

STAFF REPORT  
College Crossings Two  
034-MP-13

A request to amend the plat note has been filed with the Planning and Redevelopment Division. This plat was approved by the County Commission on February 11, 2014, for a mixture of bank, commercial and hotel uses on 152.74 acres. The property is located on the south and west sides of Reese Road, between Davie Road and Florida's Turnpike, in the Town of Davie. The plat was recorded on February 24, 2014 (P.B. 181, PG. 36) with the following note:

This plat is restricted to 20,000 square feet of bank use and 425,250 square feet of commercial use on Parcel A and a 124-room hotel on Parcel B. No free standing or drive-thru bank facilities are permitted within the commercial use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The applicant is requesting to amend the note by bifurcating Parcel A into Parcels A-1 and A-2, decreasing the commercial use by 87,780 square feet, and adding 350 townhouse units to the newly created Parcel A-2. No changes are proposed to the hotel use on Parcel B.

The requested note would read as follows:

This plat is restricted to 20,000 square feet of bank use and 337,470 square feet of commercial use on Parcel A-1 (see attached legal description), 350 townhouse units on Parcel A-2 (see attached legal description), and a 124-room hotel on Parcel B. No free standing or drive-thru bank facilities are permitted within the commercial use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

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 "Regional Activity Center" land use category and that this proposal is in compliance with the permitted uses of the effective Land Use Plan. This plat is also subject to the recorded "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center" (O.R.B. 41265, PG. 15, B.C.R.). Section 2.1 of the Agreement requires the Town of Davie to monitor development activity and to enforce permitted land use densities and intensities within the Regional Activity Center (RAC).

It is further noted that this RAC permits a total of 11,903 dwelling units. The first 8,729 dwelling units were not subject to Broward County Land Use Plan Policy 1.07.07 regarding affordable housing as these units were approved by Land Use Plan Amendment PC 98-7, adopted on June 9, 1998, which is prior to the adoption of said policy; however, the additional 3,174 dwelling units were included in the RAC through Broward County Land Use Plan amendment PCT 10-6, adopted by the Broward County

Commission on September 28, 2010. **These additional 3,174 dwelling units were subject to Policy 1.07.07 and found to satisfy this policy based on the Town of Davie's assessment of its affordable housing needs, solutions and accomplishments, and municipal actions that address the Town's implementation of affordable housing strategies.**

The attached School Capacity Availability Determination (SCAD) received from the Broward County School Board indicates that the proposed 350 townhouse units represent an additional 94 students, and that this request satisfies the public school concurrency requirement of Section 5-182(m)(1)b)1) of the Land Development Code on the basis that adequate school capacity is expected to be available to support the project as proposed.

The Aviation Department has indicated that the property is located within 20,000 feet of the Fort Lauderdale-Hollywood International 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>.

Although the property is located within 20,000 feet of the Fort Lauderdale-Hollywood International Airport, the Aviation Department has confirmed that this plat is located outside of the 60 DNL (Day-Night Noise Level) Noise Contour for all scenarios (current condition and future conditions related to airport expansion) and the residential units are not subject to noise mitigation.

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 Service and Capital Planning Service staff of the Mass Transit Division advises that this plat is currently serviced on nearby Davie Road by BCT Route #9.

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. R-2014-64) 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 plat, which is located within the South Central Transportation Concurrency Management District, is a replat of the non-residential portion of Tract A, COLLEGE CROSSINGS (Plat Book 178, Page 50) and is vested for transportation concurrency based on the

trips generated by the underlying plat. This request generates no additional pm peak hour trips; therefore, this request satisfies the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Broward County Land Development Code.

As of this writing, no impact or concurrency fees have been paid for this plat. The 350 townhouse units proposed by this request are subject to school and regional park impact fees and administrative fees for regional parks, and all proposed development on the plat is subject to transportation concurrency fees. These fees shall 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. Transportation concurrency fees for the non-residential uses will be based on the gross square footage of any building(s) as defined in the ordinance, including permanent canopy over bank drive-thru and ATM facilities. The applicant is advised that school and park impact fees and administrative fees for parks are subject to increase every October 1.

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 **June 24, 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.

The amended note must also include language stating the following:

- A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **February 11, 2019**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **February 11, 2019**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the

Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

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.

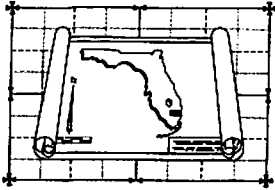
Finally, the applicant is advised that in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the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

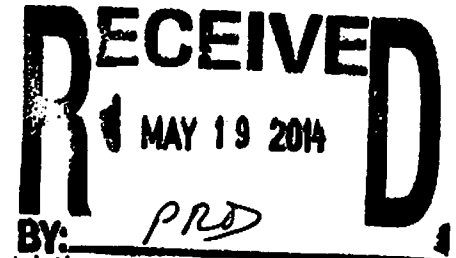
115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

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

FROM: Barbara Blake Boy, Executive Director

RE: Delegation Request for College Crossings Two  
(034-MP-13) Town of Davie

DATE: May 19, 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 as follows:

FROM: This plat is restricted to 20,000 square feet of bank use and 425,250 square feet of commercial use on Parcel "A" and a 124 room hotel of Parcel "B."

TO: This plat is restricted to 20,000 square feet of bank use and 337,470 square feet of commercial use on Parcel "A-1," 350 townhouse units on Parcel "A-2," and a 124 room hotel of Parcel "B."

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 "Town of Davie Regional Activity Center" land use category. This plat is generally located on the south side of Reese Road, between Davie Road and the Florida Turnpike.

Regarding the proposed bank use on Parcel A-1, commercial use on Parcel A-2, and hotel use on Parcel B, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center," as recorded in Official Record Book 41265, Pages 15-20.

Further, it is noted that the Town of Davie Regional Activity Center permits 11,903 dwelling units. The first 8,729 dwelling units were not subject to Broward County Land Use Plan Policy 1.07.07 (the associated amendment, PC 98-7, was adopted June 9, 1998); however, the additional 3,174 dwelling units were the subject of Broward County Land Use Plan amendment PCT 10-6, which was approved by the Broward County Commission on September 28, 2010. The amendment was subject to Policy 1.07.07 and was found to satisfy the same based on the Town of Davie's assessment of its affordable housing needs, solutions and accomplishments, and municipal actions that address the Town's implementation of affordable housing strategies.

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.

**College Crossings Two**  
**May 19, 2014**  
**Page Two**

**BBB:IJC**

**cc: Rick Lemack, Town Administrator**  
**Town of Davie**

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

Return recorded document to:

Sharon L. Cruz, Deputy County Attorney  
Broward County Attorney's Office  
115 S. Andrews Avenue, Rm 423  
Ft. Lauderdale, FL 33301

Document prepared by:

Sharon L. Cruz, Deputy County Attorney  
Broward County Attorney's Office  
115 S. Andrews Avenue, Rm 423  
Ft. Lauderdale, FL 33301

**INTERLOCAL AGREEMENT FOR THE  
MONITORING OF DEVELOPMENT ACTIVITY AND  
ENFORCEMENT OF PERMITTED LAND USES  
IN REGIONAL ACTIVITY CENTER**

This is an Interlocal Agreement, made and entered into by and between: BROWARD COUNTY, a political subdivision of the state of Florida, hereinafter referred to as "COUNTY,"

AND

TOWN OF DAVIE, a Florida municipal corporation, created and existing under the laws of the state of Florida, hereinafter referred to as "TOWN."

WHEREAS, this Agreement is entered into pursuant to § 163.01, Florida Statutes, also known as the "Florida Interlocal Cooperation Act of 1969"; and

WHEREAS, it is the purpose and intent of the parties to this Interlocal Agreement, to permit COUNTY and TOWN to make the most efficient use of their respective powers, resources and capabilities by enabling them to cooperate on the basis of mutual advantage and thereby accomplish the objectives provided for herein in the manner that will best accord with the existing resources available to each of them and with the needs and developments within their respective jurisdictions; and

WHEREAS, the density and intensity of land uses permitted within each Regional Activity Center (RAC) is specified within the Broward County Land Use Plan; and

WHEREAS, TOWN has the South Florida Educational Regional Activity Center (RAC) within its jurisdiction; and

1

Approved BCC 1/10/06 # 44 (6)  
Submitted By County Attorney office  
TURN TO DOCUMENT CONTROL Hc



WHEREAS, TOWN and COUNTY wish to provide that the monitoring of development activity and the enforcement of permitted land uses shall be the responsibility of TOWN, NOW, THEREFORE,

IN CONSIDERATION of the mutual terms, conditions, promises, covenants and payments hereinafter set forth, COUNTY and TOWN agree as follows:

#### ARTICLE 1

##### BACKGROUND: PURPOSE AND INTENT

- 1.1 The above recitals are true and correct and incorporated herein as if set forth in full hereunder.
- 1.2 It is the purpose and intent of this Interlocal Agreement for COUNTY and TOWN, pursuant to Section 163.01, Florida Statutes, to cooperate and provide for a means by which each governmental entity may exercise its respective powers, privileges and authorities which they share in common and which each might exercise separately in order to further a common goal.

#### ARTICLE 2

##### MONITORING OF DEVELOPMENT ACTIVITY

- 2.1 TOWN agrees to monitor development activity and to enforce permitted land use densities and intensities within the RAC consistent with the effective land use plan as certified by the Broward County Planning Council.
- 2.2 TOWN agrees to submit quarterly reports to the Broward County Planning Council setting forth its monitoring and enforcement activities within the RAC to enable COUNTY to ensure that the density and intensity of land uses within the RAC are being complied with by TOWN.

#### ARTICLE 3

##### INDEMNIFICATION

TOWN is a state agency as defined in Chapter 768.28, Florida Statutes, and COUNTY is a political subdivision of the State of Florida. Each agrees to be fully responsible for acts and omissions of their elected officials, agents or employees to the extent permitted by law. Nothing herein is intended to serve as a waiver of sovereign immunity by any party to which sovereign immunity may be applicable. Nothing herein shall be construed as consent by a state agency or political subdivision of the State of Florida to be sued by third parties in any matter arising out of this Agreement or any other contract.

**ARTICLE 4**  
**MISCELLANEOUS**

- 4.1 **Joint Preparation:** The preparation of this Interlocal Agreement has been a joint effort of the parties hereto and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.
- 4.2 **Entire Agreement and Modification:** This Interlocal Agreement incorporates, supersedes and includes all prior negotiations, correspondence, conversations, agreements or understanding applicable to the matter contained herein. It is further agreed that no change, alteration or modification in the terms and conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.
- 4.3 **Records:** In accordance with the Public Records Law, TOWN agrees to permit COUNTY to examine all records and grants COUNTY the right to audit any books, documents and papers that were generated during the course of administration of the "Site". TOWN shall maintain the records, books, documents and papers associated with this Interlocal Agreement in accordance with the Public Records Act.
- 4.4 **Recordation/Filing:** This Agreement shall be recorded in the public records of Broward County, in accordance with the Florida Interlocal Cooperation Act of 1969.
- 4.5 **Default:** In the event of any default or breach of any of the terms of this Interlocal Agreement, it is specifically acknowledged and agreed that either party shall, in addition to all other remedies which may be available in law or equity, have the right to enforce this Interlocal Agreement by specific performance, injunctive relief, prohibition or mandamus to compel the other party to abide by the terms of this Interlocal Agreement.
- 4.6 **Notices:** Whenever either party desires to give notice unto the other, such notice must be in writing, sent by certified United States mail, return receipt requested, addressed to the party for whom it is intended at the place last specified; and the place for giving of notice shall remain such until it shall have been changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving of notice:

**FOR COUNTY:**

Administrator  
Broward County Planning Council  
115 S. Andrews Avenue, Rm. 307  
Fort Lauderdale, Florida 33301-4801

**FOR TOWN:**

Town Manager  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314-3399

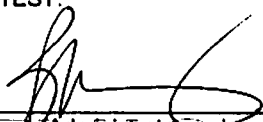
- 4.7 **Choice of Law; Waiver of Jury Trial:** Any controversies or legal problems arising out of this transaction and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State courts of the Seventeenth Judicial Circuit of Broward County, Florida, the venue situs, and shall be governed by the laws of the State of Florida. To encourage prompt and equitable resolution of any litigation that may arise hereunder, each party hereby waives any rights it may have to a trial by jury of any such litigation.
- 4.8 **Conflict:** In the event that this Interlocal Agreement conflicts with any other agreement pertaining to the monitoring of development activity and the enforcement of the density or intensity of permitted land uses within the RAC, TOWN and COUNTY agree that the terms and conditions contained in this Interlocal Agreement shall prevail.
- 4.9 **Counterpart Originals:** The parties agree that this Agreement may be executed in counterparts, and that collectively the counterparts shall be considered an original agreement and shall be deemed legally sufficient and binding upon the parties.

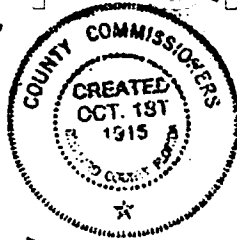
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IN WITNESS WHEREOF, the parties have made and executed this Interlocal Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Chair or Vice Chair, authorized to execute same by Board action on the 10<sup>th</sup> day of January, 2006, and TOWN of DAVIE signing by and through its Mayor, duly authorized to execute same.

COUNTY

ATTEST:

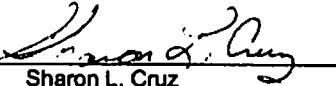
  
County Administrator and  
Ex-Officio Clerk of  
the Board of County  
Commissioners of Broward  
County, Florida

BROWARD COUNTY, through its  
BOARD OF COUNTY COMMISSIONERS

By   
Mayor

10<sup>th</sup> day of January, 2006

Approved as to form by  
Office of County Attorney  
Broward County, Florida  
JEFFREY J. NEWTON, County Attorney  
Governmental Center, Suite 423  
115 South Andrews Avenue  
Fort Lauderdale, Florida 33301  
Telephone: (954) 357-7600  
Telecopier: (954) 357-6968

By   
Sharon L. Cruz  
Deputy County Attorney

INTERLOCAL AGREEMENT FOR MONITORING OF DEVELOPMENT ACTIVITY AND  
ENFORCEMENT OF PERMITTED LAND USES IN REGIONAL ACTIVITY CENTER

TOWN

WITNESSES:

TOWN OF DAVIE

Shila Preston

By [Signature]  
Mayor-Commissioner

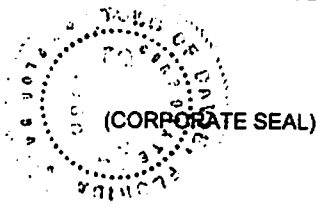
Genina R. Edwards

2<sup>nd</sup> day of November, 2005.

ATTEST:

[Signature]  
TOWN Clerk

By [Signature]  
Asst. TOWN Manager



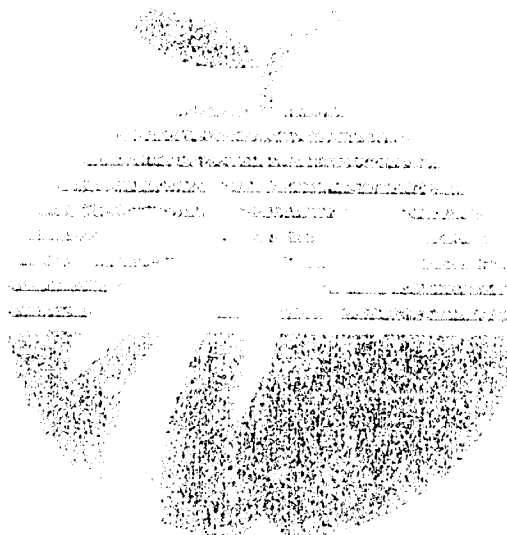
2<sup>nd</sup> day of November, 2005.

APPROVED AS TO FORM:

By [Signature]  
TOWN ATTORNEY

The School Board of Broward County, Florida  
**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION**  
PLAT  
SBBC-1453-2013  
County Number: 034-MP-13 Municipality Number: DG-14-14  
Elan Phase II/College Crossings Two Plat

April 2, 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](http://www.browardschools.com)



**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: April 2, 2014	Single-Family:	20,000 SF bank use, 337,450 SF commercial use, 124 room hotel	Elementary: 44
Name: Elan Phase II/College Crossings Two Plat	Townhouse: 350		Middle: 21
SBBC Project Number: SBBC-1453-2013	Garden Apartments:		High: 29
County Project Number: 034-MP-13	Mid-Rise:		Total: 94
Municipality Project Number: DG-14-14	High-Rise:		
Owner/Developer: Forman Industrial Land, LLC	Mobile Home:		
Jurisdiction: Davie	Total: 350		

**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
Davie	831	831	768	-63	-3	92.4%	0
Silver Ridge	1,056	1,056	927	-129	-7	87.8%	56
New River	1,493	1,493	1,380	-113	-5	92.4%	21
Stranahan	2,518	2,518	1,554	-964	-38	61.7%	37

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				14/15	15/16	16/17	17/18	18/19
Davie	768	-63	92.4%	826	830	832	835	848
Silver Ridge	983	-73	93.1%	928	896	876	864	839
New River	1,401	-92	93.8%	1,386	1,408	1,416	1,413	1,398
Stranahan	1,591	-927	63.2%	1,552	1,594	1,606	1,637	1,653

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. 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	2013-14 Contract Permanent Capacity	2013-14 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				14/15	15/16	16/17
Charter School Of Excellence @riverland	500	39	-461	39	39	39
Charter School Of Excellence_2	500	137	-363	137	137	137
Florida Intercultural Academy	692	629	-63	629	629	629
Imagine School-plantation	1,340	301	-1,039	301	301	301
Somerset Academy Davie K_5	800	149	-651	149	149	149

### PLANNED AND FUNDED IMPROVEMENTS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Davie	None
Silver Ridge	None
New River	None
Stranahan	None

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

The site for this concurrent plat and site plan project is currently vacant, and the proposed plat note would enable the development of 350 (three or more bedroom) townhouse units, which are anticipated to generate 94 (44 elementary, 21 middle and 29 high school) students.

The school Concurrency Service Areas (CSA) impacted by the project in the 2013/14 school year include Davie Elementary, New River Middle, and Stranahan High Schools. Based on the Public School Concurrency Planning Document (PSCPD) and incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within three years (2013/14 - 2015/16), New River Middle and Stranahan High schools are anticipated to operate within the adopted Level of Service (LOS) of 100% gross capacity while Davie Elementary School does not have sufficient excess capacity to absorb the anticipated 44 elementary students from this application and still remain under the adopted LOS over the next three school years. Therefore, on April 2, 2014, the School District Capacity Allocation Team (CAT) determined that the needed elementary school capacity could be allocated to Silver Ridge Elementary School, which is adjacent to Davie Elementary School, is operating below the adopted LOS of 100% and is projected to remain under the adopted LOS through the 2015/16 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

Data regarding charter schools located within a two-mile radius of the site are depicted above. 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 CSA, 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 2013/14 to 2017/18 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that adequate school capacity is anticipated to be available to support the project as proposed. This preliminary determination shall be valid until the end of the current 2013/14 school year or 180 days, whichever is greater, for a maximum of 350 (three or more bedroom) townhouse units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on September 28, 2014. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary 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 minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency. However, any change to the project such as a change to the bedroom mix of the proposed development, which would reduce the number of seats required to serve the project should be reported to the School District upon approval by the local governing body.


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SBBC-1453-2013 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

4/2/14  
Date

  
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

May 14, 2014

Susanne Henderson

Broward County Environmental Planning and Growth Management Department  
Planning and Redevelopment Division  
1 North University Drive, Suite 102-A  
Plantation, Florida 33324

**Re: Broward County Historical Commission**

**Review: Delegation Request – College Crossing Plat 034-MP-13**

Dear Ms. Henderson:

I have had an opportunity to review materials relative to **Delegation Request – College Crossing Plat 034-MP-13**.

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 amendment does not contain previously recorded archaeological or historic cultural resource sites previously identified archaeological zones, nor is the plat amendment located adjacent to any such resources. Based on this information, the Broward County Historical Commission has no objections to the proposed 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](mailto: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 reduce 87,780 square feet of commercial use and to add 350 townhouse units.)  
**File Number:** 034-MP-13  
**Project Name:** College Crossings Two  
**Comments Due:** May 16, 2014  
**Development Type:** Commercial (337,470 Square Feet and 20,000 Square Feet Bank Use), Hotel (124 Rooms), and Residential (350 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:

### Surface Water Management

This plat is located in the Town of Davie and is in the Tindall Hammock Irrigation and Soil Conservation District. Surface water management plans for this plat must meet the criteria of the Conservation District. A surface water management permit must be obtained from this District prior to any construction.

### Potable Water Review

This plat is served by the Ferncrest Utilities Water Treatment Plant which has a capacity of 1.000 MGD, a maximum daily flow of 0.550 MGD, and the approximate domestic water usage for the proposed uses is 0.119 MGD. Therefore, according to the Broward County Health Department, there is sufficient available water treatment plant capacity to serve the proposed uses at this point in time.

### Wastewater Review

Wastewater Treatment Plant:	Ferncrest
Flow Data:	As of 02/14
EPGMD Licensed Capacity	0.5450 MGD
12 Month Average Flow:	0.2300 MGD
Existing Flow Reserved by Building Permit:	0.0420 MGD
Total Committed Flow:	0.2720 MGD
Estimated Project Flow:	0.1418 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 a wellfield zone 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.

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



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034-MP-13 College Crossings Two

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.

The proposed plat contains surface waters and filling of the existing surface waters is currently licensed under Solid Waste License No. SW-BP-00018-09-01. The license permits the filling of 68.48 acres of the approximately 130-acre borrow pit reclamation project.

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.

This plat is subject to the Town of Davie's Tree Preservation Code for tree removal, relocation and/or replacement.

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. 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. Regarding the current Solid Waste License on this plat, contact the Pollution Prevention, Remediation and Air quality Division at 954-519-1260 for specific license requirements.
3. A Storage Tank License may be required. Contact the Pollution Prevention, Remediation and Air Quality Division at 954-519-1260 for specific license requirements.
4. 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.

Page 3  
034-MP-13 College Crossings Two

5. 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.
6. The subject plat is in the vicinity of known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Pollution Prevention, Remediation and Air Quality Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Pollution Prevention, Remediation and Air Quality Division must approve any dewatering activities at the subject location.
7. 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.

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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.

RESOLUTION NO. R-2014- 64

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

WHEREAS, the boundary plat known as the "College Crossings Two" was recorded in the public records of Broward County in Plat Book 181, Pages 36, 37, 38, 39, 40 and 41; and

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

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

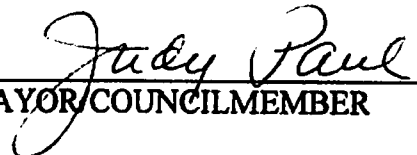
NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve of the proposed revision to the restrictive note shown on the "College Crossings Two" plat being specifically described in the Exhibit "A".

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 16<sup>th</sup> DAY OF April, 2014

  
MAYOR/COUNCILMEMBER

ATTEST:

  
TOWN CLERK

APPROVED THIS 16<sup>th</sup> DAY OF April, 2014

**TOWN OF DAVIE  
TOWN COUNCIL AGENDA REPORT**

Item Number: 16.

**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 1  
**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 "COLLEGE CROSSINGS TWO", AND PROVIDING AN EFFECTIVE DATE. DG 14-14 College Crossings Two, 5600 Reese Road (RAC-RTE).**

**Executive Summary:** The applicant (Forman Industrial Land LLC) requests approval to amend the recorded restrictive note on the plat known as "College Crossings Two". The purpose of this amendment is to allow a townhouse residential development (Elan II), while reducing commercial use as follows:

Category	Parcel	Area (sq. ft.)	Commercial (sq. ft.)	Residential (sq. ft.)	Total (sq. ft.)
Current	A	0	425,250 sq. ft.	20,000 sq. ft.	0
	B	124	0	0	0
Proposed	A-1	0	337,470 sq. ft.	20,000 sq. ft.	0
	A-2	0	0	0	350
	B	124	0	0	0

- Key Points:**
- The "College Crossings Two" plat was originally approved by Town Council on December 18, 2013.
  - The Town's Development Review Committee has evaluated this request and has no objections
  - The vehicle trips associated with the additional residential units are offset by the reduction of commercial uses on the plat.
  - Note that the current parcel A will be subdivided into parcels A-1 and A-2.

**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

**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>College Crossings Two</u>		
Plat Number	<u>34-MP-13</u>	Plat Book - Page	<u>181-36</u> (If recorded)
Owner/Applicant	<u>Forman Industrial Land, LLC</u>		Phone <u>(954) 763-8111</u>
Address	<u>888 SE 3 AVE, STE 501</u>	City	<u>Fort Lauderdale</u> State <u>FL</u> Zip Code <u>33316</u>
Owner's E-mail Address			Fax #
Agent	<u>Craven Thompson &amp; Associates, Inc.</u>		Phone <u>954-739-6400</u>
Contact Person	<u>Catherine A. Donn</u>		
Address	<u>3563 NW 53 STREET</u>	City	<u>FT LAUDERDALE</u> State <u>FL</u> Zip Code <u>33309</u>
Agent's E-mail Address	<u>cdonn@craventhompson.com</u>		Fax #

**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 SEE ATTACHED SHEET

Proposed note for entire plat SEE ATTACHED SHEET

**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 661

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 N/A

Will project be served by an approved potable water plant? If YES, state name and address. ☒ Yes ☐ No  
Ferncrest Utilities, 3015 SW 54 AVE, Davie 33314

Will project be served by an approved sewage treatment plant? If YES, state name and address. ☒ Yes ☐ No  
Ferncrest Utilities, 3015 SW 54 AVE, Davie 33314

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) A 350 unit townhouse development is being proposed.

**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?

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 BROWARD

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 Catherine A. Donn

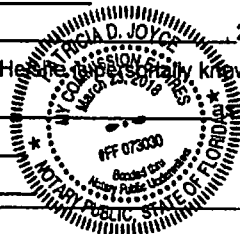
Sworn and subscribed to before me this 24th day of April, 2014

by CATHERINE A. DONN ☒ He/she is personally known to me or ☐ Identification.

☐ Has presented

Signature of Notary Public Patricia D. Joyce

Type or Print Name PATRICIA D. JOYCE



**FOR PLANNING AND REDEVELOPMENT DIVISION USE ONLY**

Time \_\_\_\_\_ Application Date 04/28/14 Acceptance Date 05/01/14

Comments Due 05/16/14 C.C. Mtg. Date 06/24/14 Fee \$ 1525-

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

Other Attachments (Describe) legals/drawings Resn. 2014-64

Title of Request amend note of Parcels A1, A2 & SCAD (04/02/14)

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 (FDOT)

Adjacent City Plantation Received by EL, SMH



**Exhibit A**

**Plat Note Amendment Language**

**Existing plat note per COLLEGE CROSSINGS TWO Plat (PB 181-36, BCR):**

**THIS PLAT IS RESTRICTED TO 20,000 SF OF BANK USE AND 425,250 SF OF COMMERCIAL USE ON PARCEL "A" AND A 124 ROOM HOTEL ON PARCEL "B".**

**NO FREE STANDING OR DRIVE-THRU BANK FACILITIES ARE PERMITTED WITHIN THE COMMERCIAL USE WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.**

**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.**

**Proposed plat note:**

**THIS PLAT IS RESTRICTED TO 20,000 SF OF BANK USE AND 337,470 SF OF COMMERCIAL USE ON PARCEL "A-1", 350 TOWNHOUSE UNITS ON PARCEL "A-2", AND A 124 ROOM HOTEL ON PARCEL "B".**

**NO FREE STANDING OR DRIVE-THRU BANK FACILITIES ARE PERMITTED WITHIN THE COMMERCIAL USE WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.**

**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.**

FOR: **FORMAN INDUSTRIAL LAND**

# SKETCH AND DESCRIPTION ELAN II (PARCEL "A-1")

## LEGAL DESCRIPTION:

ALL OF PARCEL "A", COLLEGE CROSSINGS TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

LESS AND EXCEPT PARCEL "A-2" DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "A", COLLEGE CROSSINGS TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 75°15'32" WEST, A DISTANCE OF 222.90 FEET; THENCE SOUTH 15°59'34" WEST, A DISTANCE OF 15.95 FEET; THENCE NORTH 74°00'28" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 15°59'34" EAST, A DISTANCE OF 15.60 FEET; THENCE NORTH 75°55'33" WEST, A DISTANCE OF 81.10 FEET TO THE NORTHWEST CORNER OF PARCEL "B" OF SAID PLAT OF COLLEGE CROSSINGS TWO AND THE POINT OF BEGINNING, THE LAST FIVE (5) DESCRIBED COURSES BEING ALONG THE NORTH BOUNDARY OF SAID PARCEL "A" AND THE NORTH BOUNDARY OF SAID PARCEL "B" AND THE SOUTH RIGHT OF WAY LINE OF REESE ROAD; THENCE SOUTH 14°45'28" WEST ALONG THE WEST BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 422.00 FEET; THENCE SOUTH 75°14'32" EAST ALONG THE SOUTH BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 216.00; THENCE SOUTH 14°45'28" WEST, ALONG THE SOUTHERLY PROLONGATION OF THE EAST BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 102.88 FEET; THENCE NORTH 75°15'23" WEST ALONG A BOUNDARY OF SAID PARCEL "A", SAID LINE ALSO LYING 360.51 FEET NORTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE SOUTH BOUNDARY OF TRACT A, COLLEGE CROSSINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGE 50 OF SAID PUBLIC RECORDS, A DISTANCE OF 1828.76 FEET; THENCE NORTH 14°44'37" EAST, A DISTANCE OF 80.00 FEET; THENCE NORTH 28°45'53" WEST, A DISTANCE OF 42.79 FEET; THENCE NORTH 15°43'38" EAST, A DISTANCE OF 210.63 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 195.00 FEET, THROUGH A CENTRAL ANGLE OF 58°42'43", FOR AN ARC DISTANCE OF 193.01 FEET TO A POINT ON THE ARC OF CIRCULAR CURVE TO THE RIGHT FROM WHICH THE RADIUS POINT BEARS SOUTH 00°00'29" WEST, THE LAST FOUR (4) DESCRIBED COURSES LYING ALONG A WEST BOUNDARY OF SAID PARCEL "A"; THENCE EASTERLY ALONG THE LAST DESCRIBED CURVE HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 11°02'43", FOR AN ARC DISTANCE OF 9.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 78°56'48" EAST, A DISTANCE OF 369.82 FEET; THENCE SOUTH 78°29'29" EAST, A DISTANCE OF 269.49 FEET; THENCE SOUTH 77°30'34" EAST, A DISTANCE OF 269.11 FEET; THENCE SOUTH 76°48'00" EAST, A DISTANCE OF 270.37 FEET; THENCE SOUTH 75°50'48" EAST, A DISTANCE OF 208.71 FEET; THENCE SOUTH 75°55'33" EAST, A DISTANCE OF 153.03 FEET TO THE POINT OF BEGINNING, THE LAST SEVEN (7) DESCRIBED COURSES LYING ALONG THE NORTH BOUNDARY OF SAID PARCEL "A" AND THE SOUTH RIGHT OF WAY LINE OF REESE ROAD.

LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 48441, PAGE 1037, OF SAID PUBLIC RECORDS, NOW DESCRIBED AS FOLLOWS:

A PORTION OF TRACT A, COLLEGE CROSSINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL "A", COLLEGE CROSSINGS TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGE 36 OF SAID PUBLIC RECORDS; THENCE NORTH 75°15'32" WEST, A DISTANCE OF 222.90 FEET; THENCE SOUTH 15°59'34" WEST, A DISTANCE OF 15.95 FEET; THENCE NORTH 74°00'28" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 15°59'34" EAST, A DISTANCE OF 15.60 FEET; THENCE NORTH 75°55'33" WEST, A DISTANCE OF 214.13 FEET; THENCE NORTH 75°50'48" WEST, A DISTANCE OF 46.22 FEET, THE LAST SIX (6) DESCRIBED COURSES BEING ALONG THE NORTH BOUNDARY OF SAID PARCEL "A" AND THE NORTH BOUNDARY OF PARCEL "B" OF SAID COLLEGE CROSSINGS TWO AND THE SOUTH RIGHT OF WAY LINE OF REESE ROAD; THENCE SOUTH 14°09'12" WEST, A DISTANCE OF 19.61 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05°34'00" WEST, A DISTANCE OF 56.55 FEET; THENCE NORTH 75°38'20" WEST, A DISTANCE OF 38.83 FEET; THENCE NORTH 22°16'57" EAST, A DISTANCE OF 56.40 FEET; THENCE SOUTH 75°39'40" EAST, A DISTANCE OF 22.41 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA. CONTAINING 5,725,164 SQUARE FEET OR 131.432 ACRES MORE OR LESS.

MAY 01 2014

Q:\887\870050T02 PACIFIC STAR\DWG\SD-GEYSTAR\_PARCEL A-1

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, staking of the subject property, or monuments set in connection with the preparation of the information shown hereon.

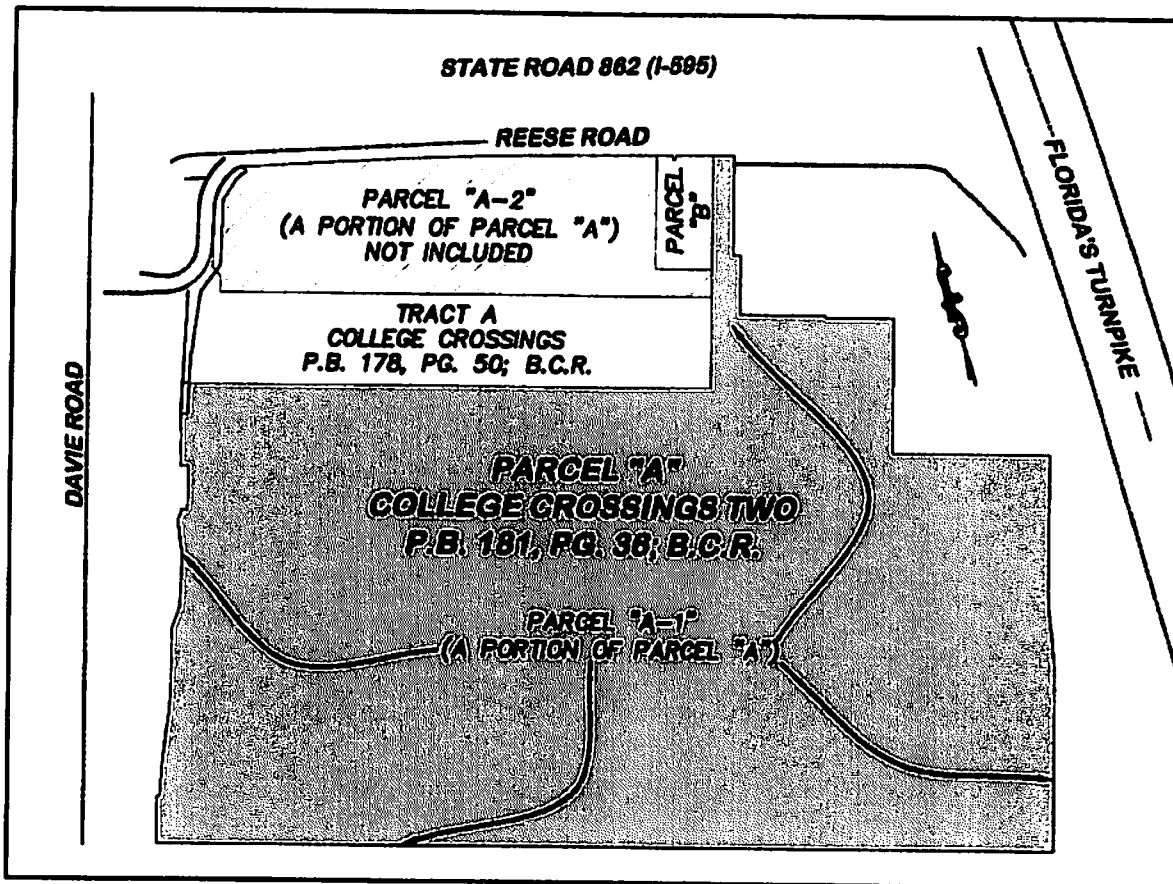
The undersigned and CRAVEN • THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not obstructed for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D

**CRAVEN • THOMPSON & ASSOCIATES, INC.**  
ENGINEERS • PLANNERS • SURVEYOR'S  
3063 ALM 3RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 738-8439 TEL: (954) 738-8400  
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN • THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2014

JOB NO.: 87-0050-T02	SHEET 1 OF 4 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 04-30-14

## ELAN II (PARCEL "A-1")



**PARCEL EXHIBIT (NOT TO SCALE)**

### NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE SOUTH BOUNDARY OF TRACT A, COLLEGE CROSSINGS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 75°15'23" WEST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 4 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

### CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.  
LICENSED BUSINESS NUMBER #271

RAYMOND YOUNG  
PROFESSIONAL SURVEYOR AND MAPPER NO 5799  
STATE OF FLORIDA

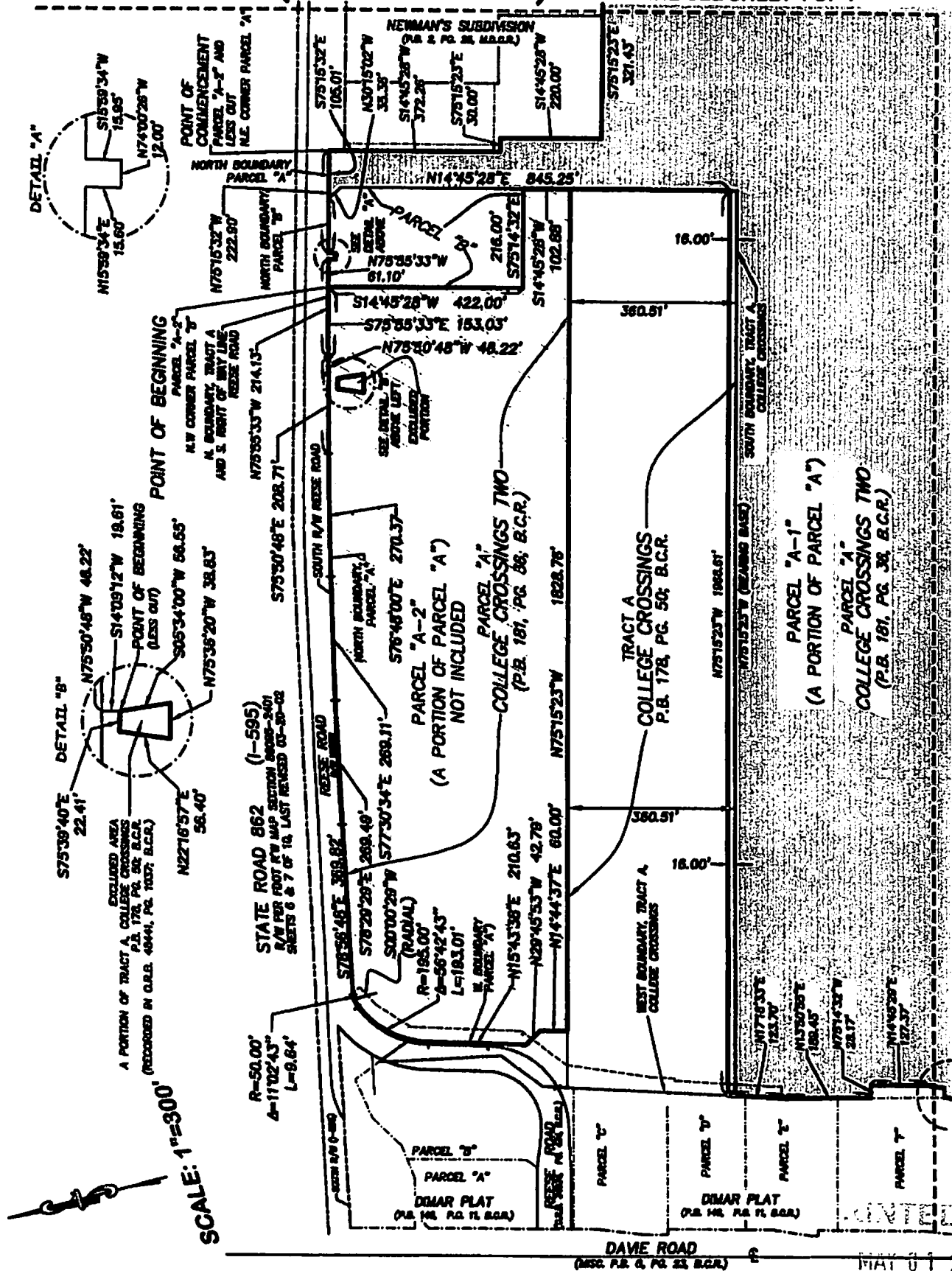
THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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**CRAVEN • THOMPSON & ASSOCIATES, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
3063 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (854) 738-8428 TEL: (854) 738-8400  
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JOB NO.: 87-0050-T02	SHEET 2 OF 4 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 04-30-14

ELAN II  
(PARCEL "A-1") MATCHLINE SEE SHEET 4 OF 4



**MATCHLINE SEE SHEET 4 OF 4**

CONTINUED ON

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**GRAVEN • THOMPSON & ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYOR'S  
3553 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX (904) 735-8400 TEL. (904) 735-8400  
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**JOB NO.: 87-0050-T02**

**SHEET 3 OF 4 SHEETS**

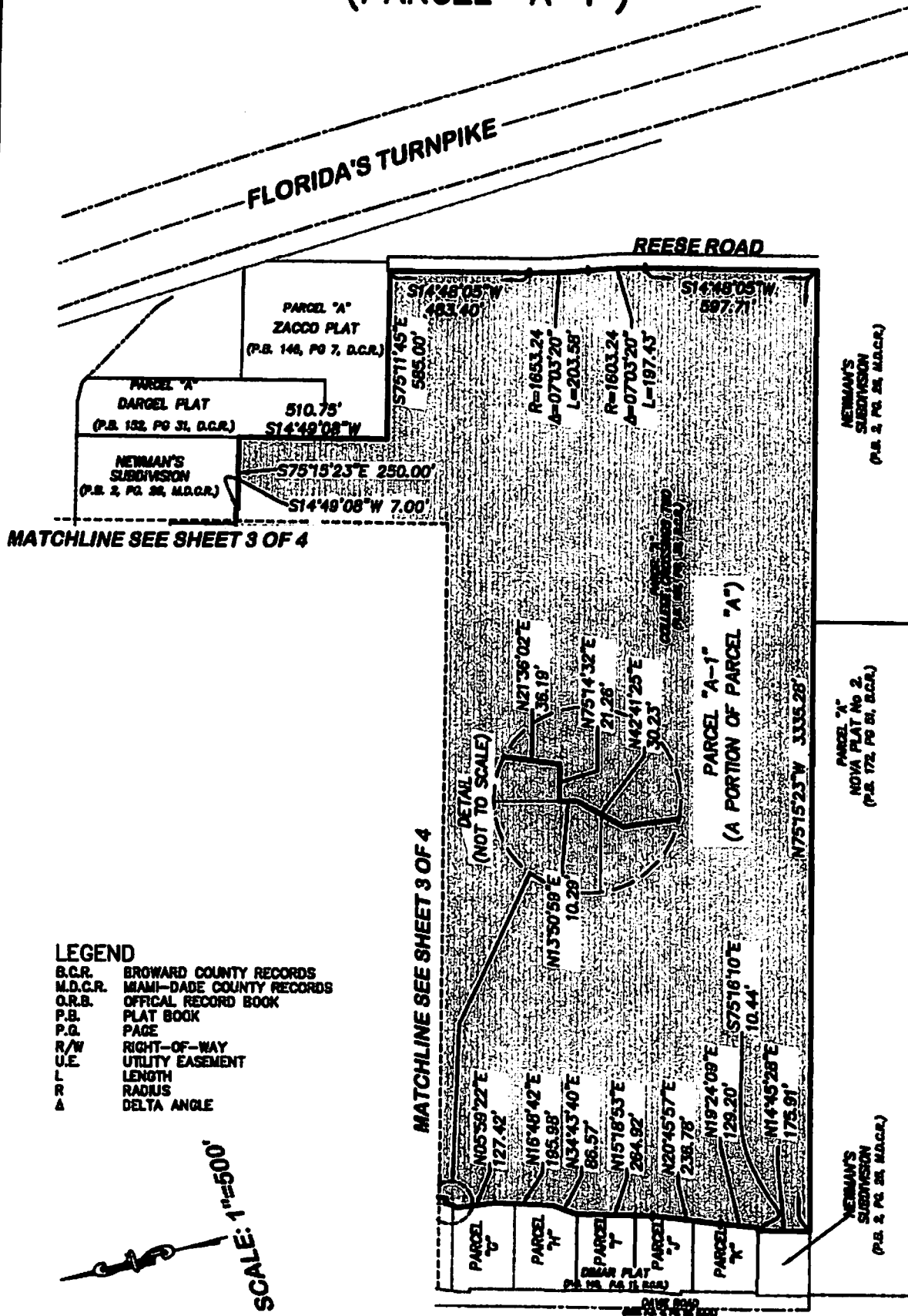
**DRAWN BY: RY**

F.B. N/A PG. N/A

**CHECKED BY: TCS**

**DATED: 04-30-14**

# ELAN II (PARCEL "A-1")



## LEGEND

B.C.R. BROWARD COUNTY RECORDS  
M.D.C.R. MIAMI-DADE COUNTY RECORDS  
O.R.B. OFFICIAL RECORD BOOK  
P.B. PLAT BOOK  
P.G. PAGE  
R/W RIGHT-OF-WAY  
U.E. UTILITY EASEMENT  
L LENGTH  
R RADIUS  
Δ DELTA ANGLE

SCALE: 1"=500'

PRINTED ON

MAY 01 2014

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ENGINEERS PLANNERS SURVEYORS  
3543 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX (954) 730-0400 TEL (954) 730-0400  
FLORIDA LICENSED ENGINEERING SURVEYING & MAPPING SURVEYORS NO. 271  
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JOB NO.: 87-0050-T02

SHEET 4 OF 4 SHEETS

DRAWN BY: RY

F.B. N/A PG. N/A

CHECKED BY: TCS

DATED: 04-30-14

**ELAN II  
(PARCEL "A-2")****LEGAL DESCRIPTION:**

A PORTION OF PARCEL "A", COLLEGE CROSSINGS TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 75°15'32" WEST, A DISTANCE OF 222.90 FEET; THENCE SOUTH 15°59'34" WEST, A DISTANCE OF 15.95 FEET; THENCE NORTH 74°00'26" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 15°59'34" EAST, A DISTANCE OF 15.60 FEET; THENCE NORTH 75°55'33" WEST, A DISTANCE OF 61.10 FEET TO THE NORTHWEST CORNER OF PARCEL "B" OF SAID PLAT OF COLLEGE CROSSINGS TWO AND THE POINT OF BEGINNING, THE LAST FIVE (5) DESCRIBED COURSES BEING ALONG THE NORTH BOUNDARY OF SAID PARCEL "A" AND THE NORTH BOUNDARY OF SAID PARCEL "B" AND THE SOUTH RIGHT OF WAY LINE OF REESE ROAD; THENCE SOUTH 14°45'28" WEST ALONG THE WEST BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 422.00 FEET; THENCE SOUTH 75°14'32" EAST ALONG THE SOUTH BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 216.00; THENCE SOUTH 14°45'28" WEST, ALONG THE SOUTHERLY PROLONGATION OF THE EAST BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 102.88 FEET; THENCE NORTH 75°15'23" WEST ALONG A BOUNDARY OF SAID PARCEL "A", SAID LINE ALSO LYING 360.51 FEET NORTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE SOUTH BOUNDARY OF TRACT A, COLLEGE CROSSINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGE 50 OF SAID PUBLIC RECORDS, A DISTANCE OF 1828.76 FEET; THENCE NORTH 14°44'37" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 29°45'53" WEST, A DISTANCE OF 42.79 FEET; THENCE NORTH 15°43'38" EAST, A DISTANCE OF 210.63 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 195.00 FEET, THROUGH A CENTRAL ANGLE OF 56°42'43", FOR AN ARC DISTANCE OF 193.01 FEET TO A POINT ON THE ARC OF CIRCULAR CURVE TO THE RIGHT FROM WHICH THE RADIUS POINT BEARS SOUTH 00°00'29" WEST, THE LAST FOUR (4) DESCRIBED COURSES LYING ALONG A WEST BOUNDARY OF SAID PARCEL "A"; THENCE EASTERLY ALONG THE LAST DESCRIBED CURVE HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 11°02'43", FOR AN ARC DISTANCE OF 9.64 FEET TO A POINT OF TANGENCY; THENCE SOUTH 78°56'48" EAST, A DISTANCE OF 369.82 FEET; THENCE SOUTH 78°29'29" EAST, A DISTANCE OF 269.49 FEET; THENCE SOUTH 77°30'34" EAST, A DISTANCE OF 269.11 FEET; THENCE SOUTH 76°48'00" EAST, A DISTANCE OF 270.37 FEET; THENCE SOUTH 75°50'48" EAST, A DISTANCE OF 208.71 FEET; THENCE SOUTH 75°55'33" EAST, A DISTANCE OF 153.03 FEET TO THE POINT OF BEGINNING, THE LAST SEVEN (7) DESCRIBED COURSES LYING ALONG THE NORTH BOUNDARY OF SAID PARCEL "A" AND THE SOUTH RIGHT OF WAY LINE OF REESE ROAD.

LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 48441, PAGE 1037, OF SAID PUBLIC RECORDS, NOW DESCRIBED AS FOLLOWS:

A PORTION OF TRACT A, COLLEGE CROSSINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL "A", COLLEGE CROSSINGS TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGE 36 OF SAID PUBLIC RECORDS; THENCE NORTH 75°15'32" WEST, A DISTANCE OF 222.90 FEET; THENCE SOUTH 15°59'34" WEST, A DISTANCE OF 15.95 FEET; THENCE NORTH 74°00'26" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 15°59'34" EAST, A DISTANCE OF 15.60 FEET; THENCE NORTH 75°55'33" WEST, A DISTANCE OF 214.13 FEET; THENCE NORTH 75°50'48" WEST, A DISTANCE OF 46.22 FEET, THE LAST SIX (6) DESCRIBED COURSES BEING ALONG THE NORTH BOUNDARY OF SAID PARCEL "A" AND THE NORTH BOUNDARY OF PARCEL "B" OF SAID COLLEGE CROSSINGS TWO AND THE SOUTH RIGHT OF WAY LINE OF REESE ROAD; THENCE SOUTH 14°09'12" WEST, A DISTANCE OF 19.61 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05°34'00" WEST, A DISTANCE OF 56.55 FEET; THENCE NORTH 75°36'20" WEST, A DISTANCE OF 38.83 FEET; THENCE NORTH 22°16'57" EAST, A DISTANCE OF 56.40 FEET; THENCE SOUTH 75°39'40" EAST, A DISTANCE OF 22.41 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA. CONTAINING 835,613 SQUARE FEET OR 19.183 ACRES MORE OR LESS.

APR 23 2014

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THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS		DATE	BY	CK'D
1. ADD PARCEL EXHIBIT TO SHEET 2		4-2-14	RY	
JOB NO.: 87-0050-T02		SHEET 1 OF 3 SHEETS		
DRAWN BY: RY		F.B. N/A		PG. N/A
CHECKED BY: TCS		DATED: 03-12-14		

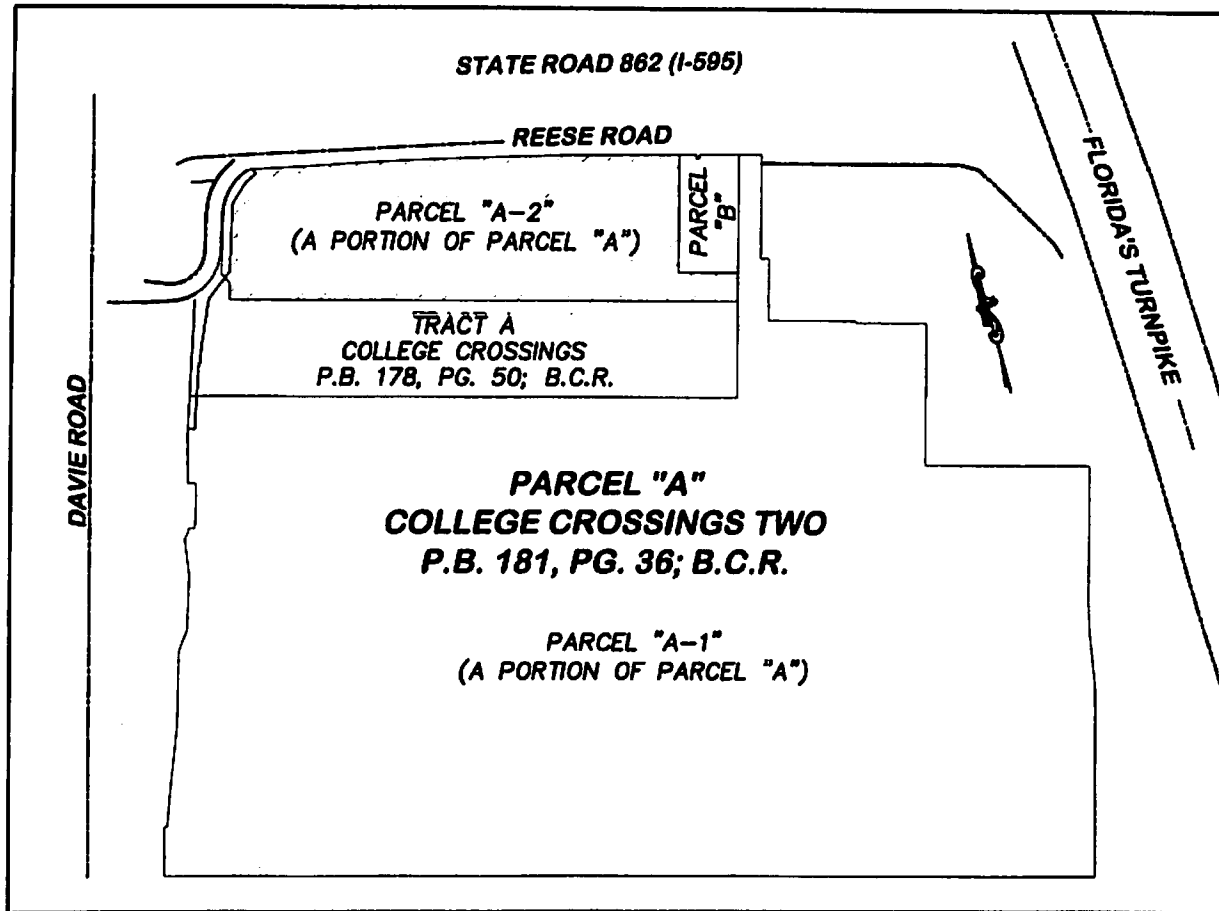


**CRAVEN • THOMPSON & ASSOCIATES, INC.**  
ENGINEERS • PLANNERS • SURVEYOR'S

3863 N.W. 83RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 738-9409 TEL.: (954) 738-9400  
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 371

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# ELAN II (PARCEL "A-2")



**PARCEL EXHIBIT (NOT TO SCALE)**

## NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE SOUTH BOUNDARY OF TRACT A, COLLEGE CROSSINGS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 75°15'23" WEST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

## CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.  
LICENSED BUSINESS NUMBER #271

*[Signature]*  
RAYMOND YOUNG  
PROFESSIONAL SURVEYOR AND MAPPER NO 5799  
STATE OF FLORIDA

THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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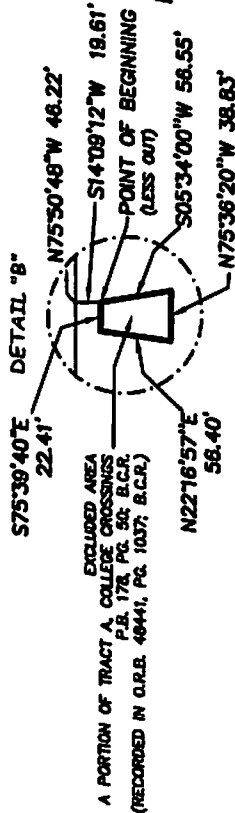
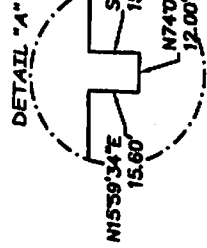
<b>CRAVEN • THOMPSON &amp; ASSOCIATES, INC.</b> ENGINEERS PLANNERS SURVEYOR'S 3283 N.W. 63RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-0400 TEL: (954) 739-0400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2014	JOB NO.: 87-0050-T02 DRAWN BY: RY CHECKED BY: TCS	SHEET 2 OF 3 SHEETS F.B. N/A PG. N/A DATED: 03-12-14
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# ELAN II (PARCEL "A-2")

LEGEND  
B.C.R. BROWARD COUNTY RECORDS  
M.D.C.R. MIAMI-DADE COUNTY RECORDS  
O.R.B. OFFICIAL RECORD BOOK  
P.B. PLAT BOOK  
P.G. PAGE  
R/W RIGHT-OF-WAY  
U.E. UTILITY EASEMENT  
L LENGTH  
R RADIUS  
Δ DELTA ANGLE

EXHIBIT 1

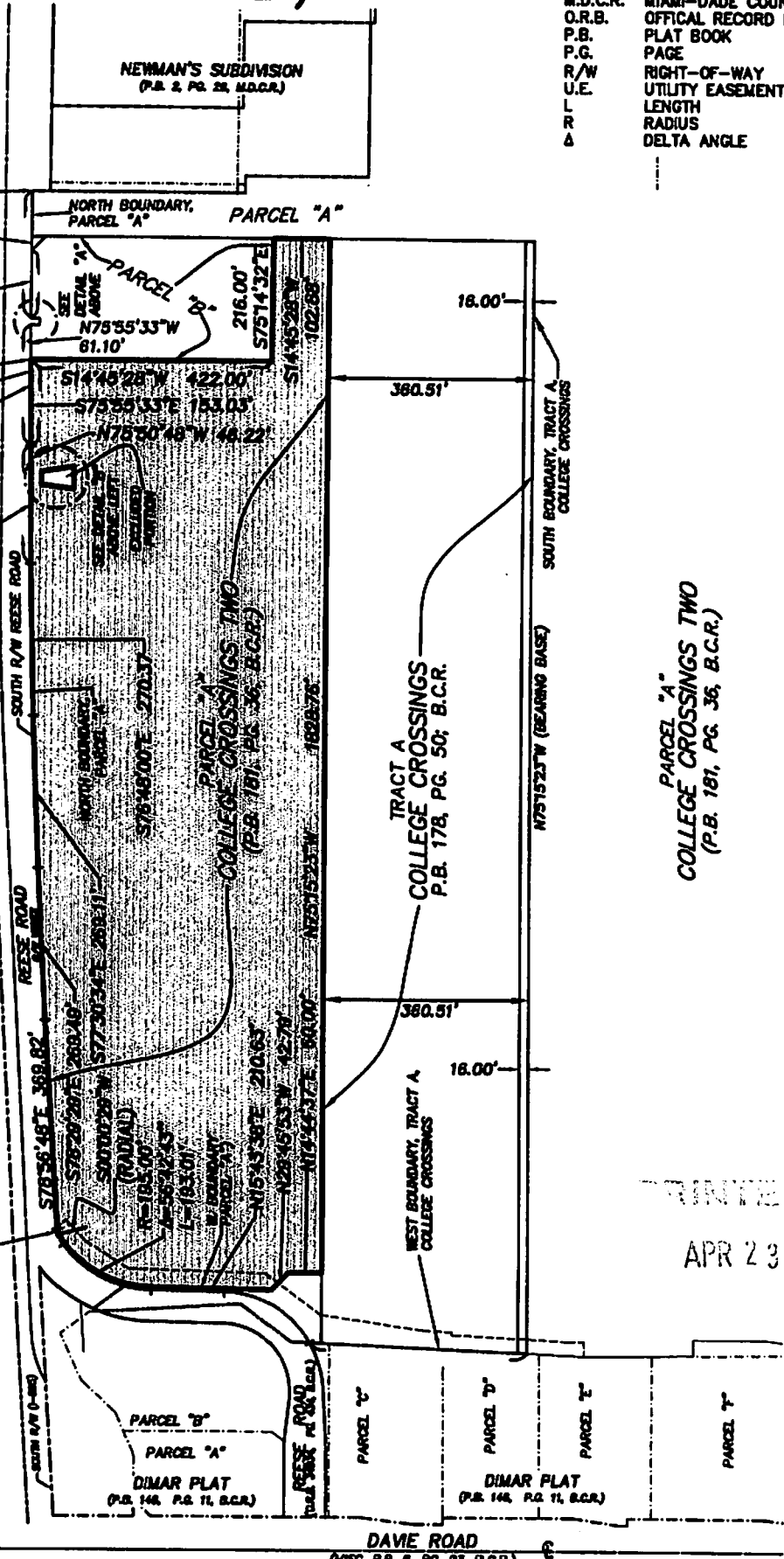
Page 34 of 35



POINT OF BEGINNING  
N.W. CORNER PARCEL "B"

POINT OF COMMENCEMENT  
N.E. CORNER PARCEL "A"

STATE ROAD 862 (I-595)  
R/W PER FOOT R/W MAP SECTION 0805-2401  
SHEETS 6 & 7 OF 10, LAST REVERSED 03-20-02



PARCEL "A"  
COLLEGE CROSSINGS TWO  
(P.B. 181, PG. 36, B.C.R.)

APR 23 2014

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**Craven • Thompson & Associates, Inc.**  
ENGINEERS PLANNERS SURVEYOR'S  
3563 N.W. 63RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 733-0409 TEL: (954) 733-6400  
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JOB NO.: 87-0050-T02	SHEET 3 OF 3 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 03-12-14





Environmental Protection and Growth Management Department

**PLANNING AND REDEVELOPMENT DIVISION**

1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521 • 954-519-1412

May 1, 2014

**Municipal Planner  
City of Plantation  
400 NW 73 Ave  
Plantation, FL 33317**

RE:           Municipal notification of a delegation request to amend the "note"  
(approved level of development) on a recorded plat adjacent to the City limits:

Plat Name: **College Crossings Two**

Plat No.:     **034-MP-13**

**Written comments must be received on or before May 16, 2014.**

Dear Planner:

As per Broward County Commission Policy effective March 24, 1998, we are forwarding the attached copy of an application for a delegation request to all municipalities that are adjacent to the plat.

If your municipality desires to comment on this application, the comments must be in writing and electronically submitted to the Planning and Redevelopment Division on or before the above-referenced date. Please send your comments via e-mail to Sue Henderson at [shenderson@broward.org](mailto:shenderson@broward.org).

Any written comments received will be forwarded to the applicant along with the comments from other agencies reviewing the application.

If you have any questions, please contact Sue Henderson at 954-357-6627.

Sincerely,

Henry Sniezek, Director  
Planning and Redevelopment Division