

STAFF REPORT  
RIVERSIDE PARK TOWNHOUSE AND VILLAS  
182-MP-87

A request to revise the note on the plat has been filed with the Planning and Development Management Division. This plat was approved by the County Commission on June 21, 1988 for 31 two-bedroom townhouse units and one existing single-family unit on 2.5 acres. The property is located on the east and west sides of Riverside Drive, north of Southwest 5 Place, in the City of Fort Lauderdale.

The current note, approved by the County Commission on April 27, 2004 (INSTR #104464094) reads as follows:

This plat is restricted to nine 3-bedroom single family units (5 for low income families and 4 for very low-income families) and Parcel 4 is restricted to **two single family units**.

The applicant is requesting to revise the note on the plat to eliminate one single family home, and add 12 townhouse units on Parcel 4. The proposed note language reads as follows:

This plat is restricted to nine 3-bedroom single family units (5 for low income families and 4 for very low-income families) and Parcel 4 is restricted to **1 single family unit and 12 townhouse style units**.

This request was evaluated by the Reviewing Agencies.

The attached memorandum from the Broward County Planning Council indicates that the effective Land Use Plan designates the area covered by this plat for the uses permitted in the "Medium 15 Residential" land use category, and that this request is in compliance with the permitted uses and densities of the effective Land Use Plan. Planning Council staff calculates that the density of the existing and proposed development of 22 dwelling units on 2.5 acres of land in the platted area, is 8.8 dwelling units per acre, which is in compliance with the permitted uses and densities of the effective land use plan.

The Highway Construction and Engineering Division has reviewed this application, and has no objections to this request.

The attached School Capacity Availability Determination (SCAD) issued by the Broward County School Board indicates that the 22 dwelling units proposed by this request will generate eight (8) students into the public school system. School Board staff has determined that this application satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. Therefore, these dwelling units will be subject to school impact fees.

The Aviation Department has advised that 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.

Broward County's consulting archaeologist has reviewed this request and, based on available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), has determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archeological or paleontological sensitivity. The consulting archaeologist also notes that this property is located in the City of Fort Lauderdale and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Fort Lauderdale Urban Design and Planning Division at 954-828-7101 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](mailto:med_exam_trauma@broward.org).

The Environmental Planning and Community Resilience 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. This project is within the Broward County Water and Wastewater Services jurisdictional (service) area and a BCWWS Utility Connection Permit will be required before water/wastewater construction can begin. The configurations of water/wastewater facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit. For additional information, visit the following web page: [www.broward.org/WaterServices/Pages/LandDevelopment.aspx](http://www.broward.org/WaterServices/Pages/LandDevelopment.aspx). The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

The attached letter from the City of Fort Lauderdale indicates no objection to this request.

This plat with the amended note satisfies the regional park concurrency requirement of Section 5-182(i) and the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, this request represents an increase of seven (7) PM peak hour trip. The plat is located within the Eastern Core Transportation Concurrency Management District and meets the regional transportation concurrency standards specified in Section 5-182(a)(5) (a) of the Broward County Land Development Code.

The proposed 12 townhouse units are subject to transportation concurrency fees, school and park impact fees and administrative fees for parks, 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. Regional park impact and administrative fees are subject to an annual adjustment on 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 **December 12, 2018**.

The amended note must also include language stating the following:

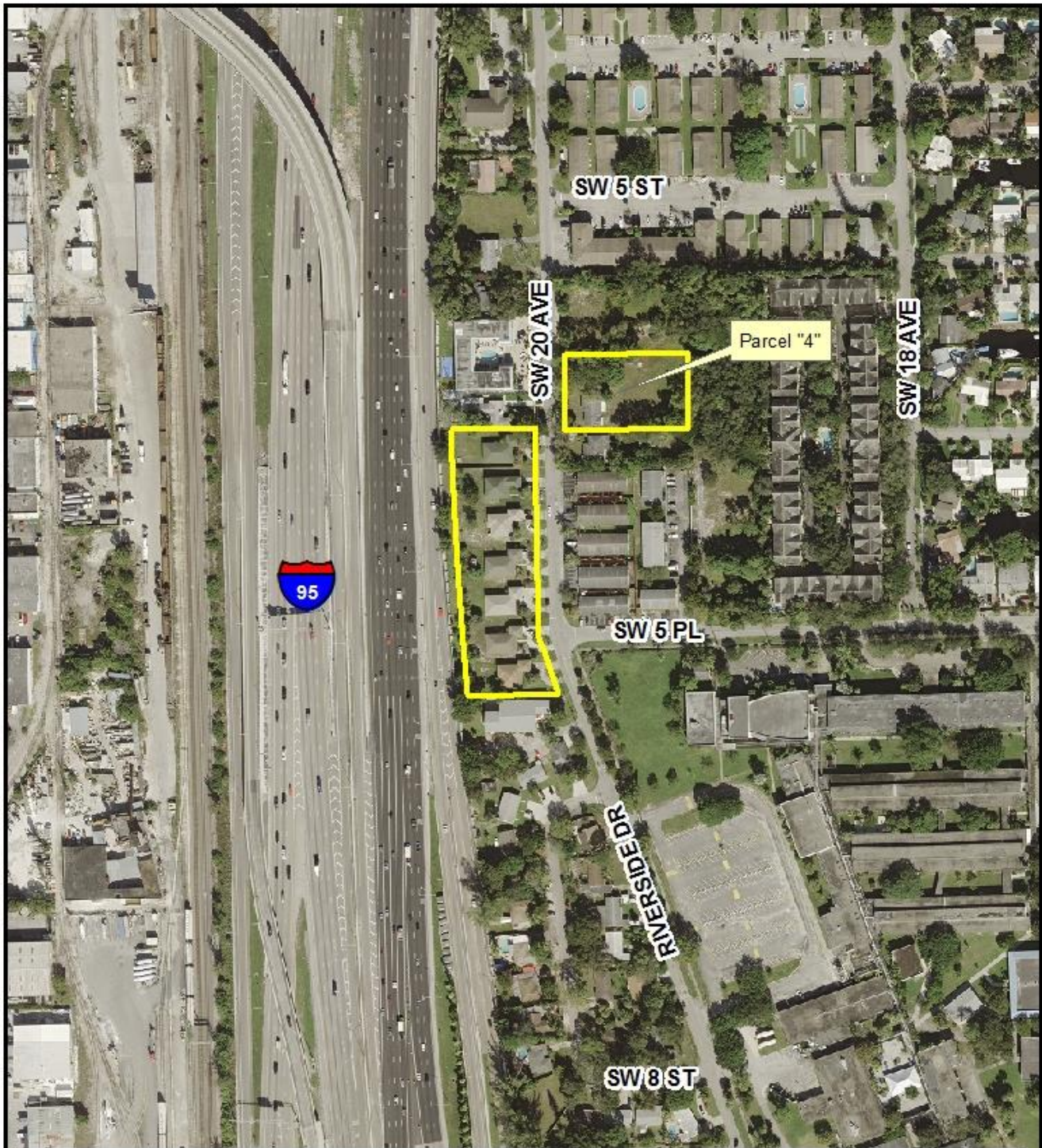
Any structure within this plat must comply with Section IV D.1.f., Development Review requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

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

Finally, the applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

*KDL*





**Commission District No. 7**  
**Municipality: Fort Lauderdale**  
**S/T/R: 09/50/42**



**182-MP-87**  
**Riverside Park**  
**Townhouse and Villas**




0 125 250 500 Feet

Prepared by: Planning and Development Management Division  
Date Flown: January 2017



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

FROM: Barbara Blake Boy, Executive Director

RE: Delegation Request for Riverside Park Townhouse and Villas  
(182-MP-87) City of Fort Lauderdale 

DATE: October 26, 2017

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 nine 3-bedroom single family units (5 for low income families and 4 for very low income families) and Parcel 4 is restricted to two single family units.

TO: This plat is restricted to nine 3-bedroom single family units (5 for low income families and 4 for very low income families) and Parcel 4 is restricted to 1 existing single family unit and 12 townhouse style units.

The Future Land Use Element of the City of Fort Lauderdale Comprehensive Plan is the effective land use plan for the City of Fort Lauderdale. That plan designates the area covered by this plat for the uses permitted in the "Medium 15 Residential" land use category. This plat is generally located on both sides of Southwest 20 Avenue, between Southwest 5 Place and Southwest 5 Street.

The density of the existing and proposed development of 22 dwelling units on 2.5 acres of land in the platted area, is 8.8 dwelling units per acre, which is in compliance with the permitted uses and densities of the effective land use plan.

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

BBB:KJW

cc: Lee Feldman, City Manager  
City of Fort Lauderdale

Anthony Fajardo, Director, Department of Sustainable Development  
City of Fort Lauderdale

The School Board of Broward County, Florida  
**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION**  
PLAT  
SBBC-2189-2017  
County Number: 182-MP-87 Municipality Number: 17026  
Riverside Park Townhouse and Villas

November 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](http://www.browardschools.com)

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**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: November 1, 2017	Single-Family: 9		Elementary: 4
Name: Riverside Park Townhouse and Villas	Townhouse: 12		Middle: 2
SBBC Project Number: SBBC-2189-2017	Garden Apartments:		High: 2
County Project Number: 182-MP-87	Mid-Rise:		Total: 8
Municipality Project Number: 17026	High-Rise:		
Owner/Developer: Riverside Park, LLC	Mobile Home:		
Jurisdiction: Fort Lauderdale	Total: 21		

**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
North Fork	713	713	496	-217	-12	69.6%	4
New River	1,493	1,493	1,489	-4	0	99.7%	0
Parkway	2,192	2,192	1,543	-649	-29	70.4%	11
Stranahan	2,375	2,375	1,408	-967	-38	59.3%	58

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
North Fork	500	-213	70.1%	490	483	474	466	457
New River	1,489	-4	99.7%	1,510	1,539	1,569	1,598	1,602
Parkway	1,554	-638	70.9%	1,572	1,588	1,593	1,611	1,622
Stranahan	1,466	-909	61.7%	1,378	1,323	1,277	1,232	1,187

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
Charter School Of Excellence	310	264	-46	264	264	264
Charter School Of Excellence Fort Lauderdale 2	500	20	-480	20	20	20
Charter School Of Excellence @riverland	500	104	-396	104	104	104
Charter School Of Excellence_2	500	20	-480	20	20	20
Melrose High	700	223	-477	223	223	223
Sunrise High	550	268	-282	268	268	268

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

School(s)	Description of Improvements
North Fork	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
New River	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Parkway	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Stranahan	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**

The existing plat note site permits 9 (three bedroom) single family and 2 (four or more bedroom) single family units, which generate 4 (2 elementary, 1 middle and 1 high school) students. The application proposes one existing single family, 9 (three bedroom) single family and 12 (three or more bedroom) townhouse units, which are anticipated to generate 8 (4 elementary, 2 middle and 2 high school) students. It should be noted that the one existing single family unit is already factored into the District's student enrollment projections and was therefore removed from the analysis.

Please be advised that this application was reviewed utilizing 2016/17 school year data because the current school year (2017/18) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count. The application site in the 2016/17 school year is served by North Fork Elementary, New River Middle and Stranahan High Schools' concurrency service areas (CSAs). Based on the District's Public School Concurrency Planning Document (PSCPD), all three Schools are operating below the Adopted Level of Service Standard (LOS) of 100% of gross capacity, and incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within three years, North Fork Elementary and Stranahan High Schools are anticipated to maintain their status for the next two effective school years while New River is anticipated to exceed the LOS by 2017/18. 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. The Capacity Allocation Team convened on November 1, 2017 and determined to allocate the needed middle school students station to Parkway Middle School, which is adjacent to New River Middle, is operating within the LOS and is anticipated to maintain this status through the 2018/19 school year.

The charter schools located within a two-mile radius of the project site in the 2016/17 school year and their associated enrollment and capacity data are shown 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 CSAs, 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, FY 2017/18 – 2021/22, regarding pertinent impacted public 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 for 180 days for a maximum of one existing single family, 9 (three bedroom) single family and 12 (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 April 29, 2018. 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.

The applicant shall notify the District of any proposed changes to the development, which increases the number of students generated by the project. If a change is proposed to the application, which causes additional students to be generated by the project, the additional student impact will not be considered exempt or vested from public school concurrency (PSC) when the project is re-reviewed.

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SBBC-2189-2017 Meets Public School Concurrency Requirements

Yes  No

Reviewed By:

11/1/17  
Date

  
Signature

Lisa Wight  
Name  
Planner  
Title

**ENVIRONMENTAL REVIEW AND COMMENTS REPORT  
TO THE PLANNING AND DEVELOPMENT MANAGEMENT DIRECTOR**

**Application:** Request to amend the note to remove one (1) existing single family unit and add 12 townhouse units on Parcel 4.  
**File Number:** 182-MP-87  
**Project Name:** Riverside Park Townhouse and Villas  
**Comments Due:** October 31, 2017  
**Development Type:** Residential (10 Single Family Units and 12 Townhouse Units)

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

**Surface Water Management**

This plat is located in the City of Fort Lauderdale and is under the jurisdiction of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division. Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. A surface water management license from the Environmental Engineering and Licensing Section of the Broward County Planning and Environmental Regulation Division will be required prior to any construction.

**Potable Water Review**

This plat will be served by the City of Fort Lauderdale's Water Treatment Plant which has a capacity of 90.000 MGD, a maximum daily flow of 51.100 MGD, and the estimated project's flow is 0.0045 MGD. Therefore, according to the 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:	<b>G.T. Lohmeyer</b>
Flow Data:	<b>As of 08/17</b>
EPGMD Licensed Capacity	<b>48.0000 MGD</b>
12 Month Average Flow:	<b>38.2300 MGD</b>
Existing Flow Reserved by Building Permit:	<b>1.3600 MGD</b>
Total Committed Flow:	<b>39.5900 MGD</b>
Estimated Project Flow:	<b>0.0030 MGD</b>

In accordance with Section 5-182(g) of the Broward County Land Development Code, to date the existing wastewater treatment and disposal facility has sufficient plant capacity to provide for the wastewater treatment and disposal needs of the development proposed by this application.

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. Wastewater receiving lift stations and force mains are critical components of 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 Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.

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182-MP-87 RIVERSIDE PARK TOWNHOUSE AND VILLAS

### **Natural Resources Preservation**

This 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.

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 at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

The Water and Environmental Licensing Section of the Environmental Engineering and 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 Water and Environmental Licensing Section.

Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Fort Lauderdale if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.

This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The 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=85f453365417459f8ba45fa6e5ddb9c>

### **Additional Comments Addressing Certain Environmental Protection Actions Needed to Implement the Project**

1. 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.
2. A demolition notice of the existing use may be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.

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182-MP-87 RIVERSIDE PARK TOWNHOUSE AND VILLAS

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Be advised that approval of a plat note amendment 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 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 a waiver or approval of any license or permit that is, or may be, required for any aspect of the project.





September 21, 2017

Josie Sesodia, Director  
Broward County Environmental Protection and Growth Management Department  
1 North University Drive, Building A, Suite 102  
Plantation, Florida 33324

**RE: Municipal Letter for Plat Note Amendment – RIVERSIDE PARK TOWNHOUSE AND VILLAS PLAT**

Dear Ms. Sesodia:

The City of Fort Lauderdale has received a request for a municipal letter regarding plat note amendment to the RIVERSIDE PARK TOWNHOUSE AND VILLAS PLAT, according to the Plat thereof as recorded in Plat Book 141, Page 43, of the Public Records of Broward County, Florida.

As per Broward County Code Section 5-181, changes to plat approval conditions shall not be accepted unless the municipality has issued a letter or has adopted a resolution stating the municipality's position regarding the application. The specific plat note amendment request is as follows:

**From:**

*This plat is restricted to nine 3 bedroom single family units (5 for low income families and 4 for very low income families) and Parcel 4 is restricted to two single family units.*

*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.*

**To:**

*This plat is restricted to nine 3 bedroom single family units (5 for low income families and 4 for very low income families) and Parcel 4 is restricted to 1 existing single family unit and 12 townhouse style units.*

*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.*

City staff has reviewed the proposed plat note amendment and has determined that the note change is consistent with the development permit in review for Case R16036, Site Plan Level II, and awaiting final approval by the City's Development Review Committee.

If you have any questions or require additional information, please feel free to contact Nicholas Kalargyros, Planner II at 954-828-5193 or at [NicholasK@fortlauderdale.gov](mailto:NicholasK@fortlauderdale.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "AGF", written over a circular stamp.

Anthony Greg Fajardo, Director  
Department of Sustainable Development

Cc via email: Christopher Lagerbloom, Assistant City Manager  
Ella Parker, Urban Design and Planning, Department of Sustainable Development  
Evy Kalus, Broward County Planning and Development Management Division  
A. Daniel Avakian, Riverside Park, LLC  
Jane Storms, Pulice Land Surveyors, Inc

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

**Application to Amend or Revise Level of Approved Development**

**INSTRUCTIONS**

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

**PROJECT INFORMATION**

Plat Name RIVERSIDE PARK TOWNHOUSE AND VILLAS

Plat Number 182-MP-87 Plat Book - Page 141/43 (If recorded)

Owner/Applicant RIVERSIDE PARK, LLC Phone 305-692-2232

Address 2645 NE 207 STREET, #101 City AVENTURA State FL Zip Code 33180

Owner's E-mail Address ALINA@BRICKO.NET Fax # N/A

Agent PULICE LAND SURVEYORS, INC. Phone 954-572-1777

Contact Person JANE STORMS

Address 5381 NOB HILL ROAD City SUNRISE State FL Zip Code 33351

Agent's E-mail Address JANE@PULICELANDSURVEYORS.COM Fax # 954-572-1778

**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

Proposed note for entire plat SEE ATTACHED

**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.

Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)?  Yes  No  
If YES, provide LUPA number: \_\_\_\_\_

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

Will project be served by an approved potable water plant? If YES, state name and address.  Yes  No  
Fort Lauderdale 100 N Andrews Ave 33301

Will project be served by an approved sewage treatment plant? If YES, state name and address  Yes  No  
Fort Lauderdale 100 N Andrews Ave 33301

Are on-site wells for potable water currently in use or proposed?  Yes  No  
If YES, see page 2 of this form for additional required documentation.

Are septic tanks current in use or proposed?  Yes  No  
If YES, see page 2 of this form for additional required documentation.

Estimate or state the total number of on-site parking spaces to be provided SPACES N/A

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

Number of students for a daycare center or school STUDENTS N/A

Reasons for this request (Attach additional sheet if necessary.) To change type of housing from SF to townhome

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

Proposed industrial plat notes which abut residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 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 Development Management staff if you have any questions.

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



**REQUIRED DOCUMENTATION:** Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

- Recorded or approved 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.
- 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.
- Signed and sealed sketch and legal description for any new parcel or tract created by the application.
- A check for the application fees made payable to: Broward County Board of County Commissioners. 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?
residential	1 Single family	current	yes	no	no

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

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

**OWNER/AGENT CERTIFICATION**

State of Florida  
 County of 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 Jane Storms  
 Sworn and subscribed to before me this 9 day of October, 2017  
 by Jane Storms  He/she is personally known to me or  
 Has presented \_\_\_\_\_

Signature of Notary Public Elizabeth Tsourekoulisian  
 Type or Print Name Elizabeth Tsourekoulisian

Elizabeth Tsourekoulisian  
 NOTARY PUBLIC  
 STATE OF FLORIDA  
 Comm# FF154432  
 Expires 8/25/2018

**FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY**

Time \_\_\_\_\_ Application Date 10/11/17 Acceptance Date 10/13/17  
 Comments Due 10/24/17 C.C. Mtg. Date \_\_\_\_\_ Fee \$ 1990

Plats  Survey  Site Plan  City Letter  Agreements

Other Attachments (Describe) seal Receipt Application

Title of Request note amendment

Distribute to:  Full Review  Planning Council  School Board  Land Use & Permitting

Health Department (on septic tanks and/or wells)  Zoning Code Services (unincorporated area only)  
 Planning & Redevelopment (unincorporated area only)  Other \_\_\_\_\_

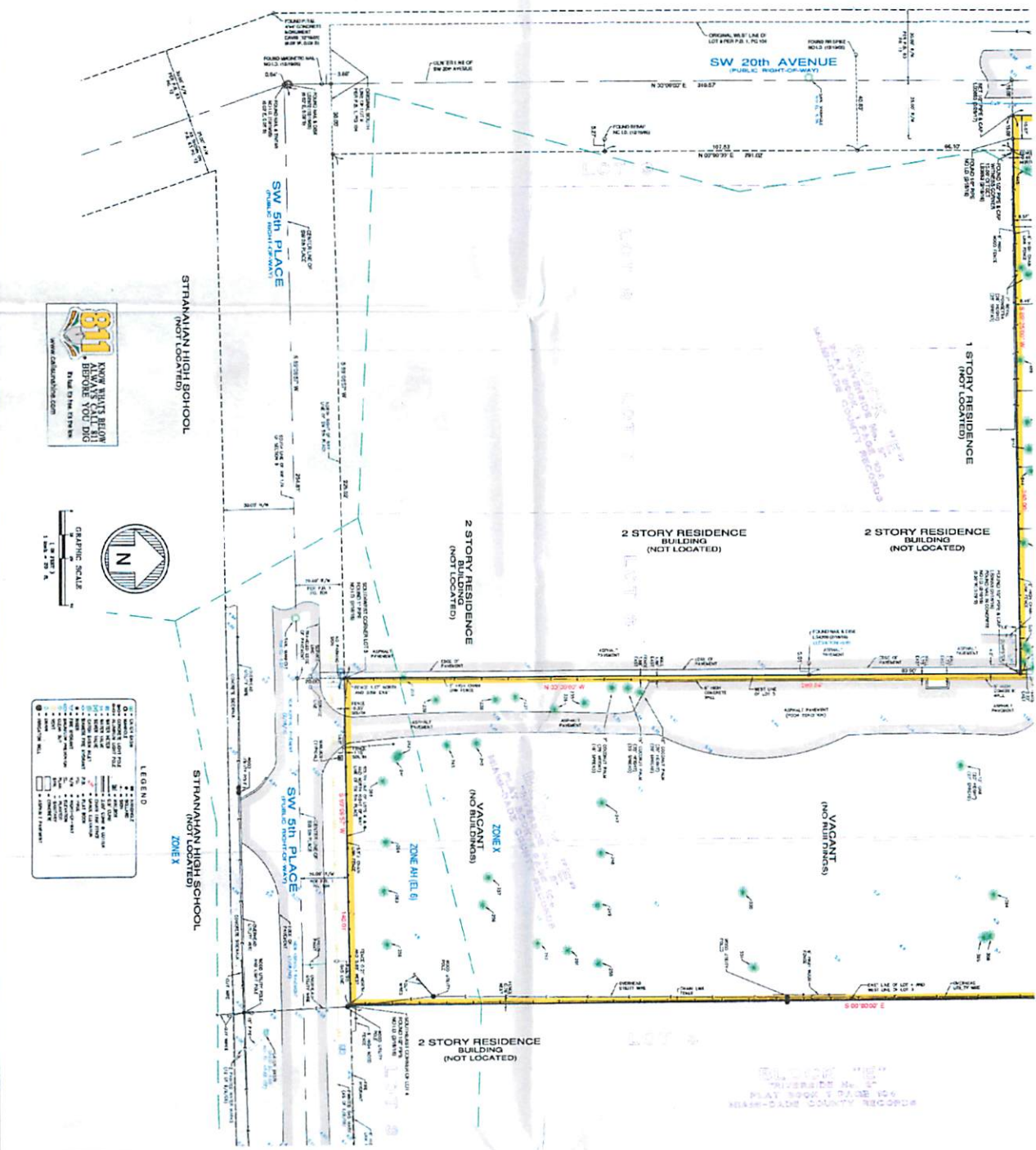
Adjacent City none Received by [Signature]







FORT LAUDERDALE INDIANIA AUTHORITY  
PLAT BOOK 174 PAGE 23



SEE SHEET 1

SEE SHEET 3



**LEGEND**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**TREE TABLE**

NO.	DATE	SP. NO.	TRUNK DBH	TRUNK HEIGHT	BR. SPAN	FORM	HEALTH	REMARKS
1	10/15/13	101	12.0	15.0	30.0	1	1	...
2	10/15/13	102	10.0	12.0	25.0	1	1	...
3	10/15/13	103	8.0	10.0	20.0	1	1	...
4	10/15/13	104	6.0	8.0	15.0	1	1	...
5	10/15/13	105	4.0	6.0	10.0	1	1	...
6	10/15/13	106	3.0	4.0	8.0	1	1	...
7	10/15/13	107	2.0	3.0	6.0	1	1	...
8	10/15/13	108	1.5	2.0	4.0	1	1	...
9	10/15/13	109	1.0	1.5	3.0	1	1	...
10	10/15/13	110	0.8	1.2	2.5	1	1	...
11	10/15/13	111	0.6	1.0	2.0	1	1	...
12	10/15/13	112	0.5	0.8	1.5	1	1	...
13	10/15/13	113	0.4	0.6	1.2	1	1	...
14	10/15/13	114	0.3	0.5	1.0	1	1	...
15	10/15/13	115	0.2	0.4	0.8	1	1	...
16	10/15/13	116	0.1	0.3	0.6	1	1	...
17	10/15/13	117	0.1	0.2	0.4	1	1	...
18	10/15/13	118	0.1	0.2	0.4	1	1	...
19	10/15/13	119	0.1	0.2	0.4	1	1	...
20	10/15/13	120	0.1	0.2	0.4	1	1	...
21	10/15/13	121	0.1	0.2	0.4	1	1	...
22	10/15/13	122	0.1	0.2	0.4	1	1	...
23	10/15/13	123	0.1	0.2	0.4	1	1	...
24	10/15/13	124	0.1	0.2	0.4	1	1	...
25	10/15/13	125	0.1	0.2	0.4	1	1	...
26	10/15/13	126	0.1	0.2	0.4	1	1	...
27	10/15/13	127	0.1	0.2	0.4	1	1	...
28	10/15/13	128	0.1	0.2	0.4	1	1	...
29	10/15/13	129	0.1	0.2	0.4	1	1	...
30	10/15/13	130	0.1	0.2	0.4	1	1	...
31	10/15/13	131	0.1	0.2	0.4	1	1	...
32	10/15/13	132	0.1	0.2	0.4	1	1	...
33	10/15/13	133	0.1	0.2	0.4	1	1	...
34	10/15/13	134	0.1	0.2	0.4	1	1	...
35	10/15/13	135	0.1	0.2	0.4	1	1	...
36	10/15/13	136	0.1	0.2	0.4	1	1	...
37	10/15/13	137	0.1	0.2	0.4	1	1	...
38	10/15/13	138	0.1	0.2	0.4	1	1	...
39	10/15/13	139	0.1	0.2	0.4	1	1	...
40	10/15/13	140	0.1	0.2	0.4	1	1	...
41	10/15/13	141	0.1	0.2	0.4	1	1	...
42	10/15/13	142	0.1	0.2	0.4	1	1	...
43	10/15/13	143	0.1	0.2	0.4	1	1	...
44	10/15/13	144	0.1	0.2	0.4	1	1	...
45	10/15/13	145	0.1	0.2	0.4	1	1	...
46	10/15/13	146	0.1	0.2	0.4	1	1	...
47	10/15/13	147	0.1	0.2	0.4	1	1	...
48	10/15/13	148	0.1	0.2	0.4	1	1	...
49	10/15/13	149	0.1	0.2	0.4	1	1	...
50	10/15/13	150	0.1	0.2	0.4	1	1	...
51	10/15/13	151	0.1	0.2	0.4	1	1	...
52	10/15/13	152	0.1	0.2	0.4	1	1	...
53	10/15/13	153	0.1	0.2	0.4	1	1	...
54	10/15/13	154	0.1	0.2	0.4	1	1	...
55	10/15/13	155	0.1	0.2	0.4	1	1	...
56	10/15/13	156	0.1	0.2	0.4	1	1	...
57	10/15/13	157	0.1	0.2	0.4	1	1	...
58	10/15/13	158	0.1	0.2	0.4	1	1	...
59	10/15/13	159	0.1	0.2	0.4	1	1	...
60	10/15/13	160	0.1	0.2	0.4	1	1	...
61	10/15/13	161	0.1	0.2	0.4	1	1	...
62	10/15/13	162	0.1	0.2	0.4	1	1	...
63	10/15/13	163	0.1	0.2	0.4	1	1	...
64	10/15/13	164	0.1	0.2	0.4	1	1	...
65	10/15/13	165	0.1	0.2	0.4	1	1	...
66	10/15/13	166	0.1	0.2	0.4	1	1	...
67	10/15/13	167	0.1	0.2	0.4	1	1	...
68	10/15/13	168	0.1	0.2	0.4	1	1	...
69	10/15/13	169	0.1	0.2	0.4	1	1	...
70	10/15/13	170	0.1	0.2	0.4	1	1	...
71	10/15/13	171	0.1	0.2	0.4	1	1	...
72	10/15/13	172	0.1	0.2	0.4	1	1	...
73	10/15/13	173	0.1	0.2	0.4	1	1	...
74	10/15/13	174	0.1	0.2	0.4	1	1	...
75	10/15/13	175	0.1	0.2	0.4	1	1	...
76	10/15/13	176	0.1	0.2	0.4	1	1	...
77	10/15/13	177	0.1	0.2	0.4	1	1	...
78	10/15/13	178	0.1	0.2	0.4	1	1	...
79	10/15/13	179	0.1	0.2	0.4	1	1	...
80	10/15/13	180	0.1	0.2	0.4	1	1	...
81	10/15/13	181	0.1	0.2	0.4	1	1	...
82	10/15/13	182	0.1	0.2	0.4	1	1	...
83	10/15/13	183	0.1	0.2	0.4	1	1	...
84	10/15/13	184	0.1	0.2	0.4	1	1	...
85	10/15/13	185	0.1	0.2	0.4	1	1	...
86	10/15/13	186	0.1	0.2	0.4	1	1	...
87	10/15/13	187	0.1	0.2	0.4	1	1	...
88	10/15/13	188	0.1	0.2	0.4	1	1	...
89	10/15/13	189	0.1	0.2	0.4	1	1	...
90	10/15/13	190	0.1	0.2	0.4	1	1	...
91	10/15/13	191	0.1	0.2	0.4	1	1	...
92	10/15/13	192	0.1	0.2	0.4	1	1	...
93	10/15/13	193	0.1	0.2	0.4	1	1	...
94	10/15/13	194	0.1	0.2	0.4	1	1	...
95	10/15/13	195	0.1	0.2	0.4	1	1	...
96	10/15/13	196	0.1	0.2	0.4	1	1	...
97	10/15/13	197	0.1	0.2	0.4	1	1	...
98	10/15/13	198	0.1	0.2	0.4	1	1	...
99	10/15/13	199	0.1	0.2	0.4	1	1	...
100	10/15/13	200	0.1	0.2	0.4	1	1	...

<b>BOUNDARY &amp; TOPOGRAPHIC SURVEY</b> SW 5th PLACE & SW 20th AVENUE (RIVERSIDE DRIVE) CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA		<b>FORTIN, LEAVY, SKILES, INC.</b> CONSULTING ENGINEERS, SURVEYORS & MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00002653 180 Northwest 168th Street / North Miami Beach, Florida 33162 Phone 305-653-6491 / Fax 305-651-7152 / Email flc@fortinlevyskiles.com		DATE: 10/15/13 SHEET NO.: 19 OF 20 PROJECT NO.: 1307015	DRAWN BY: [Name] CHECKED BY: [Name] DATE: 10/15/13
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