

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

PROJECT DESCRIPTION

Name:	TROIA PLAT (Lot 121B only)	Number:	043-MP-02
Applicant:	Amrinder S. Dhillon & Gurman K. Sahl	Comm. Dist.:	3
Agent:	Paul E. Brewer & Associates, Inc.	Sec/Twp/Rng:	01-48-41
Location:	Southwest Corner of Holmberg Road and Northwest 71 Terrace	Platted Area:	2.78 Acres
City:	Parkland	Gross Area:	1.14 Acres (Lot 121B)
Replat:	This is a New Finding of Adequacy for a Portion of a Recorded Plat (Plat Book 173, Pages 193-194)		

LAND USE

Existing Use:	Vacant	Effective Plan:	Parkland
Proposed Use:	Lot 121B: One (1) Single Family Unit	Plan Designation:	Residential Estate 1 DU/AC. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Single Family Residential	North:	Residential Estate 1 DU/AC
South:	Single Family Residential	South:	Residential Estate 1 DU/AC
East:	Single Family Residential	East:	Residential Estate 1 DU/AC
West:	Single Family Residential	West:	Residential Estate 1 DU/AC
Existing Zoning:	AE-1	Proposed Zoning:	AE-1

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: 08/14/18
Action Deadline: 09/25/18
Deferral Dates:

Prepared: HWC
Reviewed:
Approved:

SERVICES

Wastewater Plant:	SEPTIC	Potable Water Plant:	WELL
Design Capacity:	N/A MGD	Design Capacity:	N/A MGD
12-Mo. Avg. Flow:	N/A MGD	Peak Flow:	N/A MGD
Est. Project Flow:	N/A MGD	Est. Project Flow:	N/A MGD

Comments: See attached letter from City of Coconut Creek and Staff Comments No. 16-19.

Comments: See attached letter from City of Coconut Creek and Staff Comments No. 16-19.

SCHOOLS

Dwelling Units	Impact Fee
1	*

* See Staff Comment No. 6

* See Finding No. 2

* See Recommendation No. 5

PARKS

	Land Dedication	Impact Fee	Admin. Fee
Local:	County conducts no local review within municipalities	N/A	N/A
Regional:	0.0198 Acres	*	*

* See Staff Comments No. 7 & 8

* See Finding No. 4

* See Recommendation No. 5

TRANSPORTATION

Concurrency Zone: Northwest	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	1	N/A	*
Non-Res. Uses:	N/A	N/A	N/A
Total:	1	N/A	*

* See Staff Comment No. 5

* See Finding No. 1

* See Recommendation No. 5

TROIA PLAT (Lot 121B Only)
043-MP-02

STAFF COMMENTS

- 1) This plat was approved on June 3, 2003 for two (2) single family detached units, with a requirement that either a building permit be issued or infrastructure for development be installed by June 3, 2008. 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 for the entire plat; **however, this application is for a new findings of adequacy for Lot 121B only.**

It should be noted that the County's finding of adequacy for Lot 121A has expired, and no additional building permits will be issued on this lot 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.

- 2) Staff findings and recommendations pertaining to this application for a new finding of adequacy for Lot 121B are based on the use one (1) single family unit.
- 3) The review of this application for a new finding of adequacy (FOA) included the information contained in the application, the property survey, the recorded plat and the Development Review Report approved by the County Commission on June 27, 2006. 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 Standard Transportation Concurrency District. Road impact and administrative fees 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.
- 6) Based on student generation rates adopted by the School Board and incorporated into the Land Development Code, the 2 residential units on Lot 121B of this plat generate less than one student at each level (i.e., elementary, middle and high), and in accordance with Section 5-182(m)(1)b)1) of the Land Development Code, is exempt from the requirements of public school concurrency and is subject to the payment of school impact fees. School impact fees 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.

Continued

- 7) 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.
- 8) Regional park impact fees **(\$916)** and administrative fees for regional parks **(\$32)** were paid for (2) single family units, prior to plat recordation. Since the property is now under separate ownership, credit for the previous payment of park impact and administrative fees for one (1) single family unit in the amount of **\$458** and **\$16**, respectively, will be applied towards the future assessment of park impact and administrative fees for Lot 121B.
- 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) This plat is located in the City of Parkland and the Pine Tree Water Control District. Surface water management plans for this plat must meet the criteria of the Pine Tree Water Control District. A surface water management permit must be obtained from this District prior to any construction.
- 11) See the attached Conceptual Dredge and Fill Review Report. The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division has not yet conducted a site inspection on this project; however, aerial photographs and light detection and ranging (LIDAR) data indicate that this property may contain County jurisdictional wetlands. The applicant must request a formal wetland determination from the Water and Environmental Licensing Section. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging, filling, or other alteration of wetlands. Contact the Water and Environmental Licensing Section at 954-519-1483.
- 12) The Aquatic and Wetland Resources 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 Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division.
- 13) The Water and Environmental Licensing Section of the Environmental Engineering and 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 Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section.

- 14) 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>
- 15) 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 Parkland. 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.
- 16) This plat will be served by a well system. According to the Florida Department of Health (Health Department), Well Construction permits will need to be obtained. There is sufficient water treatment plant capacity to serve this project at this point in time.
- 17) The applicant has requested the use of an onsite sewage disposal system (septic tanks) and wells. Prior to any construction or building permits, the required Septic Tank and Well Permit(s) must be issued by the 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, and all Onsite Sewage Treatment Disposal System setbacks must be maintained prior to the issuance of a building permit.
- 18) This project (Lot 121B) will be limited to 1,704 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.
- 19) The septic tanks must be limited to domestic waste only.
- 20) 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.
- 21) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
- 22) 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

Continued

to such systems is approved by the Environmental Licensing and Building 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.

- 23) 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 indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The archaeologist notes that this property is located in the City of Parkland and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Parkland Planning and Zoning Department at 954-757-4165 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.
- 24) The attached comments regarding this plat's compliance with the permitted uses and densities of the effective Land Use Plan have been received from the Broward County Planning Council.
- 25) The attached letter from the City of Parkland indicates no objection to a new findings of adequacy for this plat.
- 26) The attached comments regarding water and sewer availability have been received from the City of Coconut Creek.
- 27) 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.
- 28) 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 Northwest Standard Transportation Concurrency District, and this application satisfies the regional road network concurrency

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requirement of Section 5-182(a)(5)b) of the Broward County Land Development Code.

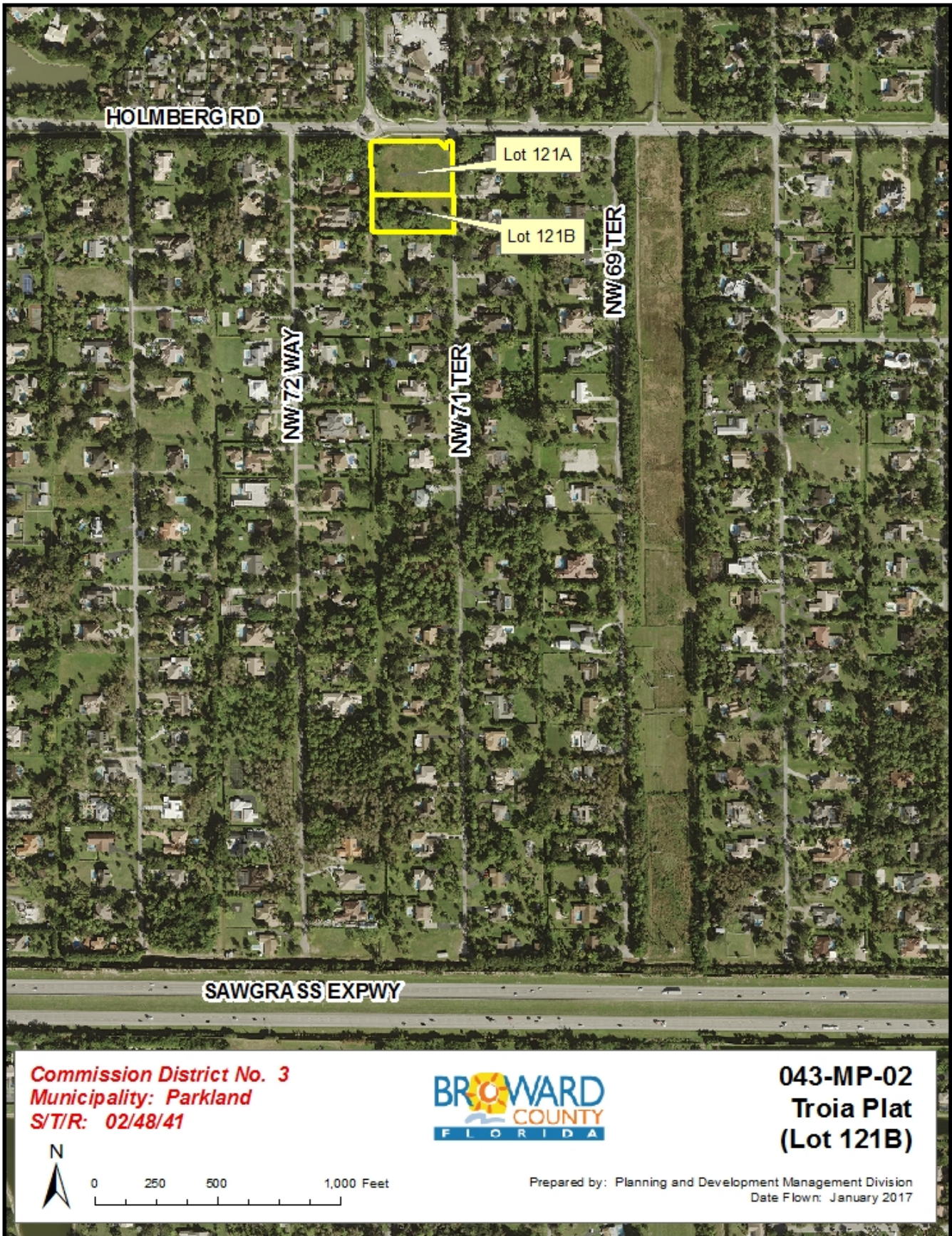
- 2) This plat generates less than one student at each level (i.e., elementary, middle and high), and in accordance with Section 5-182(m)(1)b)1) of the Land Development Code, is exempt from the requirements of public school concurrency.
- 3) This application for a new findings of adequacy satisfies the 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

- 1) Highway Construction and Engineering Division and the Transit Division staff has determined that new and amended plat requirements are NOT 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.
- 2) PLATTED ITEMS (NVAL, DEDICATIONS, EASEMENTS) DETERMINED TO BE ADEQUATE WITH NO CHANGES REQUIRED
 - A) The NVAL illustrated on the plat as recorded in Plat Book 173, Page 193 adequately complies with the original conditions of plat approval.
 - B) The right-of-way illustrated on the plat as recorded in Plat Book 173, Page 193 adequately complies with the original conditions of plat approval.
 - C) The easements illustrated on the plat as recorded in Plat Book 173, Page 193 adequately complies with the original conditions of plat approval.
- 3) PLAT IMPROVEMENTS DETERMINED TO BE ADEQUATE WITH NO CHANGES REQUIRED.
- 4) ALL GENERAL RECOMMENDATIONS HAVE BEEN DETERMINED TO BE ADEQUATE AND NO CHANGES ARE REQUIRED.
- 5) Applicant must pay road impact and administrative fees, school impact fees and any additional regional park impact and administrative fees during the review of construction plans submitted for County environmental review approval by the Development Management and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code. Road and regional park impact fee amounts are subject to adjustment each October 1.

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- 6) 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) Lot 121A of this plat is restricted to one (1) single family unit. The County's finding of adequacy for Lot 121A parcels has expired, 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.
 - B) Lot 121B of this plat is restricted to one (1) single family unit.
 - C) 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.
 - D) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval for **Lot 121B** are not issued by **August 14, 2023**, 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
 - E) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads for **Lot 121B** have not been substantially completed by **August 14, 2023**, 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.
- 7) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



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

**PLAT
SBBC-2433-2018
County No: 043-MP-02
Troia Plat**

May 10, 2018 9:58:21



**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**

**FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	ADDITIONAL STUDENT
Date: May 10, 2018 9:58:21	Single-Family: 1		Elementary: 0
Name: Troia Plat	Townhouse:		
SBBC Project Number: SBBC-2433-2018	Garden Apartments:		Middle: 0
County Project Number: 043-MP-02	Mid-Rise:		
Municipality Project Number: TBD	High-Rise:		High: 0
Owner/Developer: Amrinder S. Dhillon and Gurman K. Sahi	Mobile Home:		
Jurisdiction: Parkland	Total: 1		Total: 0

Comments

According to the information provided, this application was reviewed as 1 (four or more bedroom) single family unit and utilizing the student generation rates contained in the Broward County Land Development Code, is not anticipated to generate additional students into Broward County Public Schools. Therefore, pursuant to Section 8.11(a)(1) of the Second Amended Interlocal Agreement for Public School Facility Planning, this application as currently proposed, has been determined to be exempt from public school concurrency requirements. However, please be advised that the regular school impact fee would be due for the single family unit.


Also, if a change is proposed to the project, which causes students to be generated by the project, the students will not be considered exempt or vested from public school concurrency (PSC) when the project is re-reviewed.

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

SBBC-2433-2018 Project is Exempt from Public School Concurrency


Yes No

5/10/18
Date

Reviewed By: 
Signature
Lisa Wight
Name
Planner
Title



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

FROM: Barbara Blake Boy, Executive Director 

RE: Troia Plat (Findings of Adequacy for Lot 121B)
(043-MP-02) City of Parkland

DATE: May 17, 2018

The Future Land Use Element of the City of Parkland Comprehensive Plan is the effective land use plan for the City of Parkland. That plan designates the area covered by this plat for the uses permitted in the "Residential Estate 1 du/ac" land use category. This plat is generally located on the west side of Northwest 71 Terrace, between Holmberg Road and the Sawgrass Expressway.

The density of the proposed development of 1 dwelling unit on approximately 1.14 gross acres of land for Lot 121B of this plat, including the immediately adjacent right-of-way, is 0.88 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plan.

For informational purposes, the entire Troia Plat permits a maximum density of 2 dwelling units on approximately 3.24 gross acres of land in the platted area, including the immediately adjacent rights-of-way, or 0.62 dwelling units per gross acre.

The effective land use plan shows the following land uses surrounding Lot 121B of the plat:

North: Residential Estate 1 du/ac
South: Residential Estate 1 du/ac
East: Residential Estate 1 du/ac
West: Residential Estate 1 du/ac

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: Robert Payton, City Manager
City of Parkland

Michele C. Mellgren, AICP, Director, Planning and Zoning Division
City of Parkland



CITY OF PARKLAND
PLANNING & ZONING DEPARTMENT
6600 University Drive
Parkland, Florida 33067
Office: (954) 757-4144 • Fax: (954) 753-8838
www.cityofparkland.org

April 5, 2018

Mr. Howard Clark
Broward County Planning and Redevelopment Division
1 N. University Dr. Suite 102A
Plantation, FL 33324

Re: Troia Plat, Lot 121-B, Plat Book 173, Page 193 & 194 (F.O.A.)
Letter of No Objection for Lot 121-B.

Dear Mr. Clark,

Please be advised that the City of Parkland has no objection to the County's processing of a renewed finding of adequacy application for the above referenced Plat.

If you have any questions or need additional information, please feel free to call me.

Sincerely,

Jean Panebianco
Associate Planner

cc: Paul E. Brewer



UTILITIES & ENGINEERING DEPARTMENT
ENGINEERING DIVISION
5295 JOHNSON ROAD
COCONUT CREEK, FLORIDA 33073



OSAMA ELSHAMI, PE, CFM
DEPARTMENT DIRECTOR

April 19, 2018

Paul E. Brewer & Associates, Inc.
12321 N.W. 35th Street
Coral Springs, FL 33065
brewerin@bellsouth.net

Re: City of Parkland – Troila Plat
Lot 121B, Plat Book 173, Page 193, Broward County
Parkland, Florida
6415 Northwest 71st Terrace
Parkland, FL
Job No.: 2018-9

Dear Mr. Brewer, P.L.S.,

Water Connection:

This letter is to inform you that there is an existing 12" diameter ductile iron pipe water-main along the south side of Holmberg Road that runs west to east. The 12" diameter ductile iron pipe water-main is approximately 250 L.F. north of property located at 6415 Northwest 71st Terrace. For the property located at 6415 Northwest 71st Terrace to be connect to the City of Coconut Creek's Public Water System, the 12" diameter ductile iron pipe water-main would have to be extended 250 L.F. along NW 71st Terrace to the NE Property Line and thus extend South approximately 140 L.F. to the SE Property Line of 6415 Northwest 71st Terrace.

Sanitary Sewer Connection:

This letter is to inform you that there are no gravity sanitary sewers located in the area, but there is an existing force main located at the north side of Holmberg Road approximately 300 L.F. north of the property at 6415 Northwest 71st Terrace. The only way to have access to the sanitary sewer system would be to install a pump station near the intersection of Holmberg Road & Northwest 71st Terrace. See attached map enclosed.

Very truly yours,



Roger Veile, P.E.
Senior Engineer

cc: Eileen Cabrera, Engineer II