

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

PROJECT DESCRIPTION

Name:	ZONA VILLAGE	Number:	027-MP-16
Applicant:	4 TH Ave Land Holdings, LLC	Comm. Dist.:	7
Agent:	Pillar Consultants, Inc.	Sec/Twp/Rng:	26-50-41
Location:	East Side of Davie Road (SW 64 Avenue) Between SW 38 Court and SW 39 Court	Platted Area:	3.1 Acres
City:	Davie	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	1,047 sq. ft. Commercial.	Effective Plan:	Davie
Proposed Use:	209 Garden Apartments, 10,000 Sq. ft. Office and 31,000 sq. ft. Commercial	Plan Designation:	Regional Activity Center (RAC). See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Commercial	North:	Regional Activity Center
South:	Commercial, Multifamily Resid.,	South:	Regional Activity Center
East:	Single Family Residential	East:	Regional Activity Center
West:	Commercial, Elementary School	West:	Regional Activity Center
Existing Zoning:	RAC-ND4	Proposed Zoning:	RAC-TOS

RECOMMENDATION (See Attached Conditions)

APPROVAL: Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances.

Meeting Date:	06/06/17	Prepared:	SMC
Action Deadline:	08/15/17	Reviewed:	
Deferral Dates:		Approved:	

SERVICES

Wastewater Plant:	Davie 2 (02/17)	Potable Water Plant:	Davie (09/15)
Design Capacity:	4.8500 MGD	Design Capacity:	10.000 MGD
12-Mo. Avg. Flow:	2.1000 MGD	Peak Flow:	6.600 MGD
Est. Project Flow:	0.0558 MGD	Est. Project Flow:	0.078 MGD

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

SCHOOLS

Dwelling Units	Impact Fee
209	*

* See Staff Comment No. 5

See Finding No. 2

* See Staff Recommendation No. 23

PARKS

	Land Dedication	Impact Fee	Admin. Fee
Local:	County conducts no local review within municipalities	N/A	N/A
Regional:	0.945 Acres	*	*

* See Staff Comment No. 6

See Finding No. 4

* See Staff Recommendation No. 23

TRANSPORTATION

Concurrency Zone:	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	125	*	N/A
Non-res. uses:	324	*	N/A
Total:	449	*	N/A

* See Staff Comments No. 3 & 4

See Finding No. 1

* See Staff Recommendation No. 23

ZONA VILLAGE
027-MP-16

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the uses being 209 garden apartment units, 10,000 square feet of office use and 31,000 square feet of commercial use. This property is being platted because it does not qualify for an exception to the mandatory platting rule, as it contains more than two (2) dwelling units and the plat boundaries are not specifically delineated on a recorded plat.

In accordance with Ordinance 2008-11, effective June 2, 2008, garden apartments are defined as three (3) or more attached dwelling units in a two (2) or three (3) residential story building with each unit being only one (1) residential story.

- 2) Trafficways approval is valid for 10 months. Approval was received on October 27, 2016.
- 3) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval. In cases where a non-residential building floor may have both commercial and office uses, the entire floor will be assessed as commercial use.
- 4) At the time of plat application, 1,047 square feet of commercial use existed on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182(a)(4) of the Land Development Code, this structure may be eligible for credit towards transportation concurrency fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. No credit will be granted for demolition occurring more than eighteen (18) months prior to the review of construction plans submitted for County environmental review approval.
- 5) This plat generates more than one student at one or more levels (i.e., elementary, middle and high), and in accordance with Section 5-182(m)(1)a) of the Land Development Code, is subject to the requirements of public school concurrency. School Board staff has reviewed this application and determined that, based on the Public School Concurrency Planning Document, Davie Elementary School is not anticipated to have adequate excess capacity to absorb the impact of this development. On August 10, 2016, the School District Capacity Allocation Team (CAT) allocated the necessary elementary student stations to adjacent Driftwood Elementary School.

Therefore, this satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development, and the 209 garden apartments will be subject to school impact fees which will be assessed and paid in accordance with the fee schedule specified in the Land Development

- Code during the review of construction plans submitted for County environmental review approval. This determination will expire on September 4, 2017, and an updated SCAD letter may be required prior to plat approval. See the attached School Capacity Availability Determination received from the School Board.
- 6) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact and administrative fees will be paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
 - 7) This plat is located in a Wellfield Zone 2 and 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.
 - 8) Any activity on this site, including construction, which handles, uses, produces or stores any regulated substance, as listed in said regulation, shall be required to comply with the Environmental Engineering and Permitting Division's wellfield protection regulations. In addition, surface water management system design should incorporate criteria relating to sensitive receiving waters.
 - 9) Surface water management plans for this plat must meet the criteria of the Central Broward Water Control District. A surface water management permit must be obtained from this District prior to any construction.
 - 10) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has 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, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. For additional information, please contact the Water and Environmental Licensing Section at 954-519-1483.
 - 11) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

- 12) The Water and Environmental Licensing Section encourages that all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.
- 13) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>
- 14) Review of aerial photographs indicates that the subject site contains tree canopy. If trees are to be removed or relocated, development of the site must comply with the Tree Preservation regulations of the Town of Davie. In addition, a Tree Removal License will be required for any tree removal or relocation on Broward County owned or controlled right-of-way. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements. 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.
- 15) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 16) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Environmental Engineering and Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
- 17) A demolition notice for the existing use will be required from the Air Licensing and Compliance Section of Broward County Environmental Engineering and Permitting Division.
- 18) The subject plat is in the vicinity of a known contaminated site and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting 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 Environmental Assessment and Remediation Section must approve any dewatering activities at this site.

- 19) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 20) This property is within 20,000 feet of Fort Lauderdale-Hollywood International Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. 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>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

In addition, this property's close proximity to Fort Lauderdale-Hollywood International Airport will make it subject to overflight and associated noise of arriving and departing aircraft during the course of normal operations. The applicant will be required to record a separate document to advise prospective purchasers of potential aircraft overflight and noise impacts on this property. This also serves as notice to prospective purchasers of property within this plat that, pursuant to Broward County Ordinance 2006-27 and consistent with the FAA "Change in FAA's Noise Mitigation Policy," effective October 1, 1998, the County will only provide noise mitigation for existing "incompatible development" and not for new incompatible development. The determination of "compatible" and incompatible development" will be based on the County's most current FAA approved Noise Exposure Map and the Airport's most current noise compatibility program which has been reviewed and approved by the FAA for the Airport. See Staff Recommendation No. 25.

- 21) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The archaeologist notes that this property is located in the Town of Davie and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the Town of Davie's Planning and Zoning Department at 954-797-1075 or to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall

not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner may be notified at either 954-357-5200 or med_exam_trauma@broward.org.

- 22) This site is currently serviced on Davie Road (SW 64 Avenue) by BCT Routes 9 and 12 and an existing bus stop (ID 153).
- 23) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 24) This plat is 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. See the attached comments from the Broward County Planning Council.
- 25) 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.
- 26) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

CONCURRENCY REVIEW

- 1) This plat is located within the South Central Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This plat has been reviewed by the School Board, and satisfies the public school concurrency requirements of Section 5-182(m)(1)a) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board.
- 3) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.
- 4) This plat satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

RATIONAL NEXUS REVIEW

- 5) This plat has been evaluated by staff of the Highway Construction and Engineering Division for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code ("rational nexus test"). Staff has made a finding that the proposed development meets the threshold test for rational nexus and this report includes right-of-way dedication requirements.

STAFF RECOMMENDATIONS

NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following recommendations:

- 1) Along the ULTIMATE right-of-way for Davie Road (SW 64 Avenue). Said non-access line will include corner radius and extend along SW 38th Court and SW 39 Court for a minimum of 100 feet.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 2) Right-of-way for a 30-foot radius at the intersection of Davie Road (SW 64 Avenue) and SW 38 Court.
- 3) Right-of-way for a 30-foot radius at the intersection of Davie Road (SW 64 Avenue) and SW 39 Court.
- 4) Right-of-way for a northbound right turn lane on Davie Road (SW 64 Avenue) at the intersection of SW 38 Court with 150 feet of storage and 50 feet of transition.

BUS SHELTER (Easement)

- 5) Provide an 8-foot wide by 14-foot long bus shelter easement on Davie Road (SW 64 Avenue) commencing 104 feet north of the south plat limit and continuing north for 14 feet.

TURN LANE IMPROVEMENTS (Secure and Construct)

- 6) A northbound right turn lane on Davie Road (SW 64 Avenue) at the intersection with SW 38 Court with 150 feet of storage* and 50 feet of transition.

* The length of the storage lane is measured from the end of the taper to the point of curvature of the turning roadway or the beginning of the chord in the case of right-of-way.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 7) Along Davie Road (SW 64 Avenue) adjacent to this plat.

SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 8) An 8-foot wide by 40-foot long expanded sidewalk with a maximum cross slope of 2% for the bus landing pad on Davie Road (SW 64 Ave) commencing 80 feet north of the south plat limit and continuing north for 40 feet. The design must extend to the face of curb and gutter, and is subject to review by the Service and Capital Planning Section of the Transit Division and the Paving and Drainage Section of the Highway Construction and Engineering Division.

TRAFFICWAY IMPROVEMENTS

- 9) The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.
- 10) The developer shall be responsible for replacement of any signal facilities or communication conduit/interconnect located along Davie Road and damaged by construction of the required improvements or the proposed development. The security amount required for the replacement of said items shall be determined by the Traffic Engineering Division.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 11) Construction of the required improvements shall include the installation of pavement markings and signs. All pavement markings shall be thermoplastic. Pavement markings and signing materials shall be fully reflectorized with high intensity materials. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 12) Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to recordation of the plat. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to the issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction and Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.
- 13) The Installation of Required Improvements Agreement (CAF#450) shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to plat recordation and/or the commencement of construction. Security amounts shall be based upon the one of the following:
 - A) Approved construction plans. When security is based on approved construction plans, the security will be calculated at one-hundred (100%)

percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.

- B) Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one-hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
- C) All forms are available on the Highway Construction and Engineering Division's web page at:
<http://bcegov2.broward.org/bcengineering/Plats/PlatsForms.asp>

IMPROVEMENT PLAN SUBMITTAL REQUIREMENTS

- 14) The construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to the Highway Construction and Engineering Division for review, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without a field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.

FLORIDA STATUTE CHAPTER 177 REQUIREMENTS

Complete the following corrections to the plat mylar to comply with the requirements of Florida Statutes Chapter 177 as outlined below:

15) SURVEY DATA

- A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description.
 - 1) Reconcile the description as it pertains to the less-out of the external of the curve at the southwest corner of the plat described in the instrument recorded in O.R.B. 4752, PG. 875, B.C.R. Review and revise as necessary. Quantify the parcel lessed-out of the plat boundary.
 - 2) In the opinion of title remove references to parcels in the description that do not appear on the plat drawing.
 - 3) Review the name (Everglade Land Sales CO.) for the Dade County plat in which this plat lies and revise the description and subtitles on both sheets and the Opinion of Title as necessary.
- B) Fully dimension the parcels created by the plat.

- C) Provide closures, with areas, of the plat boundary and parcels created by the plat to the Broward County Highway Construction and Engineering Division for review.
- D) P.R.M.s must be shown at every direction on the plat boundary. Show the P.R.M.s adjacent to the west plat boundary on the right-of-way line created by this plat. Reconcile the depiction of F-IRs on the east plat boundary lines. Those monuments do not qualify as P.R.M.s. Show P.R.M.s at those points.
- E) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor must submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available from the County Surveyor's Office.
- F) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.
- G) For consistency, show the State Plane Coordinates at the plat corners with the northings above the eastings, to match the depiction of the State Plane Coordinates at the land corners and in the Legend.

16) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

- A) Address any easements, rights-of-way or specific purpose parcels to be created by this plat in the Dedication language.
- B) All mortgagees must clearly join in the dedications on the plat, if applicable.
- C) Depict the entire right-of-way width of Davie Road, SW 38 Court, SW 39 Street, SW 39 Court and SW 63 Avenue adjacent to the plat. Label the rights-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat. Refer to the Adjacent Right-of-Way Report.
- D) Determine the status of the apparent right-of-way depicted as PARCEL 133 on the F.D.O.T. map for Davie Road at the northeast corner of Davie Road and SW 38 Court. If applicable, provide a copy of a recorded instrument that created right-of-way at that location. Revise the plat drawing and Adjacent Right-of-Way Report as necessary.

NOTE: The recorded document cited as the source of PARCEL 133 as right-of-way is a deed for the property that surrounds PARCEL 133; it does not create PARCEL 133. Obtain and provide a copy of the Declaration of Taking, dated January 28, 1972, referenced in the deed to the Highway Construction and Engineering Division. Revise the plat drawing and the Adjacent Right-of-Way Report as necessary.

E) All proposed easements must be clearly labeled and dimensioned.

17) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

A) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title which shall:

- 1) be based upon a legal description that matches the plat.
 - a) Remove references to parcels in the description that do not appear on the plat drawing.
 - b) Review the name (Everglade Land Sales CO.) for the Dade County plat in which this plat lies and revise the description
- 2) be based upon a search of the public records within forty-five (45) days of submittal.
- 3) contain the names of all owners of record.
- 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
- 5) contain a listing of all easements and rights-of-ways of record lying within the plat boundaries.
- 6) contain a listing of all easements and rights-of-ways which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

The title must be updated for the review of any agreements and for the recordation process. Standard format for "Title Certificates," "Opinions of Title," the "Adjacent Right-of-Way Report," and a "Guide to Search Limits of Easements and Right-of-Way" may be obtained by contacting the Highway Construction and Engineering Division or by visiting the Division's web site:

<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

B) The Dedication on the original mylar must be executed by all record owners with original signatures. For property owned by an individual (or by individuals), the plat must be executed in the presence of two witnesses for each signature. Property owned by corporations must be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer must also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat must be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a

trust must provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.

- C) All mortgagees must execute the plat with original signatures, seals and witnesses.
- D) Acknowledgments and seals are required for each signature.

18) DRAFTING AND MISCELLANEOUS DATA

- A) Address any undefined abbreviations or symbols used on the plat or added during revisions. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B) Review and revise the identifications of the adjacent parcels west of Davie Road as necessary.
- C) Explain the inclusion of the labels "PLAT CORNER" attached to the State Plane Coordinates for P.R.M.s that are not located at a change in direction of the plat boundary.

19) SIGNATURE BLOCKS

- A) The plat must include the proper dates for signatures.

20) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

The following items are required for plat recordation but are completed by County staff:

- A) Planning Council Executive Director Signature.
- B) Completion of POSSE Inputs; Impact Fee and Security reports printed.
- C) County Surveyor sign-off.
- D) P.R.M.s verified.
- E) Development Order, Planning and Development Management Director Signature.
- F) Highway Construction and Engineering Director Signature.
- G) Town of Daive – Transmit scanned copy of mylar for review:

David Quiqley
David Abramson

david_quiqley@davie-fl.gov
david_abramson@davie-fl.gov

954-797-1048

NOTE: Additional changes made to the original plat mylar beyond the above list of corrections may cause delays in review and recordation, and may result in additional review fees.

GENERAL RECOMMENDATIONS

- 21) Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.
- 22) All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:
 - A) United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).
 - B) State of Florida Department of Transportation:
 - 1) "Roadway and Traffic Design Standards."
 - 2) "Standard Specifications."
 - 3) "FDOT Transit Facilities Guidelines."
 - C) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

- 23) Applicant must pay transportation concurrency fees, school impact fees and regional park impact and administrative fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code. Regional park impact and administrative fee amounts are subject to adjustment each October 1.
- 24) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant must submit a current tax letter from the Revenue Collection Division providing proof of payment.
- 25) Pursuant to Section 5-182(n), Protection of Air Navigation and Notice of Potential Noise Impacts, prior to plat recordation, record a separate document against all the

property within the plat, acceptable to the Broward County Attorney's Office, advising prospective purchasers of potential aircraft overflight and noise impacts.

- 26) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.

- 27) Place a note on the face of the plat reading:

A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **June 6, 2022**, 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 **June 6, 2022**, 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.

- 28) Place a note on the face of the plat reading:

This plat is restricted to 209 garden apartment units, 10,000 square feet of office use and 31,000 square feet of commercial use. No commercial uses are permitted within the office use, and no freestanding banks or bank drive-thru facilities are permitted on the plat without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. In cases where a building floor may have both commercial and office uses, the entire floor will be assessed as commercial use.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

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.

- 29) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



REVISED
3/24/17

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

PLAT

SBBC-2086-2016

County Number: 027-MP-16 Municipality Number: PA156-260

Zona Village

March 8, 2017

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

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: March 8, 2017	Single-Family:	10,000 SF Office, 31,000 SF Commercial	Elementary: 40
Name: Zona Village	Townhouse:		
SBBC Project Number: SBBC-2086-2016	Garden Apartments: 209		Middle: 24
County Project Number: 027-MP-16	Mid-Rise:		
Municipality Project Number: PA156-260	High-Rise:		High: 26
Owner/Developer: 4th Ave Land Holdings, LLC	Mobile Home:		
Jurisdiction: Davie	Total: 209		Total: 90

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	813	813	798	-15	0	98.2%	1
Driftwood	758	758	526	-232	-12	69.4%	40
Driftwood	1,729	1,729	1,365	-364	-16	78.9%	34
Hollywood Hills	2,691	2,691	1,921	-770	-30	71.4%	57

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				17/18	18/19	19/20	20/21	21/22
Davie	799	-14	98.3%	812	822	819	831	827
Driftwood	566	-192	74.7%	524	513	501	490	479
Driftwood	1,399	-330	80.9%	1,307	1,245	1,184	1,144	1,125
Hollywood Hills	1,978	-713	73.5%	1,888	1,825	1,830	1,840	1,821

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

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2016-17 Contract Permanent Capacity	2016-17 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				17/18	18/19	19/20
Somerset Academy Davie K_5	800	152	-648	152	152	152

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

School(s)	Description of Improvements
Davie	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Driftwood	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Driftwood	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Hollywood Hills	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.

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

Comments

According to the application, there are no units permitted on the site. This plat application proposes 209 (three or more bedroom) garden apartment units, which generate 90 (40 elementary, 24 middle, and 26 high school) students.

The school Concurrency Service Areas (CSA) impacted by the project in the 2016/17 school year include Davie Elementary, Driftwood Middle and Hollywood Hills High Schools. Based on the Public School Concurrency Planning Document (PSCPD), each of the impacted schools is currently operating within the adopted Level Of Service standard (LOS) of 100% gross capacity. Also, incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2016/17 - 2018/19), Davie Elementary School is not anticipated to have sufficient excess capacity to absorb the impact of the development and maintain the LOS standard of 100% gross capacity. Driftwood Middle and Hollywood Hills High Schools are expected to maintain their current status through the 2018/19 school year. Therefore, the School District Capacity Allocation Team (CAT) convened on March 8, 2017 and determined to allocate the needed elementary student stations to Driftwood Elementary School, which is adjacent to Davie Elementary School and is projected to remain within the Adopted LOS through the 2018/19 school year. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

Information regarding charter schools located within a two-mile radius of the site in the 2016/17 school year is 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 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 2016/17 to 2020/21 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 2016/17 school year or 180 days, whichever is greater, for a maximum of 209 (three or more bedroom) garden apartment units and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on September 4, 2017. This determination shall be deemed to be void unless prior to the referenced expiration of the preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall 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.

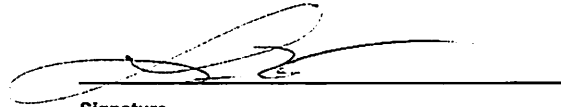
SBBC-2086-2016 Meets Public School Concurrency Requirements

Yes No

Reviewed By:

3/24/17

Date



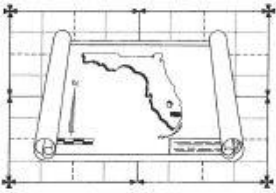
Signature

Lisa Wight

Name

Planner


Title



BROWARD COUNTY PLANNING COUNCIL

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

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

FROM: Barbara Blake Boy, Executive Director 

RE: Zona Village (027-MP-16)
Town of Davie

DATE: August 29, 2016

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 east side of Davie Road, between Southwest 38 Court and Southwest 39 Court.

Regarding the proposed residential, office and commercial uses, 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.

The effective land use plan shows the following land uses surrounding the plat:

North: Regional Activity Center
South: Regional Activity Center
East: Regional Activity Center
West: Regional Activity Center

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:RECM

cc: Rick Lemack, Town Administrator
Town of Davie

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