

STAFF REPORT
Rodeo Village
032-MP-05

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 May 9, 2006, for a mixture of townhouses, equestrian stables and a single family unit on 7.03 acres. The property is located on the east side of University Drive, south of Griffin Road, in the Town of Davie. The plat was recorded on April 19, 2007 (Plat Book 176, Page 182) with the following note language:

This plat is restricted to 47 townhouse units on Parcel A, equestrian stables (ancillary use for plat residents) on Parcel B, and one single family unit on Parcel C.

A request to amend the note to allow for a 96 bed assisted living facility, special residential category 3 (48 dwelling unit equivalent) in lieu of the 47 townhouse units and equestrian stables on Parcels A and B was approved by the County Commission on September 14, 2010; however, the agreement to amend the note was never recorded and the request expired.

The applicant is now requesting to amend the note by increasing the number of townhouse units by four (4) units and eliminating the one (1) single family unit on Parcel C and the equestrian stables on Parcel B. The requested note would read as follows:

This plat is restricted to 51 townhouse units.

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 the area covered by this plat for the uses permitted in the "Residential 10 DU/Ac" (i.e., Parcel A, approximately 5.23 gross acres) and the "Residential 3 DU/Ac" (i.e., Parcels B and C, approximately 2.39 gross acres) land use categories, and that the proposed townhouse units are in compliance with the effective Land Use Plan.

The attached Preliminary School Capacity Availability Determination from the School Board indicates that the approved single family dwelling and 47 townhouse units generate 13 students, and are currently vested for public school concurrency. It is further stated that the 51 townhouse units proposed by this request would not generate any additional students; therefore, School Board staff has determined that this request is exempt from the requirements of public school concurrency.

The Aviation Department has indicated that the property is located within 20,000 feet of North Perry 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 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>.

Continued

The Service Development staff from the Transit Division notes that this plat is currently serviced on University Drive by BCT Route #2.

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 at this time, this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Environmental Review Report, coordinated by the Planning and Redevelopment Division, is attached.

The attached Resolution (No. 2014-11) from the Town of Davie indicates municipal approval of 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 2 pm peak hour trips. The plat is located within the South Central 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.

School impact fees (\$42,374) and transit concurrency fees (\$14,713) were previously paid for 19 townhouse units (two 2-bedroom units and 17 3-bedroom units) and one 3-bedroom single family unit. These units were never built and, at the property owner's written request, a refund of the fees paid for all the townhouse units was subsequently issued. Therefore, the proposed 51 townhouse units are subject to school impact fees and transportation concurrency 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. School impact fees (\$1,890) and transit concurrency fees (\$1,320) paid for the single family unit but not refunded will be credited towards future payments.

Recreational (regional park) impact fees were previously secured with a lien through a Park Impact Fee Agreement, recorded in O.R. Book 43917, Page 463. Regional park impact fees were satisfied for the approved 48 dwelling units and the agreement was subsequently released. In addition, administrative fees for regional parks in the amount of \$720 for 48 dwelling units were paid prior to recordation of the plat. Therefore, only the additional three dwelling units are subject to regional park impact and administrative fees which, in accordance with Land Development Code amendments adopted on September 22, 2009 and on September 10, 2013, 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.

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 22, 2015**.

Continued

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.

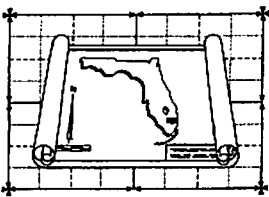
In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

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

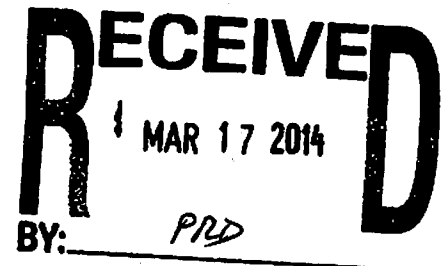
115 South Andrews Avenue, Room 307 ■ Fort Lauderdale, Florida 33301 ■ Phone: 954.357.6695

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 Rodeo Village
(032-MP-05) Town of Davie

DATE: March 14, 2014



Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat. The proposal is to change the restrictive note on the plat:

FROM: This plat is restricted to 47 townhouse units on Parcel "A," ancillary equestrian stables on Parcel "B," and one (1) single-family unit on Parcel "C."

TO: This plat is restricted to 51 townhouse units.

The Future Land Use Element of the Town of Davie Comprehensive Plan is the effective land use plan for the Town of Davie. That plan designates the area covered by this plat for the uses permitted in the "Residential 10 du/ac" (i.e., Parcel "A," approximately 5.23 gross acres) and "Residential 3 du/ac" (i.e., Parcels "B" and "C," approximately 2.39 gross acres) land use categories. This plat is generally located south of Griffin Road, between University Drive and Southwest 76 Avenue.

Planning Council staff calculations indicate that the maximum number of dwelling units for permitted per the effective land use plan is 59. Therefore, the proposed development of 51 dwelling units is in compliance with the permitted uses and densities 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:MEG

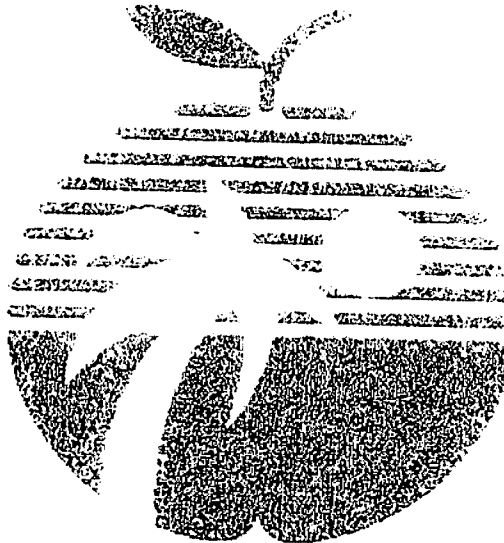
cc: Rick Lemack, Town Administrator
Town of Davie

David Quigley, Manager, Planning and Zoning Division
Town of Davie

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

**PLAT
SBBC-917-2010
County No: 032-MP-05
Belle Tara Plat a/k/a Rodeo Village**

February 7, 2014



**Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com**

FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION PLAT

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	ADDITIONAL STUDENT
Date: February 7, 2014	Single-Family:		Elementary: 6
Name: Belle Tara Plat a/k/a Rodeo Village	Townhouse: 51		
SBBC Project Number: SBBC-917-2010	Garden Apartments:		Middle: 3
County Project Number: 032-MP-05	Mid-Rise:		
Municipality Project Number: TBD	High-Rise:		High: 4
Owner/Developer: Kennedy Homes, LLC	Mobile Home:		
Jurisdiction: Davie	Total: 51		Total: 13

Comments

According to information provided by the applicant, there is one (four or more bedroom) single family unit and 47 (three or more bedroom) townhouse units enabled by the existing plat note, which vests the project for 13 (6 elementary, 3 middle and 4 high) school students. The applicant is proposing to amend the note for a total of 51 (three or more bedroom) townhouse units, which are also anticipated to generate 13 (6 elementary, 3 middle and 4 high) school students. WITH THE CREDIT GIVEN FOR THE VESTED UNITS, THERE IS NO NET ADDITIONAL STUDENT IMPACT anticipated by the development of this project. This application as proposed is not anticipated to generate additional students into Broward County Public Schools. Therefore, pursuant to Section 8.11(a)(2) of the Amended Interlocal Agreement for Public School Facility Planning, this application has been determined to be exempt from public school concurrency requirements. However, please be advised that regular school impact fees are still due for the units.

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

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

SBBC-917-2010 Project is Exempt from Public School Concurrency

☒ Yes ☐ No

2/7/14
Date

Reviewed By:


Signature

Lisa Wight
Name

Planner

Title



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

March 14, 2014

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

**Re: Broward County Historical Commission Review
Rodeo Village, Plat No. 032-MP-05**

Dear Ms. Henderson:

I have had an opportunity to review materials relative to **Rodeo Village, Plat No. 032-MP-05**.

A review of materials including archival documents, maps, the Broward County Land Use Plan and the Florida master Site File (FMSF) indicate that the proposed plat amendment contains no previously recorded archaeological or historic cultural resource sites nor is the plat located within or adjacent to a previously identified archaeological zone. Based on this information, the Broward County Historical Commission has no objections to the proposed plat amendment.

In the event that archaeological features or artifacts are discovered during the course of the survey, the Historical Commission *shall* be notified within twenty four (24) hours of the discovery and the discovery shall be reported pursuant to Broward County Code Ordinance 92-38. . A final survey report shall be completed and submitted to the Broward County Historical Commission for review and comment.

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.

Sincerely,
Matthew DeFelice, County Archaeologist

Ec: 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 4 townhouse units, delete equestrian stables ancillary to the plat residents, and to delete one single family dwelling unit.)
File Number: **032-MP-05**
Project Name: **Rodeo Village**
Comments Due: **March 14, 2014**
Development Type: **Residential (51 Townhouses)**

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/site plan**:

Surface Water Management

This plat is located in the Town of Davie and is in the Central Broward Water Control District. Surface water management plans for this plat must meet the criteria of the Water Control District. A surface water management permit must be obtained from this District prior to any construction.

Potable Water Review

According to the Broward County Health Department, this plat is served by the Town of Davie Water Treatment Plant. The treatment plant's design capacity is 7.40 MGD, the maximum daily flow is 6.50 MGD, and the proposed development's approximate water usage is 0.01. Therefore, there is sufficient available water treatment plant capacity to serve the proposed uses on this plat at this point in time.

Wastewater Review

Wastewater Treatment Plant:	Davie 2
Flow Data:	As of 12/13
EPGMD Licensed Capacity	4.8500 MGD
12 Month Average Flow:	3.0300 MGD
Existing Flow Reserved by Building Permit:	0.0880 MGD
Total Committed Flow:	3.1180 MGD
Estimated Project Flow:	0.0128 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

This plat is located in wellfield zone 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.

See the attached Conceptual Dredge and Fill Review Report. An Environmental Resource License, No. DF05-1072, was issued on June 6, 2007, and expired on June 6, 2012. This license authorized filling 2.64 acres of low quality nuisance/exotic dominated wetlands. Compensation for these impacts was provided in the form of 0.83 freshwater herbaceous

Page 2
032-MP-05 Rodeo Village

mitigation credit from the FPL Everglades Mitigation Bank. The site was filled in accordance with the licensed design and development was left incomplete. No wetlands or surface waters remain on the site.

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 Town of Davie 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 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 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. An Environmental Resource License may be required for any excavation or filling of existing wetlands, lakes, or canals or any other activities regulated under Article XI of the Natural Resource Protection Code which are were not permitted and completed under License No. DF05-1072, issued on June 6, 2007. Contact the Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division at 954-519-1483 for specific license requirements.
2. 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.



Environmental Protection and Growth Management Department
ENVIRONMENTAL LICENSING and BUILDING PERMITTING DIVISION
1 North University Drive, Suite 201A, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

Conceptual Dredge and Fill Review Report

February 21, 2014

Plat Name: Rodeo Village
Plat No: 032-MP-05

LOCATION

Section: 33 **Township:** 50 South **Range:** 41 East

Address: East side of University Drive between Stirling and Griffin Roads, Town of Davie

FINDINGS

Wetland Characteristics present: Yes X No

A license has been issued for dredge and fill activities on this site.

COMMENTS

Conceptual review is not applicable for this plat. This site has previously been reviewed, found to contain wetlands, and licensed as Rodeo Village.

The Environmental Resource License Number for the project is DF05-1072, which was issued on June 6, 2007, and expired on June 6, 2012. The license authorized the filling of 2.64 acres of low quality nuisance/exotic dominated wetlands. Compensation for impacts to the 2.64 acres of low quality wetland was provided in the form of 0.83 freshwater herbaceous mitigation credit from the FPL Everglades Mitigation Bank and was acknowledged by the County Commission on 04/17/2007. The site has since been filled in accordance with the licensed design and development was left incomplete. No wetlands or surface waters remain on the site.

This report is for informational purposes only and does not constitute waiver or approval of any license or permit that is, or may be, required for any aspect of the project.

RESOLUTION NO. R-2014-11

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE PLAT KNOWN AS "RODEO VILLAGE PLAT", AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the plat known as the "Rodeo Village Plat" was recorded in the public records of Broward County in Plat Book 176, PG. 182 and 183; and

WHEREAS, the owner desires to amend the restrictive note associated with said plat; and

WHEREAS, Broward County requires that the Town of Davie concur with this amendment prior to a review of the proposed revision by Broward County Commission.


NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve the proposed amendment to the "Rodeo Village Plat" (Plat Book 176, PG. 182 and 183, Broward County Records) being specifically described in the exhibit attached hereto.

SECTION 2. Any improvements required to satisfy transit oriented concurrency should be located within the Town of Davie on the local road network.

SECTION 3. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS 15th DAY OF January, 2014



MAYOR/COUNCILMEMBER

ATTEST:



ACTING TOWN CLERK

APPROVED THIS 15th DAY OF January, 2014

EXHIBIT "A"

Existing plat note:

This plat is restricted to 47 townhouse units on Parcel 'A', Equestrian stables (ancillary use for plat residents) on Parcel 'B', and one (1) single family unit on Parcel 'C'.

Proposed plat note:

This plat is restricted to 51 townhouse units.



HSQ GROUP, INC.
Engineers • Planners • Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33488
(561) 392-0221 Phone • (561) 392-8468 Fax

September 9, 2013

Mr. David Abramson
Planning & Zoning Division
Town of Davie
6591 Orange Dr.
Davie, FL 33314

LETTER OF INTENT

RE: BELLE TARA (Rodeo Village plat): Findings of Adequacy application
HSQ Project no: 1304-17

Dear Mr. Abramson,

Attached please find our application for a plat note amendment for the BELLE TARA project. The current plat note on the Rodeo Village plat is as follows:

This plat is restricted to 47 townhouse units on Parcel 'A', Equestrian stables (ancillary use for plat residents) on Parcel 'B', and one (1) single family unit on Parcel 'C'.

This request is to amend the plat note to read and follows:

This plat is restricted to 51 townhouse units.

This plat note will be in conformity with the site plan currently being reviewed by the Town of Davie.

Thank you for your consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Donna C. West', written over a horizontal line.

Donna C. West
Director of Surveying

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

To: Mayor and Councilmembers

From: David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

Prepared By: Lise Bazinet, Planner II - Planning Zoning

Subject: Resolution

**Affected
District:** District 2

Item Request: Schedule for Council Meeting

**Title of Agenda
Item:** **DELEGATION REQUEST - A RESOLUTION OF THE TOWN OF DAVIE,
FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE
RESTRICTIVE NOTE ON THE PLAT KNOWN AS "RODEO VILLAGE PLAT",
AND PROVIDING AN EFFECTIVE DATE (DG 13-305 Belle Tara).**

**Executive
Summary:** The petitioner (HSQ Group, Inc.) requests approval to amend the recorded restrictive note on the plat known as "Rodeo Village Plat". This amendment will allow the construction of a 51 unit townhome development.

Key Points:

- The boundary plat was originally approved by Town Council on February 15, 2006.
- The current plat note allows 47 townhouses, 1 single-family unit and ancillary uses.
- The proposed plat note amendment includes a single parcel and would allow 51 townhouse units.
- The proposed plat note is consistent with the proposed site plan.
- The Town's Development Review Committee has evaluated this request and has no objections.

**Previous
Actions:** N/A

Concurrences: N/A

Fiscal Impact:

Has request been budgeted? N/A

If yes expected cost:

Account name and number:

If no, amount needed:

Account name funds will be appropriated from

Additional Comments

Recommendation: Motion to approve

Strategic Goals This Item Supports:

None

ATTACHMENTS:

File Name	Description
D <u>DG 13-305 Reso.doc</u>	Resolution
D <u>belle tara plat note amend exhibit a.docx</u>	Exhibit A
D <u>Belle Tara Attachments DG-122313.pdf</u>	Attachments

Planning and Redevelopment Division
Environmental Protection and Growth Management Department
Board of County Commissioners, Broward County, Florida
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 <u>RODEO VILLAGE</u>			
Plat Number <u>032-mp-05</u>	Plat Book - Page <u>176-182</u> (If recorded)		
Owner/Applicant <u>KENNEDY HOMES, LLC / STEVE GRAVETT</u>		Phone <u>561-613-6917</u>	
Address <u>6400 CONGRESS AVE #2175</u>	City <u>BOCA RATON</u>	State <u>FL</u>	Zip Code <u>33487</u>
Owner's E-mail Address <u>STEVE@HOMESBYKENNEDY.COM</u>		Fax # _____	
Agent <u>HSQ GROUP, INC.</u>	Phone <u>561-392-0221</u>		
Contact Person <u>JAY HUEBNER</u>			
Address <u>1489 W. PALMETTO PARK RD. #340</u>	City <u>BOCA RATON</u>	State <u>FL</u>	Zip Code <u>33486</u>
Agent's E-mail Address <u>JAY@HSQGROUP.NET</u>		Fax # <u>561-392-6458</u>	

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 47 TOWNHOUSE UNITS ON PARCEL 'A' EQUESTRIAN STABLES (ANCILLARY USE FOR PLAT RESIDENTS) ON PARCEL 'B', AND ONE (1) SINGLE FAMILY UNIT ON PARCEL 'C'.

Proposed note for entire plat THIS PLAT IS RESTRICTED TO 51 TOWNHOUSE UNITS.

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 168

Number of seats for any proposed restaurant or public assembly facility including places of worship. SEATS 0

Number of students for a day care center or school. STUDENTS 0

Will project be served by an approved potable water plant? If YES, state name and address. ☒ Yes ☐ No
TOWN OF DAVIE UTILITIES 7351 SW 30TH STREET, DAVIE, FL 33024

Will project be served by an approved sewage treatment plant? If YES, state name and address. ☒ Yes ☐ No
TOWN OF DAVIE UTILITIES 7351 SW 30TH STREET, DAVIE, FL 33024

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.

Please see reverse side for Required Documentation and Owner/Agent Certification

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?
NONE					

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 Jay Huebner

Sworn and subscribed to before me this 5 day of February, 2014

by Jay Huebner ☒ He/she is personally known to me or

☐ Has presented _____ as identification.

Signature of Notary Public Roseann Abrams

Type or Print Name Roseann Abrams

FOR PLANNING AND REDEVELOPMENT DIVISION USE ONLY

Time _____ Application Date 03/14/14 Acceptance Date 04/22/14

Comments Due 03/14/14 C.C. Mtg. Date 04/22/14 Fee \$ 15

☒ Plats ☐ Survey ☐ Site Plan ☒ City Letter ☒ Agreements

Other Attachments(Describe) SCAD Receipt & Reso R-2014-11

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 _____

Adjacent City None Received by SMH/MB

ROSEANN ABRAMS
Commission # FF 37578
My Commission Expires
October 03, 2017