

STAFF REPORT  
Villages at Tivoli  
180-MP-81

A request to amend the note on the plat has been filed with the Planning and Redevelopment Division. This plat was approved by the County Commission on June 1, 1982, for 1,572 multi-family units and 6.05 acres of commercial use. The property is located on the north side of Southwest 10 Street, between Southwest 3 Avenue and I-95, in the City of Deerfield Beach and contains a total of 152.68 acres. The plat was recorded on September 27, 1984 (P.B. 121, PG. 15).

The current note, which was approved by the County Commission on May 27, 1986, restricts the plat as follows:

This plat is restricted to 314 one bedroom garden apartments, 1,258 two bedroom garden apartments and 6.05 acres of commercial property.

The applicant is requesting to amend the note to subdivide Parcel H into two parcels, creating Parcel H-1, and to add a 5,340.5 square foot daycare/preschool with a 1,377 square foot outdoor covered play area. There is no change to the residential units. The requested note would read as follows:

This plat is restricted to 314 one bedroom garden apartments, 1,258 two bedroom garden apartments, 6.05 acres of commercial property and a 5,340.5 square foot daycare/preschool with a 1,377 square foot outdoor covered play area on Parcel H-1 (see attached legal description).

A business license was issued in 2003 to convert an existing accessory recreation building on Parcel H to a child daycare. However, a building permit was never issued. This request will bring the plat note into conformance with the existing uses on the site.

A similar request was approved by the County Commission on August 25, 2009 (Item #49) but the agreement to amend the note was never recorded and the request expired.

This request was evaluated by the Reviewing Agencies.

The attached memorandum from the Broward County Planning Council indicates that the effective Land Use Plan designates Parcel H-1 of this plat for the uses permitted in the "Residential Moderate (10)" land use category, and that the proposed daycare/preschool use and outdoor covered play area on Parcel H-1 comply with the effective Land Use Plan.

Broward County School Board staff has advised that the plat is not located adjacent to existing public schools and this request will not have a direct physical impact on Broward County Public Schools.

The Aviation Department has indicated that the property is located within 20,000 feet of the Pompano Beach Municipal Airport. Any proposed construction or the use of construction cranes must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance

Continued

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: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

The attached comments from the Historical Commission indicate that there is little potential for the discovery of unrecorded archaeological and/or historical cultural resources within the proposed project boundary.

The Natural Resources Planning and Management Division has reviewed this request and determined that this plat contains Tivoli Sand Pine Preserve, two parcels equaling 22.58 acres of endangered sand pine scrub. Although the Preserve is managed by the City of Deerfield Beach, one parcel is owned by Broward County. The entire Preserve is included in the Protected Natural Lands Inventory. The applicant is advised that this plat must not propose any development that may have a negative impact upon the continued preservation of the Natural Land. The Environmental Review Report, coordinated by the Planning and Redevelopment Division, is attached.

The attached letter from the City of Deerfield Beach indicates no objection to this request.

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, this request represents an increase of 67 pm peak hour trips. The plat is located within the Northeast Transportation Concurrency Management District and meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Broward County Land Development Code.

Road impact fees for this plat were satisfied through road construction approved in conjunction with the plat which provided for creditable improvements. The cost of the improvements exceeded the assessed road impact fees. This plat is now subject to transportation concurrency fees; however, the fees for the proposed daycare/preschool are covered by the creditable road improvements and no additional fees are due as a result of this request.

Staff recommends **APPROVAL** of this request provided the applicant accomplishes the following:

- 1) Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **April 8, 2015**.

The note amendment must include language stating that any structure within this plat must comply with Section IV D.1.f., Development Review requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

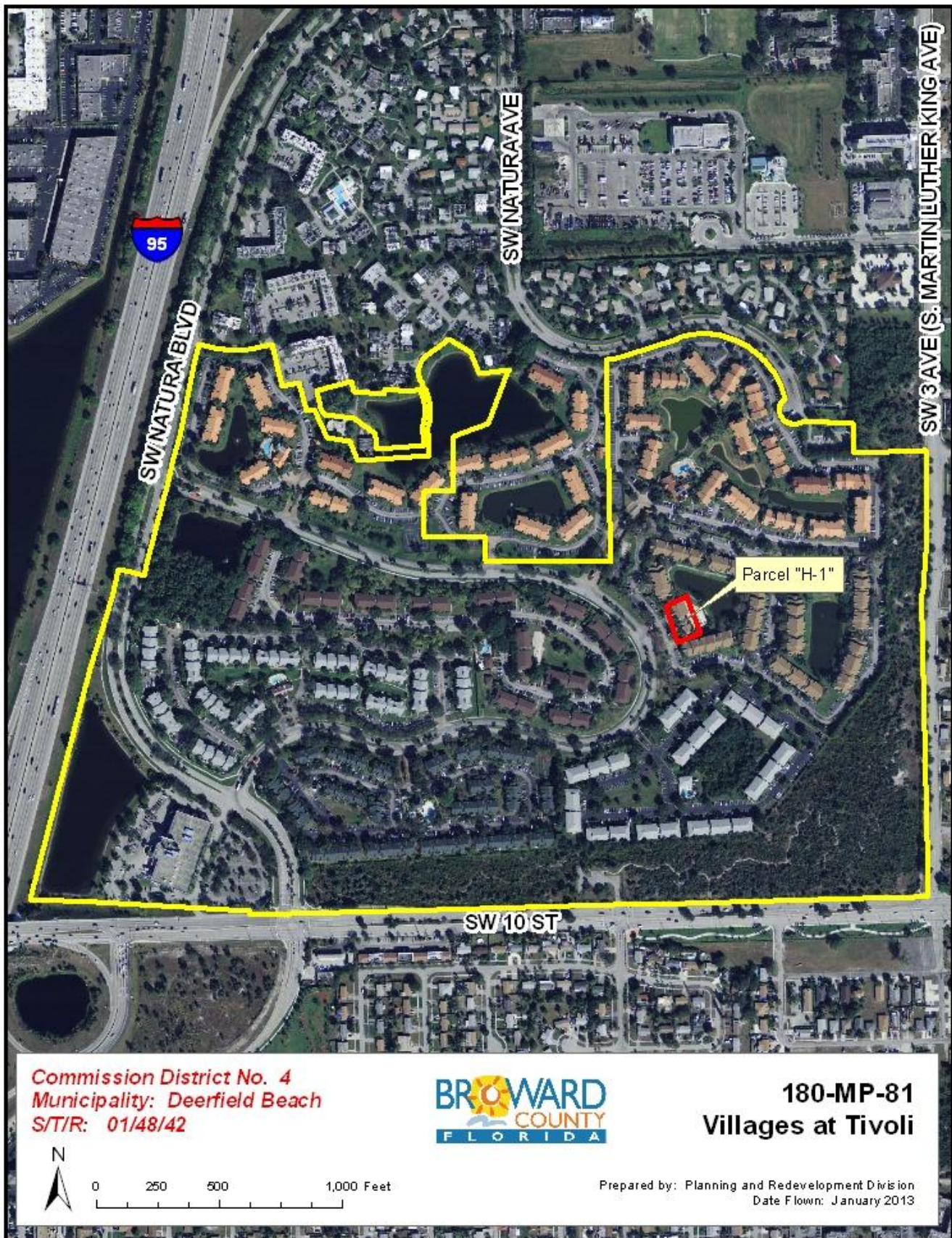
Continued

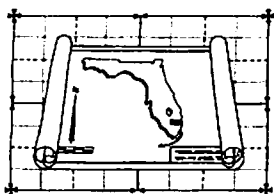
Finally, the applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the 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.

*SMH*



Continued





## BROWARD COUNTY PLANNING COUNCIL

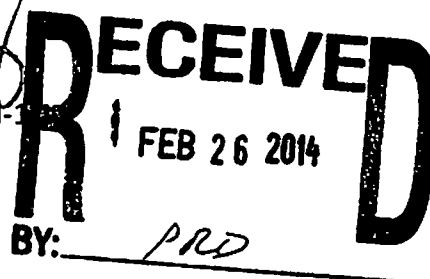
115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

TO: Henry A. Snizek, Director  
Planning and Redevelopment Division  
Broward County Environmental Protection and Growth Management Department

FROM: Barbara Blake Boy, Executive Director

RE: Delegation Request for Villages at Tivoli (Parcel H-1  
(180-MP-81) City of Deerfield Beach

DATE: February 25, 2014



Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat. The proposal is to add Parcel H-1 to the restrictive note on the plat as follows:

TO: Parcel H-1 of this plat is restricted to a 5,340.5 square foot daycare/preschool with a 1,377 square foot outdoor covered play area.

The Future Land Use Element of the City of Deerfield Beach Comprehensive Plan is the effective land use plan for the City of Deerfield Beach. That plan designates Parcel H-1 of this plat for the uses permitted in the "Residential Moderate (10 du/ac)" land use category. This plat is generally located on the north side of Southwest 10 Street, between Southwest 3 Avenue and Interstate 95.

The proposed daycare/preschool use and outdoor covered play area on Parcel H-1 are in compliance with the permitted uses of the effective land use plan.

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: Burgess Hanson, City Manager  
City of Deerfield Beach

Amanda Martinez, Interim Director, Planning and Development Services Department  
City of Deerfield Beach





Our Best.  
Nothing Less.

**LIBRARIES DIVISION • Historical Commission**

301 Harmon (S.W. 13th) Avenue • Fort Lauderdale, Florida 33312 • 954-357-5553 • FAX 954-357-5522

February 24, 2014

Marty Berger

Broward County Development and Environmental Regulation Division  
One North University Drive, Building A  
Plantation, Florida 33324

**Re: Broward County Historical Commission Review  
Update – Tivloi Plat, Plat No. 180-MP-81**

Dear Mr. Berger:

I have had an opportunity to review materials relative to **Tivloi Plat, Plat No. 180-MP-81**.

A review of archive materials including current and historic aerial photography, topographical maps, Broward County Land Use maps, and the Florida Master Site File (FMSF) indicates that no historical or archaeological cultural resources are recorded within the plat limits. Additionally, the plat does not contain any areas previously identified as archaeological zone(s) nor does the plat contain any area(s) considered to be sensitive for archaeological materials.

Based on this information, it is unlikely that the proposed plat amendment will impact significant historical or archaeological cultural resources; therefore, the Broward County Historical Commission has no objections to the proposed plat amendment.

In the event archaeological features or artifacts are discovered during the course of development, the Broward County Office of Planning *shall* be notified within twenty four (24) hours of the discovery and sufficient time provided to allow proper recordation, recovery, or preservation of the find (Broward Co. Florida Ord. 92-38).

If, in the event, any unmarked human burial remains are discovered, then work in the vicinity of the burial find is to halt immediately until a determination can be made, in accordance with Florida State Statutes, Chapter 872, by either the state archaeologist or the county medical examiner as to jurisdiction, custody, and disposition of the remains. Should this occur, this office is to be contacted immediately to facilitate the coordination of the find.

If you have any questions regarding these comments or would like additional information please contact me at the Broward County Historical Commission by telephone: (954) 357-5506, or email: [mdefelice@broward.org](mailto:mdefelice@broward.org).

Sincerely,

Matthew DeFelice, County Archaeologist

Ec: Edward Naclerio, Jr. Estimator, CJM Construction, Inc.  
Laura Connors, Associate Director, Libraries Division  
Peggy Davis, Manager, Libraries Division, Historical Commission  
David Baber, Historic Preservation Coordinator, Libraries Division

## ENVIRONMENTAL REVIEW AND COMMENTS REPORT TO THE PLANNING AND REDEVELOPMENT DIRECTOR

**Application:** Delegation Request (To amend the note to add 5,340.5 square feet of day care/pre-school use with a 1,377 square foot outdoor covered play area.)  
**File Number:** 180-MP-81  
**Project Name:** Villages at Tivoli  
**Comments Due:** February 28, 2014  
**Development Type:** Residential (1,572 Garden Apartments), Commercial (6.05 Acres) and School (5,340.5 Square Feet of Day Care/Pre-School Use with a 1,377 Square Foot Outdoor Covered Play Area)

The Planning and Redevelopment Division of the Broward County Environmental Protection and Growth Management Department (EPGMD) has coordinated with other Divisions in this Department along with the County Health Department to provide the following comments on the above referenced plat:

### **Surface Water Management**

This plat is located in the City of Deerfield Beach and is under the jurisdiction of the Environmental Engineering and Licensing Section of the Broward County Environmental Licensing and Building Permitting Division. Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. The surface water management licensing requirements of the Environmental Engineering and Licensing Section must be met prior to any construction.

### **Potable Water Review**

According to the Health Department, the Deerfield Beach Water Treatment Plant serves this plat. The treatment plant's design capacity is 34.80 MGD, the maximum daily flow is 18.20 MGD, and the estimated development types flow is 0.31 MGD. Therefore, there is sufficient available water treatment plant capacity to serve the proposed project at this point in time.

### **Wastewater Review**

Wastewater Treatment Plant:	B. C. North Regional
Flow Data:	As of 12/13
EPGMD Licensed Capacity	95.0000 MGD
12 Month Average Flow:	68.9500 MGD
Existing Flow Reserved by Building Permit:	2.3590 MGD
Total Committed Flow:	71.3090 MGD
Estimated Project Flow <u>for the Day Care/Pre-School Use:</u>	0.0005 MGD

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.

### **Natural Resources Preservation**

A portion of this plat is located in wellfield zone no. 2 of influence and portions of this plat are located in wellfield zones no. 3 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.

Page 2  
180-MP-81 Villages at Tivoli

Any activity on this site, including construction, which handles, uses, produces or stores any regulated substance, as listed in said regulations, shall be required to comply with the Pollution Prevention, Remediation and Air Quality Division's wellfield protection regulations. Additionally, Surface Water Management System design should incorporate criteria relating to sensitive receiving waters.

Review of available information indicates that, at this time, there are no wetlands within the boundaries of this 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, such as 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 Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division at 954-519-1483 at the earliest time to determine if, and what type of, a license may be required prior to undertaking any surface disturbing activities.

Applicant has been informed that the 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.

The Aquatic and Wetland Resources Section of the Environmental Licensing and Building 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 Aquatic and Wetland Resources Section.

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 Deerfield Beach 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.

This plat contains Tivoli Sand Pine Preserve, two parcels equaling 22.58 acres of endangered sand pine scrub. Although the Preserve is managed by the City of Deerfield Beach, one parcel is owned by Broward County. The entire Preserve is included in the Protected Natural Lands Inventory. The Protected Natural Lands Inventory is a comprehensive database of public and



Page 3  
180-MP-81 Villages at Tivoli

private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. This Protected Natural Lands Inventory may be accessed at:

<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>.

**Additional Comments Addressing Certain Environmental Protection Actions Needing to be Taken to Implement the Project**

1. A Parking Facility License may be required for parking facilities. Contact the Pollution Prevention, Remediation and Air Quality Division at 954-519-1260 for specific license requirements.
2. A Storage Tank License may be required if there will be fuel storage associated with an emergency generator system or fueling positions. Contact the Pollution Prevention, Remediation and Air Quality Division at 954-519-1260 for specific license requirements.
3. Any discharges to ground or surface waters, excluding stormwater, will require review and approval from the Environmental Engineering and Licensing Section of the Environmental Licensing and Building Permitting Division prior to discharge.
4. An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division at 954-519-1483 for specific license requirements.
5. Wastewater receiving lift stations and force mains are critical components to the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. Contact the Environmental Engineering and Licensing Section of the Environmental Licensing and Building Permitting Division at 954-519-1483.

---

Be advised that approval of a delegation request 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. Connections to such systems are 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 a waiver or approval of any license or permit that is, or may be, required for any aspect of the project.



February 5, 2014

Mr. Henry A. Snizek, Director  
Planning and Environmental Regulation Division  
Environmental Protection and Growth Management Department  
1 North University Drive, Suite 102A  
Plantation, FL 33324

**RE: PLAT NOTE AMENDMENT – TIVOLI LAKES PLAT**

Dear Mr. Snizek:

As such is consistent with the valid site plan approved by the Deerfield Beach City Commission for the Fundamentals Early Learning Center, the City of Deerfield Beach has no objection to amending the restrictive note on the Tivoli Lakes Plat to read:

This plat is restricted to 314 one-bedroom garden apartments, 1,258 two-bedroom garden apartments, 6.05 acres of commercial property, and a 5,340.5 square-foot daycare/preschool with a 1,377 square-foot outdoor covered play area on Parcel H-1 (see attached legal description).

Mayor  
Jean M. Robb

Vice Mayor  
Joseph P. Miller

Commissioners  
Bill Ganz  
Ben Preston  
Richard S. Rosenzweig

City Manager  
Burgess Hanson



Yours truly,

*Marcia Stevens, AICP*

Amanda Martinez  
Interim Director of Planning & Development Services

AM:dm

cc: Burgess Hanson, City Manager

## Application to Amend or Revise Level of Approved Development

### INSTRUCTIONS

This form is used to apply for amendments or revisions to the current level of development previously approved. For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate required documentation attached. Please type this application or print legibly in **black ink**.

### PROJECT INFORMATION

Plat Name Villages at Tivoli  
Plat Number 180 MP 81 Plat Book - Page 121/15 (If recorded)  
Owner/Applicant Tivoli Lakes Club Investors, LLC Phone 561-392-8920  
Address 215 N Federal Highway City Boca Raton State FL Zip Code 33432  
Owner's E-mail Address jhb@investmentslimited.com Fax # 561-392-7455  
Agent Edward Naclerio, Jr Phone 954-426-1180  
Contact Person Edward Naclerio, Jr  
Address 5382 NE 13th Way City Pompano Beach State FL Zip Code 33064  
Agent's E-mail Address ed@cjmcorp.com Fax # 954-427-1180

### PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary)

Current note for entire plat This plat is restricted to 314 one bedroom garden apartments, 1258 two bedroom garden apartments, and 6.05 acres of commercial property

Proposed note for entire plat This plat is restricted to 314 one bedroom garden apartments, 1258 two bedroom garden apartments, 6.05 acres of commercial property and a 5,340.5 square foot daycare/preschool with a 1,377 square feet covered area on parcel H-1 (See attached legal description)

### PLEASE ANSWER THE FOLLOWING QUESTIONS

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?

☐ Yes ☒ No ☐ Don't Know

If YES, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

Does the note change represent a change in Trips? ☒ Increase ☐ Decrease ☐ No Change  
Does the note represent a major change in Land Use? ☒ Yes ☐ No

If there is a question as to whether the note amendment represents a change in Trips, or whether it is considered a major change in Land Use, please consult with Planning and Redevelopment Division (PRD) staff.

Estimate or state the total number of on-site parking spaces to be provided SPACES \_\_\_\_\_

Number of seats for any proposed restaurant or public assembly facility including places of worship. SEATS N/A

Number of students for a day care center or school. STUDENTS 50

Will project be served by an approved potable water plant? If YES, state name and address. ☒ Yes ☐ No

Will project be served by an approved sewage treatment plant? If YES, state name and address. ☒ Yes ☐ No

Are on-site wells for potable water currently in use or proposed? ☐ Yes ☒ No  
If YES, see reverse side of this form for additional required documentation.

Are septic tanks currently in use or proposed? ☐ Yes ☒ No  
If YES, see reverse side of this form for additional required documentation.

Reasons for this request. (Attach additional sheet if necessary)

### FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

Proposed industrial plat notes which abut residential land use plan categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width 100 feet or less must submit written documentation from the municipality stating how the city will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories *plus* Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Redevelopment staff if you have any questions.

**REQUIRED DOCUMENTATION-All copies of plats, site plans, surveys or drawings must be folded to a size approximately 9" X 12"**

*For major changes in Land Use and/or increases in DENSITY or INTENSITY which may include Trips, Students, Square Footage, and Number of Dwelling Units, the following must be submitted:*

- Twenty-two (22) folded copies of the plat.
- Letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- A current letter is required from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property if on-site wells for potable water and/or septic tanks that are currently in use or proposed.
- A check made payable to the Broward County Board of County Commissioners for the application fees. Please consult the Development Permit Application Fee Schedule.
- A signed and sealed sketch and legal description for any new parcel or tract created by the application.

*For decreases in Trips, no changes in Trips, or no major change in Land Use; the following items must be submitted:*

- Six (6) folded copies of the plat.
- Letter of approval from the applicable municipality specifically stating the precise note language.
- A check made payable to the Broward County Board of County Commissioners for the application fees. Please consult the Development Permit Application Fee Schedule.

**School Concurrency Submission Requirements**

- **RESIDENTIAL APPLICATIONS ONLY:** Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board.

**REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS**

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No? If "Yes," you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

LAND USE	Gross Building sq. ft. or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?
Daycare/Pre-school	5,340.5		Yes	No	No
Covered Play Area	1,377		Yes	No	No

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

**OWNER/AGENT CERTIFICATION**

State of Florida

County of Palm Beach

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent [Signature]

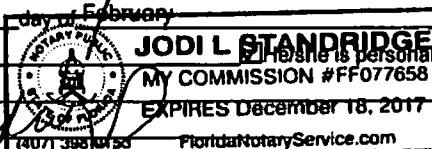
Sworn and subscribed to before me this 6th day of February, 2014

by Edward Naclerio, Jr

☐ Has presented

Signature of Notary Public [Signature]

Type or Print Name Jodi Sandridge



**FOR PLANNING AND REDEVELOPMENT DIVISION USE ONLY**

Time \_\_\_\_\_ Application Date 02/07/14 Acceptance Date 02/10/14  
 Comments Due 02/28/14 C.C. Mtg. Date 04/08/14 Fee \$ 1713  
☒ Plats ☐ Survey ☒ Site Plan ☒ City Letter ☐ Agreements  
 Other Attachments(Describe) Floor plan drawing, Legals for H-1  
 Title of Request amend note  
 Distribute to: ☒ Full Review ☐ Planning Council ☐ School Board ☐ Land Use & Permitting  
☐ Health Department (on septic tanks and/or wells) ☐ Zoning Code Services (unincorporated area only)  
☐ Planning & Redevelopment (unincorporated area only) ☐ Other \_\_\_\_\_  
 Other none  
 Adjacent City \_\_\_\_\_ Received by EK/SMH

(This request previously # 49 approved 08/25/09 Item 49 - expired -)

**Current Note:**

This plat is restricted to: 314 One-Bedroom Garden Apartments, 1258 Two-Bedroom Garden Apartments, and 6.05 acres of Commercial Property.

**Proposed Note**

This plat is restricted to 314 One-Bedroom Garden Apartments, 1258 Two-Bedroom Garden Apartments, 6.05 acres of commercial property, and a 5,340.5 square foot daycare/preschool with a 1,377 square foot outdoor covered play area on a portion of Parcel H (see attached legal description.)  
Parcel H-1



W. HILLSBORO BLVD.

PLAT LINES .....  
ROADWAY ———

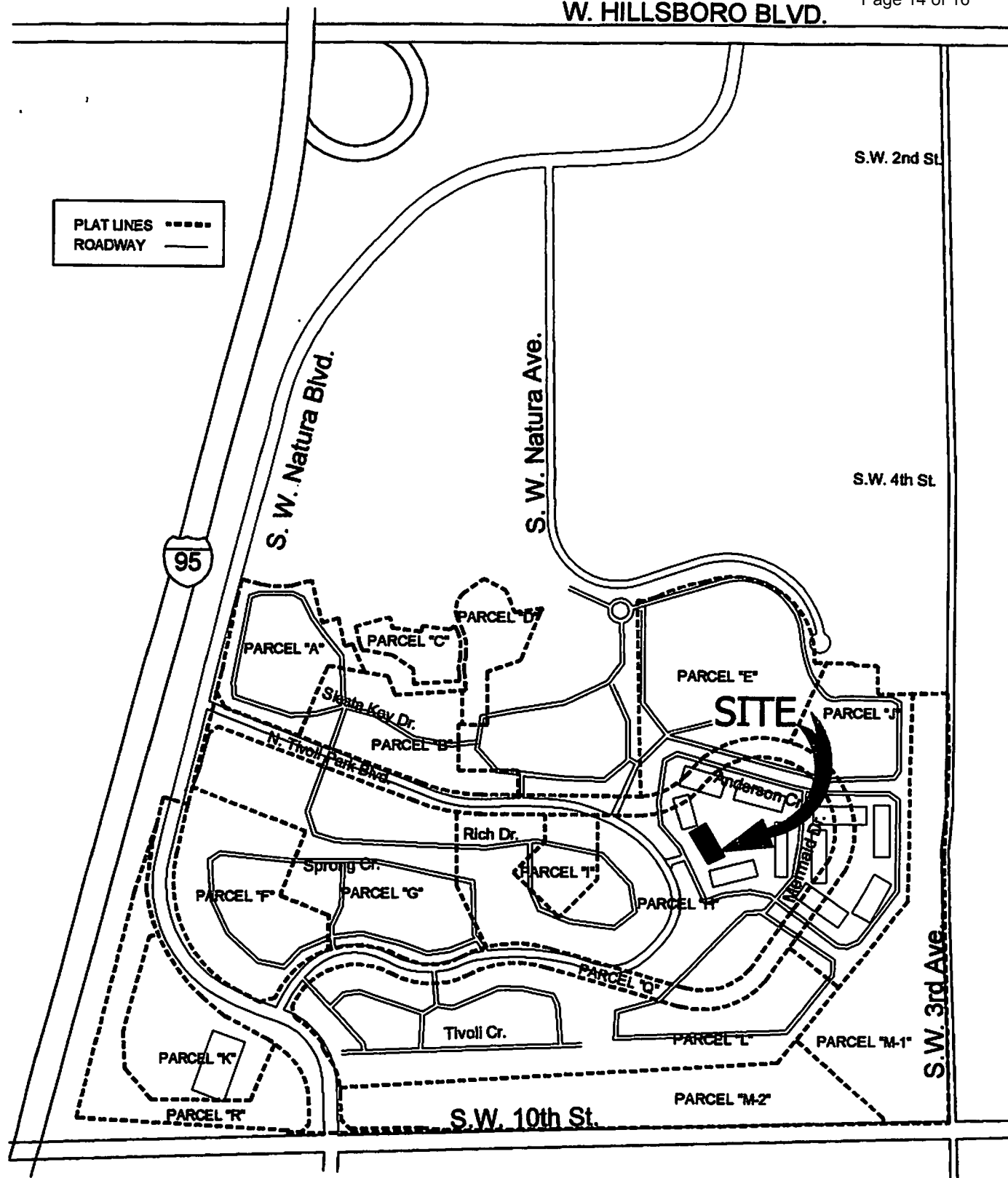
S.W. 2nd St.

S.W. 4th St.

S.W. Natura Blvd.

S.W. Natura Ave.

95



## LOCATION MAP

S42, T48, R01

N.T.S.



North

LEGAL DESCRIPTION: 602 ANDERSON CIRCLE (PORTION OF PARCEL "H")

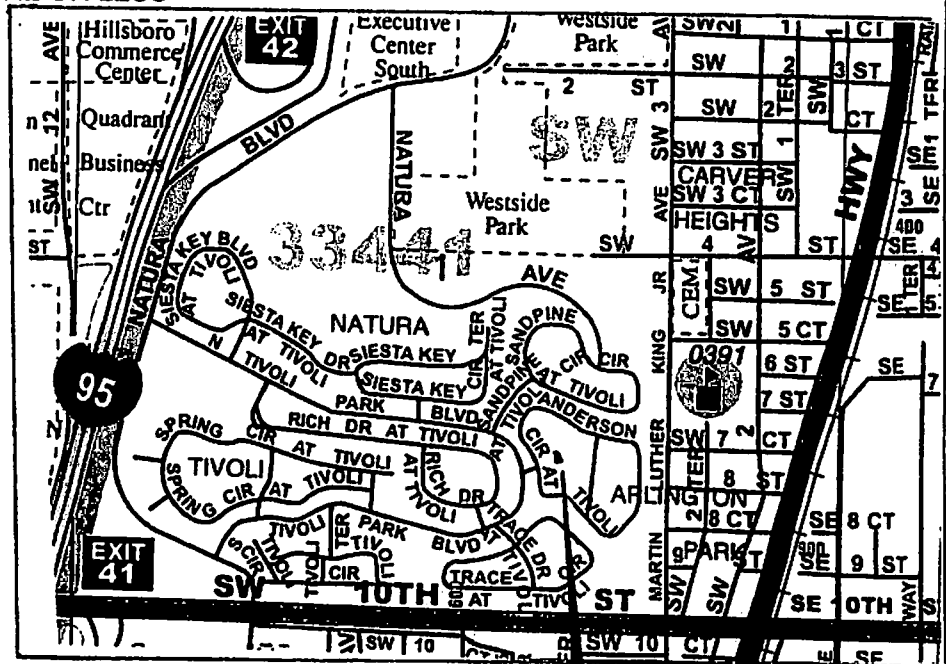
Parcel Page 15 of 16

BEING A PORTION OF THE PLAT OF VILLAGES AT TIVOLI, AS RECORDED IN PLAT BOOK 121, PAGE 15, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A NAIL AND DISK AT THE INTERSECTION OF THE CENTERLINE OF NATURA BOULEVARD AS RECORDED IN OFFICIAL RECORD BOOK 5816, PAGE 941, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THE CENTERLINE OF PARCEL Q, SAID VILLAGES AT TIVOLI; THENCE S75°52'31"E, A DISTANCE OF 2157.06 FEET; TO THE POINT OF BEGINNING;

THENCE N64°08'42"E A DISTANCE OF 15.10 FEET; THENCE N25°51'18"W A DISTANCE OF 15.00 FEET; THENCE N64°08'42"E A DISTANCE OF 46.30 FEET; THENCE S25°51'18"E A DISTANCE OF 61.30 FEET; THENCE S64°08'42"W A DISTANCE OF 8.00 FEET; THENCE S25°51'18"E A DISTANCE OF 8.80 FEET; THENCE S64°08'42"W A DISTANCE OF 15.40 FEET; THENCE S25°51'18"E A DISTANCE OF 20.85 FEET; THENCE N64°08'42"E A DISTANCE OF 6.40 FEET; THENCE S25°11'59"E A DISTANCE OF 10.65 FEET; THENCE S64°08'42"W A DISTANCE OF 6.15 FEET; THENCE S25°51'18"E A DISTANCE OF 14.95 FEET; THENCE N64°08'42"E A DISTANCE OF 6.35 FEET; THENCE S25°51'18"E A DISTANCE OF 16.40 FEET; THENCE S64°08'42"W A DISTANCE OF 7.95 FEET; THENCE S25°51'18"E A DISTANCE OF 13.05 FEET; THENCE S64°08'42"W A DISTANCE OF 27.10 FEET; THENCE N25°51'18"W A DISTANCE OF 13.00 FEET; THENCE S64°08'42"W A DISTANCE OF 8.00 FEET; THENCE N25°51'18"W A DISTANCE OF 16.90 FEET; THENCE N64°08'42"E A DISTANCE OF 6.90 FEET; THENCE M25°51'18"W A DISTANCE OF 14.90 FEET; THENCE S64°08'42"W A DISTANCE OF 6.90 FEET; THENCE M25°51'18"W A DISTANCE OF 10.40 FEET; THENCE N64°08'42"E A DISTANCE OF 6.85 FEET; THENCE N25°51'18"W A DISTANCE OF 20.90 FEET; THENCE S64°08'42"W A DISTANCE OF 8.45 FEET; THENCE N25°51'18"W A DISTANCE OF 18.90 FEET; THENCE S64°08'42"W A DISTANCE OF 8.00 FEET; THENCE N25°51'18"W A DISTANCE OF 16.00 FEET; THENCE N64°08'42"E A DISTANCE OF 8.00 FEET; THENCE N25°51'18"W A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING

CONTAINING 6,717.5 SQUARE FEET MORE OR LESS



SKETCH NOT VALID WITHOUT SHEET 1 AND 2 OF 2

SITE

## DESCRIPTION OF FUNDAMENTAL DAYSCHOOL

### CERTIFICATION:

THIS SKETCH MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Victor R. Gilbert*  
Victor R. Gilbert, PSM, State of Florida  
Professional Surveyor & Mapper No. 6274  
Date 6-19-09  
5-08-09

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

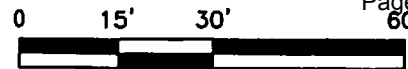
SCALE: N/A

DRAWN BY: D.J.M.

CHECKED BY: M.J.A.

FOUNDED 1993  
BASELINE & ENGINEERING

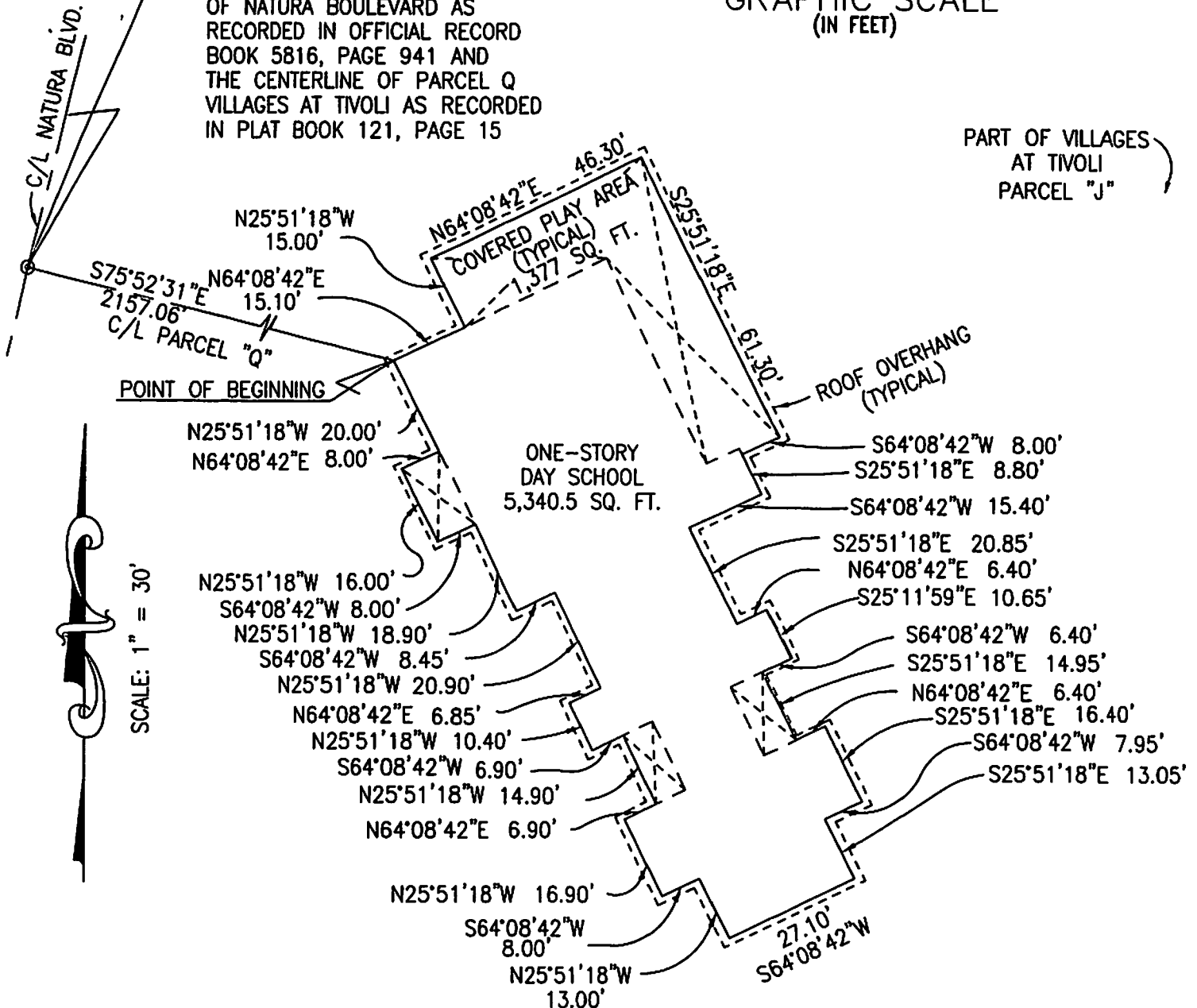
AND  
LAND SURVEYING, INC.  
1400 N.W. 1st COURT  
BOCA RATON, FLORIDA 33432  
EB 6510 (561) 417-0700 LB 6439  
JOB NO.: 08-05-064 SHEET NO. 1 of 2



GRAPHIC SCALE  
(IN FEET)

POINT OF COMMENCEMENT  
AT A NAIL & DISK AT THE  
INTERSECTION THE CENTERLINE  
OF NATURA BOULEVARD AS  
RECORDED IN OFFICIAL RECORD  
BOOK 5816, PAGE 941 AND  
THE CENTERLINE OF PARCEL Q  
VILLAGES AT TIVOLI AS RECORDED  
IN PLAT BOOK 121, PAGE 15

PART OF VILLAGES  
AT TIVOLI  
PARCEL "J"



THIS IS NOT A BOUNDARY SURVEY  
AND DOES NOT PURPORT TO BE ONE

SKETCH NOT VALID WITHOUT SHEET 1 AND 2 OF 2

### SKETCH OF DESCRIPTION

SCALE: 1" = 30'

DRAWN BY: D.J.M.

CHECKED BY: M.J.A.

FOUNDED 1993  
BASELINE & ENGINEERING  
AND  
LAND SURVEYING, INC.  
1400 N.W. 1st COURT  
BOCA RATON, FLORIDA 33432  
EB 6510 (561) 417-0700 LB 6439  
JOB NO.: 08-05-064 SHEET NO. 2 of 2