

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

PROJECT DESCRIPTION

Name:	VILLASENOR ESTATES	Number:	011-MP-18
Applicant:	I.O.V. Inc.	Comm. Dist.:	5
Agent:	Ian O. Villasenor	Sec/Twp/Rng:	01/50/40
Location:	West Side of Old Hiatus Road Between Northwest 6 Street and Northwest 8 Street	Platted Area:	4.38 Acres
City:	Plantation	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	1 Single Family Unit	Effective Plan:	Plantation
Proposed Use:	4 Single Family Detached Units (1 Existing and 3 Proposed)	Plan Designation:	Estates (1) Residential
Adjacent Uses:		Adjacent Plan Designations:	
North:	Single Family Residence	North:	Estates (1) Residential
South:	Single Family Residence	South:	Estates (1) Residential
East:	Single Family Residence	East:	Low (3) Residential
West:	Single Family Residence	West:	Estates (1) Residential
Existing Zoning:	RS1EP	Proposed Zoning:	RS1EP

RECOMMENDATION (See Attached Conditions)

APPROVAL: Subject to staff recommendation 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:	10/23/18	Prepared:	HWC
Action Deadline:	11/27/18	Reviewed:	
Deferral Dates:		Approved:	

SERVICES

Wastewater Plant:	Plantation (03/18)	Potable Water Plant:	Plantation (02/18)
Design Capacity:	95.0000 MGD	Design Capacity:	24.000 MGD
12-Mo. Avg. Flow:	64.7600 MGD	Peak Flow:	13.600 MGD
Est. Project Flow:	0.0009 MGD	Est. Project Flow:	0.001 MGD

Comments: Sufficient capacity exists at this time. Comments: Sufficient capacity exists at this time.

PARKS

SCHOOLS

Dwelling Units	Impact Fee
4	*

	Land Dedication	Impact Fee	Admin. Fee
Local:	County conducts no local review within municipalities	N/A	N/A
Regional:	0.036 Acres	*	*

* See Staff Comment No. 4

See Finding No. 2

See Staff Recommendation No. 9

* See Staff Comment No. 5

See Finding No. 4

See Staff Recommendation No. 9

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. 3

See Finding No. 1

See Staff Recommendation No. 9

VILLASENSOR ESTATES
011-MP-18

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 4 single family detached units (1 existing and 3 proposed). This property is being platted because it does not qualify for an exception to the mandatory platting rule, as it contains more than two (2) dwelling units and the plat boundaries are not specifically delineated on a recorded plat.
- 2) Trafficways approval is valid for 10 months. Approval was received on June 28, 2018.
- 3) 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.
- 4) 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.
- 5) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact and 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.
- 6) 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.
- 7) This plat is located in the Plantation Acres Improvement Drainage District. Surface water management plans for this plat must meet the criteria of the Drainage District. A surface water management permit must be obtained from this District prior to any construction.
- 8) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances

Continued

regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.

- 9) 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 at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 10) 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.
- 11) Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation regulations of the City of Plantation if trees are to be removed or relocated. 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.
- 12) 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>
- 13) 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.

- 14) 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.
- 15) 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 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.
- 16) The applicant is advised that any proposed construction on this property with a height exceeding 200 feet, 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/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.
- 17) 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 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 Administrator 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.
- 18) This site is currently serviced by Broward County Transit Routes 22 on Broward Boulevard.
- 19) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council.
- 20) 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.

- 21) 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

CONCURRENCY REVIEW

- 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 plat 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 plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.
- 4) This plat satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

STAFF RECOMMENDATIONS

FLORIDA STATUTE CHAPTER 177 REQUIREMENTS

Complete the following corrections to the plat mylar to comply with the requirements of Florida Statutes Chapter 177 as outlined below:

- 1) SURVEY DATA
 - A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description.
 - B) Explain the citation of the S.F.W.M. R/W Map for the C-42 Canal as a source of the location of the east plat boundary line which is 86 feet +/- west of the east line of Section 1-50-40. The copy of the referenced map maintained by the Broward County Highway Construction and Engineering Division shows an 80 feet wide Canal right-of-way west of and abutting said east section line. Provide a copy of a map that shows the Canal right-of-way width as greater than 80 feet. Alternatively, show the east plat boundary line/canal right-of-way line as based on monumentation. Contact the Broward County Highway Construction and Engineering Division reviewing surveyor at 954.577.4606 to discuss this issue.

Continued

- C) Provide closures, with areas, of the plat boundary and parcels created by the plat to the Broward County Highway Construction and Engineering Division for review.
 - D) Review the State Plane Coordinates shown for the northeast corner of Section 1-50-40 and revise as necessary.
 - E) Two land ties to two independent land corners or one land corner and one other recorded corner must be shown. Show found monumentation at both corners.
 - F) Show the P.R.M. adjacent to the southeast corner of the plat at one end of the corner chord created by the plat as per Broward County Land Development Code Sec. 5-189 (27).
 - G) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor must submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available at the following website:
<http://www.broward.org/Publicworks/BCEngineering/Pages/PlatSectionForms.aspx>
 - H) The surveyor must submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).
- 2) RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE
- A) Address any easements, rights-of-way, or specific purpose parcels to be created by this plat in the Dedication language. State the purpose of the Drainage easements.
 - B) Depict the entire right-of-way width of N.W. 6th Street and N.W. 12th Avenue adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat. Include the width of the right-of-way created by the instrument recorded in D.B. 693, PG. 641, B.C.R. in the label for that document. Show the width of NW 6 Street dedicated by P.B. 151, PG. 4, B.C.R.
 - C) Proposed right-of-way shall be clearly labeled and dedicated by the plat.
 - D) All proposed easements shall be clearly labeled and dimensioned. Utility easements should be granted to the public (or to the City/Town – but not to any specific utility company). Utility easements created by the plat should NOT be located within any road right-of-way.

3) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The title must be updated for review of any agreements and the recordation process. Standard format for Title Certificates, Opinions of Title, the Adjacent Right of Way Report, and a Guide to Search Limits of Easements and Right of Way may be obtained by contacting the Highway Construction & Engineering Division or by visiting our web site:
<http://bcegov2.broward.org/bcengineering/index.asp>

4) DRAFTING AND MISCELLANEOUS DATA

- A) Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions. Also enlarge the size of the text.
- B) Show space for plat book and page number inside the border in the upper right-hand corner of each page.
- C) No text on the plat drawing should be obstructed or overlapped by lines or other text.
- D) Lettering on the plat shall be no smaller than 0.10" (10-point font).
- E) The Planning and Development Management Division file number 011-MP-18 must be shown inside the border in the lower right-hand corner on each page. Also enlarge the size of the text.

5) SIGNATURE BLOCKS

- A) The Surveyor's Certification shall be signed and the plat sealed by professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of FS Chapter 177.
- B) Revise the signature block for the Broward County Finance and Administrative Services, County Records Division – Minutes Section signature block to remove the signature line for the Deputy.
- C) The plat must include proper dates for signatures.
- D) The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by a copy of the City of Plantation conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

6) HIGHWAY CONSTRUCTION & ENGINEERING DIVISION INTERNAL PROCEDURES

The following items are required for plat recordation but are completed by County staff:

- A) Planning Council Executive Director Signature.
- B) Completion of all POSSE Inputs; Impact Fee and Security reports printed.
- C) County Surveyor Sign-off.
- D) P.R.M.'s Verified.
- E) Development Order, Planning and Development Management Director signature.
- F) Highway Construction and Engineering Director Signature.
- G) City/District scanned copy of mylar, as required.

NOTES:

- (a) If additional clarification is necessary or the applicant may request a copy of the FS 177 check print by calling Jason Espinosa at 954-577-4593 or via email at JESPINOSA@BROWARD.ORG.
- (b) Additional changes made to the original plat mylar (beyond this list of corrections) may cause delays in review and recordation, and may result in additional review fees.
- (c) All resubmittals shall include a paper copy of the plat with changes from the original plat review application highlighted.

GENERAL RECOMMENDATIONS

- 7) Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.
- 8) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant must submit a current tax letter from the Revenue Collection Division providing proof of payment.
- 9) Applicant must pay transportation concurrency fees, school impact fees and regional park impact and 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.

- 10) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.

- 11) Place a note on the face of the plat reading:

A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **October 23, 2023**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner 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

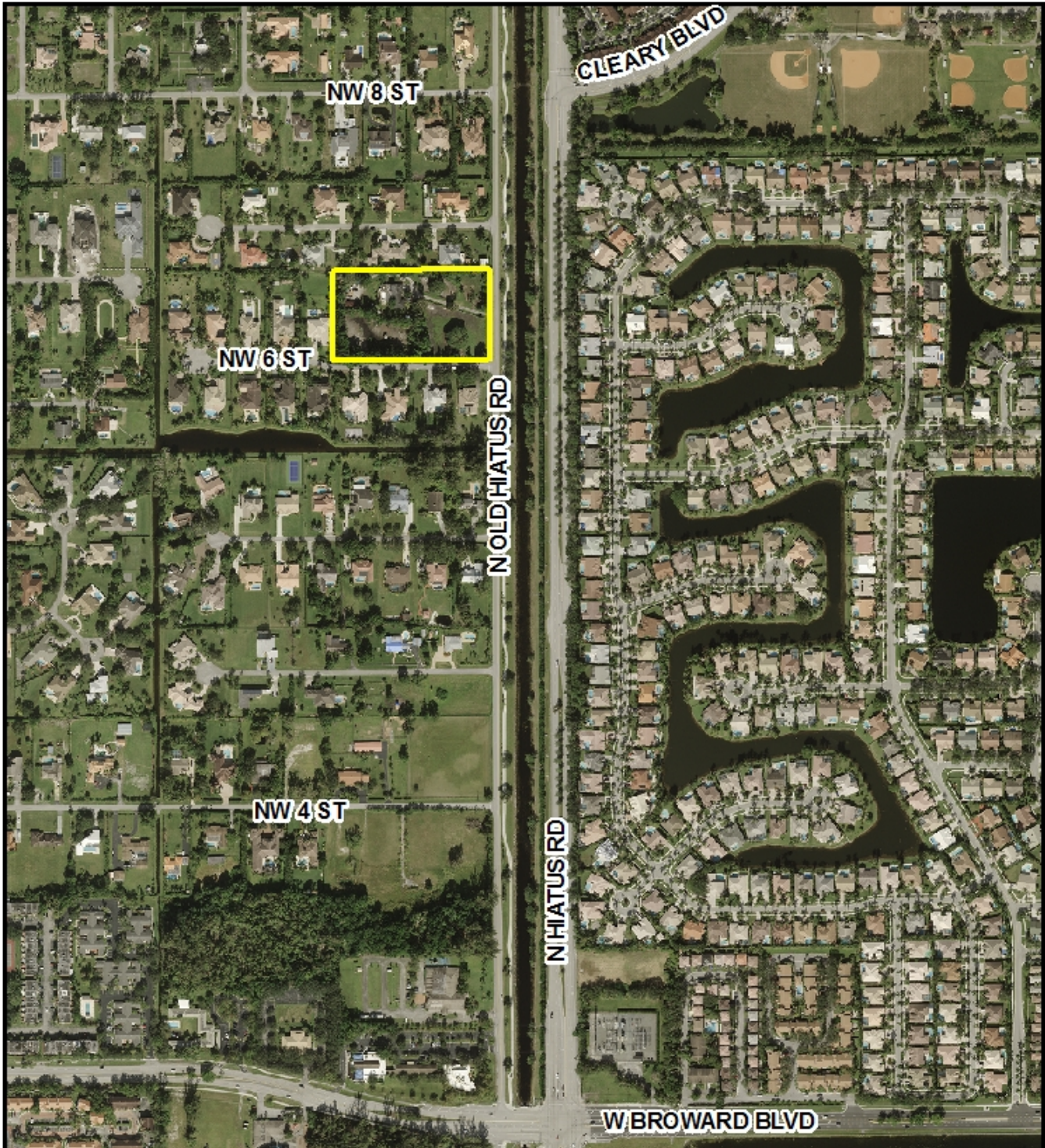
B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **October 23, 2023**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner 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.

- 12) Place a note on the face of the plat reading:

This plat is restricted to 4 single family (1 existing and 3 proposed) detached units.

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.

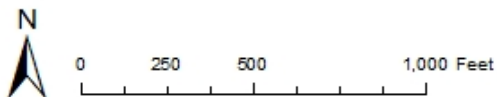
- 13) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



Commission District No. 5
Municipality: Plantation
S/T/R: 01/50/40



011-MP-18
Villasenor Estates

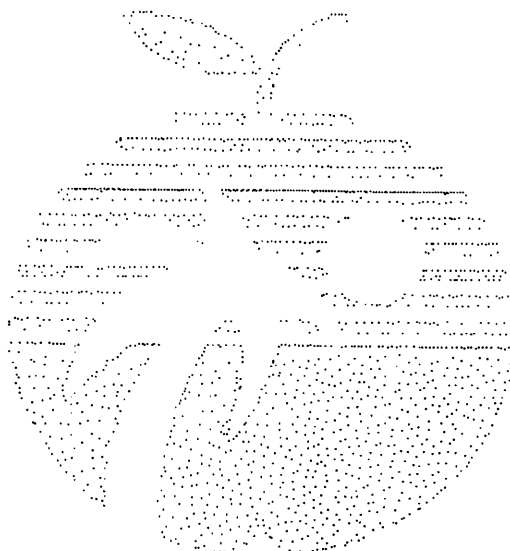


Prepared by: Planning and Development Management Division
Date Flown: January 2018

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

PLAT
SBBC-2394-2018
County No: 011-MP-18
Villasenor Estates

August 20, 2018



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: August 20, 2018	Single-Family: 4		Elementary: 1
Name: Villasenor Estates	Townhouse:		Middle: 0
SBBC Project Number: SBBC-2394-2018	Garden Apartments:		High: 0
County Project Number: 011-MP-18	Mid-Rise:		Total: 1
Municipality Project Number:	High-Rise:		
Owner/Developer: I.O.V., Inc.	Mobile Home:		
Jurisdiction: Plantation	Total: 4		

Comments

District staff initially reviewed and issued a Preliminary School Capacity Availability Determination (SCAD) Letter for this plat application dated March 13, 2018. According to the application, 1 (four or more bedroom) single family unit exists on the site. The application proposed 4 (four or more bedroom) single family units, which was determined generate 1 elementary student.

The school Concurrency Service Areas (CSA) serving the project site in the 2017/18 school year included Central Park Elementary, Plantation Middle, and Plantation High Schools.

This application was determined to satisfy public school concurrency on the basis that adequate school capacity was anticipated to be available to support the project as proposed.

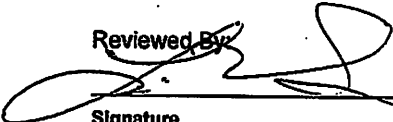
This preliminary determination (for a maximum of 4 (four or more bedroom) single family residential units) was due to expire on September 8, 2018. However, the applicant requested an extension of this preliminary School Capacity Availability Determination (SCAD) prior to its expiration date. As such, the preliminary determination shall be valid for a one-time extension of additional 180 days from the original expiration date (September 8, 2018) and shall expire on March 6, 2019. This preliminary school concurrency determination shall be deemed to be void unless prior to March 6, 2019, 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-2384-2018 Meets Public School Concurrency Requirement Yes No

8-20-18
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: Villasenor Estates
(011-MP-18) City of Plantation

DATE: April 19, 2018

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 generally located on the northwest corner of Northwest 112 Avenue and Northwest 6 Street.

The density of the proposed development of 4 dwelling units on approximately 4.98 acres of land, including the immediately adjacent right-of-way, is 0.8 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:	Low (3) 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
City of Plantation