

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

PROJECT DESCRIPTION

Name:	L' RESERVE RESIDENCES AT PLANTATION	Number:	018-MP-18
Applicant:	Centurion Development of Broward, LLC	Comm. Dist.:	5
Agent:	McLaughlin Engineering Company	Sec/Twp/Rng:	01-50-40
Location:	South Side of Broward Boulevard, Between S.W. 112 Ave (Old Hiatus Road) and S.W. 118 Avenue	Platted Area:	0.67 Acres
City:	Plantation	Gross Area:	0.79
Replat:	This is a New Finding of Adequacy for a Recorded Plat (Plat Book 168, Pages 43)		

LAND USE

Existing Use:	Vacant	Effective Plan:	Plantation
Proposed Use:	5 Townhouse Units	Plan Designation:	Low-Medium (10) Residential
Adjacent Uses:		Adjacent Plan Designations:	
North:	Pre-School	North:	Low-Medium (10)
South:	Single Family Residential	South:	Estates (1)
East:	Vacant	East:	Low-Medium (10)
West:	Multi-Family Residential	West:	Low-Medium (10)
Existing Zoning:	PRD-6.3Q	Proposed Zoning:	PRD-6.3Q

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: 01/08/19
Action Deadline: 02/12/19
Deferral Dates:

Prepared: HWC
Reviewed:
Approved:

SERVICES

Wastewater Plant:	Plantation (09/18)	Potable Water Plant:	Plantation (04/18)
Design Capacity:	17.5000 MGD	Design Capacity:	12.000 MGD
12-Mo. Avg. Flow:	12.4900 MGD	Peak Flow:	5.631 MGD
Est. Project Flow:	0.0013 MGD	Est. Project Flow:	0.002 MGD

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

PARKS

SCHOOLS		PARKS			
Dwelling Units	Impact Fee	Local:	Land Dedication	Impact Fee	Admin. Fee
5	*	Local:	County conducts no local review within municipalities	N/A	N/A
		Regional:	0.0198	*	*

* See Staff Comment No. 6

* See Finding No. 2

* See Recommendation No. 1

* See Staff Comments No. 7

* See Find No. 4

* See Recommendation No. 1

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: 5	3	*	N/A

* See Staff Comment No. 5

See Finding No. 1

See Recommendation No. 1

L'RESERVE AT PLANTATION
018-MP-98

STAFF COMMENTS

- 1) This plat was approved by the Broward County Commission on December 15, 1998, for five (5) townhouse units. A new findings of adequacy was approved by the Broward County Commission on March 16, 2004, for five (5) townhouse units, with a requirement that either a building permit be issued or infrastructure for development be substantially completed by March 16, 2009. Neither a building permit issued nor infrastructure installed, and in accordance with Section 5-181(o) of the Land Development Code, the 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 five (5) townhouse units.
- 3) The review of this application for a new finding of adequacy included the information contained in the application, the property survey, the recorded plat and the Development Review Report approved by the County Commission on March 16, 2004 for a findings of adequacy which expired on March 16, 2009. 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. Road impact and administrative fees in the amounts of **\$498.00** and **\$15.00**, respectively were paid on March 17, 1999, prior to plat recordation. These amounts will be credited towards transportation concurrency fee assessments.
- 6) The attached School Capacity Availability Determination (SCAD) from the School Board indicates that the proposed development was reviewed for 5 townhouse units which generates more than one student at one or more levels (i.e., elementary 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. Park administrative fee in the amount of **\$60.00**, was paid prior to plat recordation. This payment will be credited towards the assessment of future regional park administrative fees.
- 8) 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.
- 9) This plat is located in the City of Plantation and is in a dependent water control district under the jurisdiction of the Plantation Acres Improvement 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. 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.
- 10) The applicant is 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. 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. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.
- 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) This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals is regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth

of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements.

- 13) 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.
- 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. 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.
- 16) 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.
- 17) 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.
- 18) The Broward County Aviation Department has no objections to this plat. The applicant is advised by staff of the Aviation Department that any proposed construction on this property with a height exceeding 200 feet, or the 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 to this development. Based on the location of the proposed project, the FAA may need to conduct a 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.

- 19) 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. The property owner/agent is advised to contact the City of Plantation 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.
- 20) This site is currently services by BCT Route 75 on Broward Boulevard.
- 21) Staff from the Highway Construction and Engineering Division and the Transit Division staff have reviewed this request and recommend **APPROVAL** subject to the conditions contained in the attached memorandum.
- 22) The attached memorandum from the Broward County Planning Council indicates that the proposed development of five (5) townhouse units are in compliance with the permitted uses and densities of the effective Land Use Plan.
- 23) The attached letter from the City of Plantation has not objection to this new findings of adequacy application.
- 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

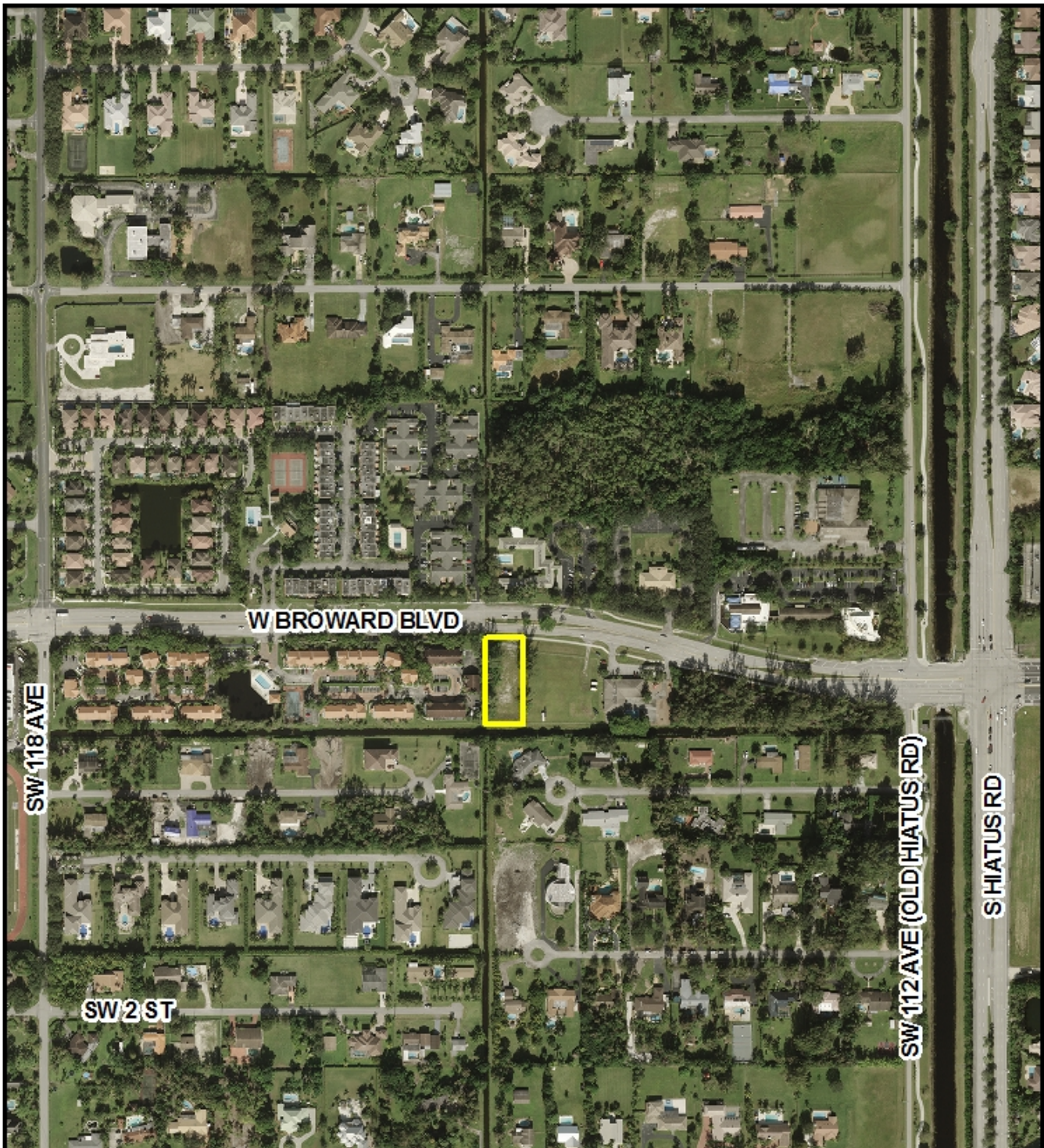
FINDINGS

- 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.

GENERAL RECOMMENDATIONS

- 1) Applicant must pay transportation concurrency 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.
- 2) 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 five (5) townhouse 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 **January 8, 2024**, 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 **January 8, 2024**, 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.
- 3) 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



018-MP-98
L'Reserve Residences
at Plantation

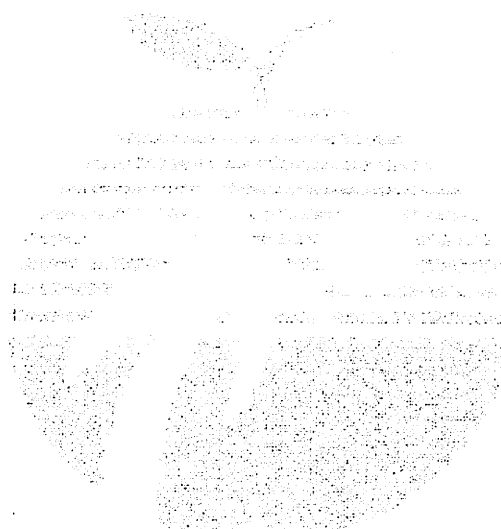


0 200 400 800 Feet

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-2475-2018
County Number: 018-MP-98 Municipality Number: TBD
L'Reserve Residences at Plantation

August 2, 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 UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: August 2, 2018	Single-Family:		Elementary: 1
Name: L'Reserve Residences at Plantation	Townhouse: 5		Middle: 0
SBBC Project Number: SBBC-2475-2018	Garden Apartments:		High: 1
County Project Number: 018-MP-98	Mid-Rise:		Total: 2
Municipality Project Number: TBD	High-Rise:		
Owner/Developer: Centurion Development of Broward, LLC	Mobile Home:		
Jurisdiction: Plantation	Total: 5		

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity	Cumulative Reserved Seats
Central Park	1,123	1,123	964	-159	-8	86.8%	2
Plantation	1,346	1,346	696	-650	-29	51.7%	0
South Plantation	2,494	2,494	2,330	-164	-6	93.4%	6

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				18/19	19/20	20/21	21/22	22/23
Central Park	966	-157	86%	959	952	946	939	933
Plantation	696	-650	51.7%	681	667	653	639	625
South Plantation	2,336	-158	93.7%	2,375	2,333	2,327	2,321	2,316

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2017-18 Contract Permanent Capacity	2017-18 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				16/17	17/18	18/19
No Charter Schools						

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Central Park	There are no planned capacity additions in the ADEFP that would increase the FISH capacity reflected for the school.
Plantation	There are no planned capacity additions in the ADEFP that would increase the FISH capacity reflected for the school.
South Plantation	There are no planned capacity additions in the ADEFP that would increase the FISH capacity reflected for the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

According to the application, there are no existing units on the site. The application proposes 5 (three or more bedroom) townhouse units, which will generate 2 (1 elementary and 1 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2017/18 school year include Central Park Elementary, Plantation Middle, and South Plantation High Schools. Based on the Public School Concurrency Planning Document (PSCPD), each of the impacted schools is operating below the adopted Level of Service (LOS) of 100% gross capacity. However, it should be noted that utilizing the current student generation rates, the project is only anticipated to generate one student at the elementary and high school levels. Also, the LOS is 100% gross capacity only until the end of the 2018/19 school year and commencing the 2019/20 school year, the LOS transitions to 110% permanent Florida Inventory of School Houses (FISH) capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2017/18- 2019/20), these school are projected to operate below the adopted LOS through the 2019/20 school year. It should be noted that FISH capacity for the impacted schools reflect compliance with the class size constitutional amendment.

There are no charter schools located within a two-mile radius of the site in the 2017/18 school year. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSAs, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2017/18 to 2021/22 regarding pertinent impacted schools are depicted above.

Therefore, this application is determined to satisfy public school concurrency on the basis that adequate school capacity is anticipated to be available to support the residential development as currently proposed by the applicant. This preliminary determination shall be valid until the end of the current 2017/18 school year or 180 days, whichever is greater, for a maximum of 5 (three or more bedroom) townhouse units and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on January 28, 2019. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this Preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall specify at the minimum 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.

SBBC-2475-2018 Meets Public School Concurrency Requirements

Yes No

Reviewed By:

8/2/18
Date


Signature

Lisa Wight
Name
Planner
Title



Public Works Department

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

MEMORANDUM

DATE: November 13, 2018

TO: Josie Sesodia, Director
Planning and Development Management Division

FROM: David (D.G.) McGuire, Project Manager
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Letter to Proceed
L'Reserve Residences at Plantation (018-MP-98)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the letter to proceed request from the applicant. Pursuant to the request by the applicant, staff reviewed the information contained in the request, 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. Our review also included changes to the adjacent roadways and changes on the adjoining properties.


As a result of our review, staff has determined that no changes to the DRR are required to address the applicant's specific request and that no new or amended plat requirements are necessary to ensure safe and adequate access between the adjoining Trafficway(s) and plat to comply with the adequacy standards of the Broward County Land Development Code. Staff recommends APPROVAL of the proposed request subject to the following:

STAFF FINDINGS

- A. PLATTED ITEMS (NVAL, DEDICATIONS, EASEMENTS) DETERMINED TO BE ADEQUATE WITH NO CHANGES REQUIRED
1. The NVAL illustrated on the plat as recorded in Plat Book 168, Page 43 adequately complies with the original conditions of plat approval.
 2. The right-of-way illustrated on the plat as recorded in Plat Book 168, Page 43 adequately complies with the original conditions of plat approval.
 3. The easements illustrated on the plat as recorded in Plat Book 168, Page 43 adequately complies with the original conditions of plat approval.
- B. PLAT IMPROVEMENTS DETERMINED TO BE ADEQUATE WITH NO CHANGES REQUIRED
1. At the time of plat recordation, the property owner entered into a standard Installation of Required Improvements Agreement (CAF#450) which is recorded in Official Records Book 30584, Page 0308 and assigned in Instrument number 101812810. The existing Improvement Agreement adequately complies with the requirement to secure construction of the improvements required for safe and adequate access between the Trafficway and the plat.
- C. ALL GENERAL RECOMMENDATIONS HAVE BEEN DETERMINED TO BE ADEQUATE AND NO CHANGES ARE REQUIRED.



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

FROM: Barbara Blake Boy, Executive Director 

RE: L' Reserve Residences at Plantation (Findings of Adequacy)
(018-MP-98) City of Plantation

DATE: September 28, 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 this plat for the uses permitted in the "Low-Medium (10)" land use category. This plat is generally located on the south side of Broward Boulevard, between Hiatus Road and Northwest 113 Avenue.

The density of the proposed development of five (5) dwelling units on approximately 0.79 gross acres of land for this plat, including the immediately adjacent right-of-way, is 6.3 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: Low-Medium (10)
- South: Estate (1)
- East: Low-Medium (10)
- West: Low-Medium (10)

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:KJW

Susan Slattery, City Clerk
City of Plantation

Dan Holmes, Director, Planning and Economic Development Department
City of Plantation