday, February 12, 2017 12:59 PM
To: Pollio, Daniel <DPollio@plantation.org>
Subject: FW: G & J Ansraoff Estates

Good afternoon,

I am forwarding you an email that was sent on January 3.

Have you had a chance to review the water and sewer availability for this property?

I need to submit this project to Broward County and they require the letter with the submittal.

Please let me know if you need anything further from me to prepare the letter.

Thank you for your assistance,

Mikki

From: Mikki Ulrich [<mailto:mikki@bellsouth.net>]