



Public Works and Environmental Services Department

HOUSING AND URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Isla Estates	Application Number:	030-MP-25
Application Type:	New Plat	Legistar Number:	26-338
Owner/Applicant:	Graveran Investment, LLC	Commission District:	5
Authorized Agent:	Pulice Land Surveyors, Inc	Section/Twn./Range:	33/50/40
Location:	East side of Dykes Road/Southwest 160 Avenue, between Southwest 53 Court and Southwest 54 Place	Folio Number (s):	5040-33-01-0097 5040-33-01-0098 5040-33-01-0099 5040-33-01-0102
Municipality:	Town of Southwest Ranches	Platted Area:	4.03 Acres
Previous Plat:	N/A	Replat:	☐ Yes ☒ No
Recommendation:	APPROVAL		
FS 125.022 Waiver	An extension waiver was granted until October 8, 2027.		
Meeting Date:	May 12, 2026		

A location map of the plat is attached as **Exhibit 2**.

The application is attached (**Exhibit 5**). The Housing and Urban Planning Division (HUPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

Existing and Future Land Use	
Existing Use:	Vacant
Proposed Use:	Three (3) Single-Family Residences
Plan Designation:	Rural Estates (1 DU/AC)
Adjacent Uses	Adjacent Plan Designations
North: Residential	North: Rural Estates (1 DU/AC)
South: Residential	South: Rural Estates (1 DU/AC)
East: Residential	East: Rural Estates (1 DU/AC)
West: Residential	West: Rural Estates (1 DU/AC)

In accordance with the Land Development Code, Single-family is defined as one (1) dwelling unit, other than a mobile home, sharing no walls with another dwelling unit.

1. Land Use

Planning Council staff has reviewed this application and determined that the Town of Southwest Ranches Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat for the uses permitted in the “Rural Estates (1 DU/AC)” land use category. It is noted that the “Rural Estates” land use category permits a maximum of one (1) dwelling unit per net acre with no clustering permitted.

The density of the proposed development of three (3) dwelling units on approximately 4.15 acres of land in the platted area including the immediately adjacent rights-of-way, is 0.72 dwelling units per gross acre, which is in compliance with permitted uses and densities of the effective land use plan. It is noted that each of the three (3) depicted lots on the plat are greater than one (1) net acre in size. Planning Council memorandum is attached (**Exhibit 3**).

2. Affordable Housing

The proposed development is consistent with the permitted uses under the effective land use plan. As such, it is not subject to Policy 2.16.2 of the Broward County Land Use Plan.

3. Trafficways

Trafficways was approved and will expire on November 29, 2026.

4. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and provided comments and recommendations with respect to the safe and adequate access standards of the Broward County Land Development Code, as shown in the attached memorandum (**Exhibit 4**).

The applicant has submitted an analysis of the requirements relating to the public sidewalk. Staff of the Public Works and Environmental Services Department have determined that the sidewalk construction is not warranted in this location and that the requirement may be waived. This determination provides the basis for the County Commission to waive the sidewalk construction requirements pursuant to Section 5-192 of the Broward County Land Development Code.

Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (BCF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The use of a non-standard agreement will require independent approval by the County Commission.

5. Concurrency – Transportation

This plat is located in Southwest Standard Concurrency District, where level of service (LOS) is expressed in PM Peak Hour trips and where road-based impact fees apply per Sec. 5-182.1(b) of Land Development Code. The proposed development generates 3 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	3
Non-residential	0	0
Total	3	

Pursuant to Sec. 5-182.2(2)(g) of the Broward County Land Development Code, the proposed development of three

(3) single-family residences qualifies for a De Minimis Exception of the transportation concurrency standards for the regional road network.

6. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	WELL	SEPTIC

The applicant has requested the use of an onsite sewage disposal system (septic tanks). Prior to any construction or building permit, the required Septic Tank Permit must be issued by the Broward County Health Department. See the attached Sewer Availability Letter. This project must be in compliance with Chapter 64E-6 of the Florida Administrative Code and Broward County Code of Chapter 34, Article 11-1/2 Water and Septic Tank Ordinance. This project as submitted will be limited to the following gallons per day (GPD) sewage flow, as provided in Chapter 64E-6 of the Florida Administrative Code (FAC) or Chapter 34, Article 11-1/2 Water and Septic Tank Ordinance.

Each lot	1,925 GPD/acre
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7. Concurrency – Regional Parks

Broward County reviews all projects for Regional Park impacts (and only projects in the Broward Municipal Service Districts/unincorporated area for local park impacts.)

	Land Dedication (Acres)
Regional	0.03
Local	0

8. Concurrency - Public School

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, the proposed 3 single-family units will generate 1 elementary student. This plat will be subject to school impact fees which will be assessed in accordance with the fee schedule specified in the Land Development Code. **This determination will expire on August 20, 2026.**

9. Impact Fee

All impact fees (school impact fees, park impact fees, road impact fees and administrative fee) will be calculated by Housing and Urban Planning Division, Development and Environmental Review Section, in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for Broward County Development and Environmental review. Fees must be paid prior to the issuance of the building permit.

10. Environmental Review

This plat was reviewed by Environmental Permitting Division and have the following recommendations regarding environmental permitting for the future development.

A. Domestic & Non-Domestic Wastewater and Surface Water Management

The Broward County Domestic Wastewater Licensing Program has no objection to the described plat. Nonetheless, should a sanitary sewer system be deemed available at the time of construction permitting, the site must connect to said sanitary sewer system in accordance with Sections 34-35(b), 34-45(a), and 27-193(b)

of the Broward County Code of Ordinance. Contact the Environmental Permitting Division at 954-519-1483 or WWLicense@broward.org for specific code requirements.

The Broward County Non-Domestic Wastewater Program has no objection to the described plat note amendment because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Permitting Division at 954-519-1483 or NDDLICENSE@broward.org for specific code requirements.

This site does not require a Broward County Surface Water Management License because it is located outside of the jurisdiction of the Broward County Surface Water Management Licensing Program.

B. Aquatic and Wetland Resources

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will require an Environmental Resource License. A Wetland Determination (WD1802-004) inspection conducted on February 16, 2018, identified jurisdictional wetlands on site. Wetland Determinations are only valid for two years so a new inspection should be conducted prior to an impact to the site.

The Water and Environmental Licensing Section of the Environmental 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 Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at [Florida Exotic Pest Plant Council \(invasive.org\)](http://FloridaExoticPestPlantCouncil.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

C. Tree Preservation

This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.

D. Clean-Up and Waste Regulation

The subject plat is not a known contaminated site; not within one-quarter mile of a contaminated site, not a licensed waste regulation facility; not an abandoned dump or landfill.

E. Air Program

Since the subject plat relates to vacant land, there are no building demolition or asbestos renovation applicable requirements.

F. Natural Resources Division

Natural Resources Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

11. Historical and Archaeological Resource Review

This plat was reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Property Appraiser, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological sensitivity.

The site is within the jurisdiction of Broward County's historic preservation ordinance (B.C. Ord. 2014-32). The applicant is advised to contact Rick Ferrer, Historic Preservation Officer, Public Works and Environmental Services Department, Broward County at 1 North University Drive, Plantation, FL 33324 or by phone at (954) 357-9731 for additional information.

In the event any unmarked human burial remains are discovered, then pursuant to Florida Statutes, Chapter 872.05, all activities that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. The district medical examiner can be reached via email at Med_Exam_Trauma@broward.org or via phone at (954) 357-5200. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.

12. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat application and did not provide a response.

13. Notice to Applicant

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available on the Housing and Urban Planning Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf.

FINDINGS

Staff reviewed the application and found that it meets the requirement of the Land Development Code and satisfies requirements for Concurrency:

1. This plat is located within the Southwest Standard Concurrency District, and under Sec. 5-182.2(2)(g) the proposed development qualifies for a De Minimis Exception of the transportation concurrency standards for the regional road network.
2. This plat was reviewed by the School Board and satisfies the public-school concurrency requirements of Section 5-182.9(a)(1) of the Land Development Code.
3. This plat satisfies the drainage, water, wastewater and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.
4. This plat satisfies the regional park concurrency requirement of Section 5-182.7 of the Broward County Land Development Code.

RECOMMENDATIONS

Based on the review and findings, staff recommends **APPROVAL** of this application, subject to the following conditions which shall ensure compliance with the standards and requirements of the Land Development Code.

1. Conditions attached in the Highway Construction and Engineering Memorandum.
2. Waive the sidewalk construction requirements pursuant to Section 5-192 of the Broward County Land Development Code.
3. Based upon the present conditions within the site, filling of the land area will require an environmental Resource License. A Wetland Determination (WD1802-004) inspection conducted on February 16, 2018, identified jurisdictional wetlands on site. Wetland Determinations are only valid for two years so a new inspection should be conducted prior to an impact to the site.

4. Place note on the face of the plat, preceding municipal official's signature, reading:

Concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

5. Place a note on the face of the plat reading:

- a. This plat is restricted to three (3) Single-Family Residences.
- 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.

6. If this item is approved, the Mayor is authorized to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[AO]