

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

PROJECT DESCRIPTION

Name:	WHISPERING OAKS	Number:	007-MP-17
Applicant:	THB Isles, Inc.	Comm. Dist.:	7
Agent:	Pulice Land Surveyors, Inc.	Sec/Twp/Rng:	32-50-42
Location:	West Side of Southwest 25 Avenue, South of Griffin Road	Platted Area:	6.7 Acres
City:	Dania Beach	Gross Area:	6.71 Acres
Replat:	IPPOLITO ISLE (Plat Book 180, Page 99)		

LAND USE

Existing Use:	Vacant	Effective Plan:	Dania Beach
Proposed Use:	36 Single Family Units, Utility & Drainage Easement (Parcel A), Conservation Area (Parcel B), Recreational & Water Management Area (Parcel C) and Park Use (Parcel D)	Plan Designation:	Low (5) Residential. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Commercial	North:	Low (5) Residential
South:	Residential Mobile Homes	South:	Low (5) Residential
East:	Single Family Residential	East:	Low (5) Residential
West:	Single and Multi-Family Residential	West:	Low (5) Residential
Existing Zoning:	PRD-1	Proposed Zoning:	PRD-1

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:	12/12/17	Prepared:	KMM
Action Deadline:	01/23/18	Reviewed:	
Deferral Dates:		Approved:	

SERVICES

Wastewater Plant:	Hollywood (07/17)	Potable Water Plant:	Dania Beach (01/17)
Design Capacity:	55.5000 MGD	Design Capacity:	5.000 MGD
12-Mo. Avg. Flow:	34.5800 MGD	Peak Flow:	2.650 MGD
Est. Project Flow:	0.0108 MGD	Est. Project Flow:	0.013 MGD

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

PARKS

SCHOOLS

Dwelling Units	Impact Fee
36	*

* See Staff Comment No. 5

See Finding No. 2

* See Staff Recommendation No. 7

Local:

Regional:

Land Dedication	Impact Fee	Admin. Fee
County conducts no local review within municipalities	N/A	N/A
0.27 Acres	*	*

* See Staff Comment No. 6

See Finding No. 4

See Staff Recommendation No. 7

TRANSPORTATION

Concurrency Zone: Southeast	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	36	*	*
Non-res. uses:	N/A	*	*
Total:	36	*	*

* See Staff Comment No. 4

See Finding No. 1

* See Staff Recommendation No. 7

WHISPERING OAKS
007-MP-17

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 36 single family detached units on Lots 1-36; and ingress, utility and drainage easement on Parcel A; a conservation easement on Parcel B; a recreational and water management area on Parcel C; and a park use on Parcel D.
- 2) Trafficways approval is valid for 10 months. Approval was received on June 22, 2017.
- 3) This plat is a replat of IPPOLITO ISLE (Plat Book 180, Page 99), approved for 36 single family units on Lots 1-36, a proposed conservation area on Parcel B, a private recreational and a proposed water management area on Parcel C, and a local park on Parcel D.
- 4) 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.
- 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 this request satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development.

The 36 single family units proposed by this plat 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. 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. Regional park impact and administrative fees were paid prior to plat recordation for the underlying plat in the amount of \$16,416 and \$612, respectively. These paid amounts will be applied as credit towards the future assessment of park impact and administrative fees.
- 7) This plat is not located in a Wellfield Zone 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.

Continued

- 8) Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. The surface water management licensing requirements of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction.
- 9) This project is within the Broward County Water and Wastewater Services (BCWWS) jurisdictional (service) area. A BCWWS Utility Connection Permit will be required before water/wastewater construction can begin. Visit www.broward.org/WaterServices/Pages/LandDevelopment.aspx for additional information. The configurations of water/wastewater facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit.
- 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, contact the Water and Environmental Licensing Section at 954-519-1483.
- 11) See the attached Conceptual Dredge and Fill Review Report. The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division has not yet conducted a site inspection on this project; however, aerial photographs and light detection and ranging (LIDAR) data indicate that this property may contain County jurisdictional wetlands. The applicant must request a formal wetland determination from the Water and Environmental Licensing Section. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging, filling, or other alteration of wetlands. Contact the Water and Environmental Licensing Section at 954-519-1483.
- 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 City of Dania Beach. 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) The area referenced in this plat has been designated as a Natural Forest Community. A Broward County Tree Removal License is required for any proposed tree removal or relocation within the designated area. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements
- 16) 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.
- 17) 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, the Environmental Engineering and Permitting Division's 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 must approve any dewatering activities at this site.
- 18) 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.

- 19) This property is within 20,000 feet of the 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. 9.

- 20) 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 likely to have an adverse effect on previously recorded resources. The subject plat is located within the Griffin Road Archaeological Zone and may contain intact archaeological deposits. The archaeologist notes that this property is located in the City of Dania Beach and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Dania Beach's Community Development Division, at 954-924-6805 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 can be notified at either 954-357-5200 or med_exam_trauma@broward.org.
- 21) This site is currently serviced by BC Transit Routes 6 and 15 on Griffin Road (State Road No. 818).
- 22) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council.
- 23) 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.

- 24) 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 Southeast 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.

FLORIDA STATUTES CHAPTER 177 REQUIREMENTS

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

- 1) 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.
 - B) Review and revise the identification of the northeast and southeast corners of this plat as necessary, based on the above comment.
 - C) Review and revise the identification of the east boundary line of this plat as necessary, based on the above comments.
 - D) Provide closures, with areas, of the plat boundary and PARCELS "A", "B", "C" and "D" to the Broward County Highway Construction and Engineering Division for review. Review and revise the geometry on the boundaries of the parcels as necessary, based on the closures.

- E) Explain the apparent angle point on the north line of the NE 1/4 Section 32-50-42 at the intersection of said north line and the centerline of SW 25th Avenue. Show found monumentation used to establish the angle point.
 - F) Show the missing benchmark elevations on the two noted P.C.P.s on the centerline of S.W. 25th Avenue.
 - G) 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.
 - H) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.
- 2) 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.
 - 1) **Revise the Dedication block to read partly as follows: Parcel 'A' is hereby dedicated to the current and future owners, their successors and/or assigns...".**
 - 2) **Whispering Oaks Homeowners' Association, Inc. does not currently appear on the State of Florida Division of Corporations website. Provide proof of creation of the entity prior to plat recordation or revise the Dedication language as necessary.**
 - B) Show the former name **(Second Avenue)** per P.B. 14, PG. 14, B.C.R. on S.W. 25th Avenue.
 - C) Show the former name **(First Street)** per P.B. 14, PG. 14, B.C.R. on S.W. 49th Court.
 - D) Show the former name **(Second Street)** per P.B. 14, PG. 14, B.C.R. on S.W. 49th Street.
 - E) Review the name of and the location of the easement created by the instrument recorded in O.R.B. 3091, PG. 260, B.C.R. and revise as necessary.
 - F) All proposed easements must be clearly labeled and dimensioned.
- 3) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

Continued

- 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.
 - 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-way of record lying within the plat boundaries.
 - 6) contain a listing of all easements and rights-of-way 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 recorded 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) Acknowledgments and seals are required for each signature.

4) DRAFTING AND MISCELLANEOUS DATA

- A) Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that

Continued

- 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) Revise the label for PARCEL "B" on the drawing or the language pertaining to PARCEL "B" in the Surveyor's Note #1 so that they match each other.
 - C) Insert the following data after the plat name "IPPOLITO ISLE" within Surveyor's Note 2: (Plat Book 180, Page 99, Broward County Records).
 - D) Insert a blank underline for the proposed month and day in the date within Surveyor's Note 3(B).
 - E) Remove the period after "Florida Statutes" within Surveyor's Note 4 and replace it with a colon.
 - F) Correct the arrows indicating the north and east boundaries of the 30-foot Planting Screen Easement on the southerly adjacent plat "RAVENSWOOD NORTH" per P.B. 108, PG. 45, B.C.R.
 - G) Enlarge the symbols for the land corners shown on the plat.
 - H) The plat borders must be 1/2-inch on three sides with a 3-inch margin on the left side.
 - I) The plat original must be drawn with black permanent drawing ink or nonadhered scaled print on a stable base film.
 - J) The sheet size must be 24 inches by 36 inches.
- 5) SIGNATURE BLOCKS
- A) The Surveyor's Certification must be signed and the plat sealed by professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of Florida Statutes Chapter 177.
 - B) Space for the County Administrator's signature is no longer required on plats in Broward County. Revise the signature block for the Broward County Finance and Administrative Services, County Records Division – Minutes Section signature block as necessary.
 - C) Revise the signature block for the Broward County Environmental Protection and Growth Management Department.
 - D) Remove the signature block for the Broward County Finance and Administrative Services, County Records Division – Recording Section, based on the above comment.
 - E) The plat must include proper dates for signatures.

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F) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by a copy of City of Dania Beach's conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

6) 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) City of Dania Beach – Transmit scanned copy of mylar for review:
Ronnie Navarro 954-924-6808 rnavarro@daniabeachfl.gov

NOTES:

- a) The applicant may request a copy of the Florida Statutes 177 check print by calling Luis Gaslonde at 954-577-4598.
- b) Additional changes made to the original plat mylar (beyond this list of corrections) may cause delays in review and recordation, and may result in additional review fees.

GENERAL RECOMMENDATIONS

- 7) 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.
- 8) 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.

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- 9) 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.
- 10) 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.

- 11) 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 **December 12, 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 **December 12, 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.

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

This plat is restricted to 36 single family detached units on Lots 1-36; an ingress, utility and drainage easement on Parcel A; a conservation easement on Parcel B; a recreational and water management area on Parcel C; and a park use on Parcel D.

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.

Continued

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.

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



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

PLAT
SBBC-2176-2016
County No: 007-MP-17
Whispering Oaks

September 1, 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	OTHER PROPOSED	ADDITIONAL STUDENT
Date: September 1, 2017	Single-Family: 36	Private recreational area and water management area	Elementary: 8
Name: Whispering Oaks	Townhouse:		Middle: 4
SBBC Project Number: SBBC-2176-2016	Garden Apartments:		High: 4
County Project Number: 007-MP-17	Mid-Rise:		Total: 16
Municipality Project Number: TBD	High-Rise:		
Owner/Developer: THB INC	Mobile Home:		
Jurisdiction: Dania Beach	Total: 36		

Comments

District staff reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter on March 31, 2017, for this application. Also, the underlying plat for this project, Ippolito Isle (071-MP-05), was reviewed for the same 36 (four or more bedroom) single family units and was determined to meet public school concurrency requirements. These vested units are anticipated to generate 16 (8 elementary, 4 middle and 4 high school) students. It is understood that upon approval of this plat, the units associated with Ippolito Isle will be transferred to Whispering Oaks.

The school Concurrency Service Areas (CSA) impacted by the project in the 2016/17 school year included Bethune Elementary, Attucks Middle, and Hollywood Hills High Schools.

This preliminary determination (for a maximum of 36 (four or more bedroom) single family units) was due to expire on September 26, 2017. However, the applicant requested an extension of this preliminary School Capacity Availability Determination (SCAD) prior to its expiration date. As such, the preliminary determination shall be valid for a one-time extension of an additional 180 days from the original expiration date (September 26, 2017) and shall expire on March 24, 2018. This preliminary school concurrency determination shall be deemed to be void unless prior to March 24, 2018, notification of final approval to the District has been provided. 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.

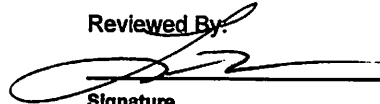
Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

Therefore, this application is determined to satisfy public school concurrency on the basis that the project is vested for public school concurrency requirements. This Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code

SBBC-2176-2016 Meets Public School Concurrency Requirement Yes No

9/1/17

Date

Reviewed By: 


Signature
Lisa Wight

Name
Planner

Title



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

FROM: Barbara Blake Boy, Executive Director 

RE: Whispering Oaks (007-MP-17)
City of Dania Beach

DATE: June 19, 2017

This memorandum updates our previous comments regarding the referenced plat dated April 24, 2017.

The Future Land Use Element of the City of Dania Beach Comprehensive Plan is the effective land use plan for the City of Dania Beach. That plan designates the area covered by this plat for the uses permitted in the "Low (5) Residential" land use category. This plat is generally located on west side of Southwest 25 Avenue, south of Griffin Road.

The density of the proposed development of 36 dwelling units on 7.25 acres of land in the platted area, including the immediately adjacent right-of-way, is 5.0 dwelling units per gross acre. Therefore, the proposed dwelling units, conservation area, private recreational area, water management area, local park and ingress, egress, utility and drainage easements are in compliance with the permitted uses and densities of the effective land use plan.

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

North:	Low (5) Residential
South:	Low (5) Residential
East:	Low (5) Residential
West:	Low (5) Residential

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:DBT

cc: Robert Baldwin, City Manager
City of Dania Beach

Marc LaFerrier, AICP, Director, Community Development Department
City of Dania Beach