

STAFF REPORT  
North Broward School Replat  
003-MP-15

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 January 26, 2016, for 275,000 square feet of secondary school (217,509 square feet existing and 57,491 square feet proposed) and 290 dormitory rooms (50 existing and 240 proposed) on 60.65 acres. The property is located on the east side of Lyons Road, between the Hillsboro Canal and Northwest 74 Street, in the City of Coconut Creek.

The applicant is requesting to amend the note on the plat to bifurcate the parcel into Parcel A-1 and Parcel A-2. The proposed note language shall read as follows:

Parcel A-1 is restricted to 275,000 square feet of secondary school (217,509 square feet existing; 57,491 square feet proposed) and 290 dormitory rooms (50 existing; 240 proposed). The dormitories are for students exclusively attending the North Broward Preparatory School Campus. **Parcel A-2 (see attached legal description) is restricted to a fence, gate, landscaping and a private roadway.**

This request was evaluated by the Reviewing Agencies.

The attached memorandum from the Broward County Planning Council indicates that the effective Land Use Plan designates the area covered by this plat for the uses permitted in the "Residential Estate 1 du/ac" land use category, and that this request is in compliance with the permitted uses and densities of the effective Land Use Plan.

Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend **APPROVAL** subject to the conditions contained in the attached memorandum from these Divisions, which recommends the applicant to meet the standards of the Broward County Development Code at the time of permit.

The attached letter from the City of Coconut Creek indicates no objection to this request.

The Aviation Department has advised that the request does not indicate the height for any of the buildings. However, the applicant is advised that any proposed construction on this property with a height exceeding 200 feet 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>.

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 consulting archaeologist also notes that this plat is located within the City of Coconut Creek which is within the archaeological and historical jurisdiction of Broward County Historic Preservation Ordinance 2014-32. If any archaeological materials are discovered during the course of development, the property owner must notify the Broward County Historic Preservation Officer, Richard (Rick) Ferrer, of the Planning and Development Management Division at 954-357-9731 or [rferrer@broward.org](mailto:rferrer@broward.org), and the project may proceed in accordance with Ordinance 2014-32, Section 5-536.5(g). 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 of 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. The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

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 has no change in trips. The plat is located within the North Central Transportation Concurrency Management District and meets the regional transportation concurrency standards specified in Section 5-182(a)(5) (a) of the Broward County Land Development Code.

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 **January 23, 2019**.
  - A) If a building permit for a principal building (excluding dry models, sales and construction offices) **for Parcel A-2** and first inspection approval are not issued by **January 23, 2023**, 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 **for Parcel A-2** have not been substantially completed by **January 23, 2023**, 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. The note amendment must include language stating that any structure within this plat must comply with Section IV D.1.f., Development Review requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

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


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

*KDL*





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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for North Broward School Replat  
(003-MP-15) City of Coconut Creek

DATE: November 29, 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:

FROM: This plat is restricted to 275,000 square feet of secondary school (217,509 square feet existing; 57,491 square feet proposed) and 290 dormitory rooms (50 existing; 240 proposed). The dormitories are for students exclusively attending the North Broward Preparatory School Campus.

TO: Parcel A-1 is restricted to 275,000 square feet of secondary school (217,509 square feet existing; 57,491 square feet proposed) and 290 dormitory rooms (50 existing; 240 proposed). The dormitories are for students exclusively attending the North Broward Preparatory School Campus. Parcel A-2 is restricted to a fence, gate, landscaping and a private roadway.

The Future Land Use Element of the City of Coconut Creek Comprehensive Plan is the effective land use plan for the City of Coconut Creek. That plan designates the area covered by this plat for the uses permitted in the "Residential Estate 1 du/ac" land use category. This plat is generally located east of Lyons Road and south of the Hillsboro Canal.

The existing and proposed uses are in compliance with the permitted uses 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: Mary C. Blasi, City Manager  
City of Coconut Creek

Sheila Rose, AICP, Director, Department of Sustainable Development  
City of Coconut Creek



Public Works Department

**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

**M E M O R A N D U M**

**DATE:** December 20, 2017

**TO:** Josie Sesodia, Director  
Planning and Development Management Division

**FROM:** David (D.G.) McGuire, Project Manager  
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner  
Transportation Department, Service Development

**SUBJECT:** Delegation Request: Modify Note (Amendment to Note)  
North Broward School Replat (003-MP-15)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for modifications to the conditions of plat approval for the subject plat. In part, the application is a request to amend the note on the face of the plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), the recorded plat, the recorded cross-access agreement (Instrument number 114597783) and the Development Review Report approved by the County Commission. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

As a result of our review, staff has determined that no new or amended plat requirements are necessary to ensure safe and adequate access between the adjoining Trafficway(s) and plat to comply with the adequacy standards of the Broward County Land Development Code. Staff recommends APPROVAL of the proposed Note Amendment.

dgm



DEPARTMENT OF SUSTAINABLE DEVELOPMENT  
PLANNING & ZONING DIVISION  
4800 WEST COPANS ROAD  
COCONUT CREEK, FLORIDA 33063



SHEILA N. ROSE  
DEPARTMENT DIRECTOR

October 23, 2017

Josie P. Sesodia, Director  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
1 N. University Drive  
Plantation, Florida 33324

**RE: North Broward School Replat**

Dear Josie Sesodia:

Please be advised that the City of Coconut Creek has no objection to the proposed note amendment described below.

**From:** This Plat is restricted to 275,000 square feet of secondary school (217,509 square feet existing; 57,491 square feet proposed) and 290 dormitory rooms (50 existing; 240 proposed). The dormitories are for students exclusively attending the North Broward Preparatory School Campus.

**To:** Parcel A-1 (see attached legal description) is restricted to 275,000 square feet of secondary school (217,509 square feet existing; 57,491 square feet proposed) and 290 dormitory rooms (50 existing; 240 proposed). The dormitories are for students exclusively attending the North Broward Preparatory School Campus. Parcel A-2 (see attached legal description) is restricted to a fence, gate, landscaping and a private roadway.

Should you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

W. SCOTT STOUDENMIRE, AICP  
Deputy Director of Sustainable Development

WSS:jw

\\pdc\data\Development Services\Common\Documents\PLANNING & ZONING\Project Coordinator\Letters\L-17111 NBPS re-Plat Note.docx

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

**Application:** Request to amend the note to restrict Parcel A-2 to a fence, gate, landscaping and a private roadway.  
**File Number:** 003-MP-15  
**Project Name:** North Broward School Replat  
**Comments Due:** November 29, 2017  
**Development Type:** Parcel A-1: Secondary School (275,000 Square Feet) and Dormitory (290 Rooms)  
Parcel A-2: Fence, gate, landscaping and a private roadway

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 Coconut Creek and is in a dependent water control district under the jurisdiction of the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division. Surface water management plans must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances and the criteria of the Cocomar Water Control District. A surface water management license from the Water and Environmental Licensing Section will be required prior to any construction.

**Potable Water Review**

This plat will be served by the Broward County System 2A Water Treatment Plant which has a capacity of 30.000 MGD, a maximum daily flow of 15.100 MGD, and the estimated project's flow is 0.0000 MGD for Parcel A-2. 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>B. C. North Regional</b>
Flow Data:	<b>As of 09/17</b>
EPGMD Licensed Capacity	<b>95.0000 MGD</b>
12 Month Average Flow:	<b>64.0400 MGD</b>
Existing Flow Reserved by Building Permit:	<b>2.5800 MGD</b>
Total Committed Flow:	<b>66.6200 MGD</b>
Estimated Project Flow for <u>Parcel A-2</u> :	<b>0.0000 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.



Page 2  
003-MP-15 NORTH BROWARD SCHOOL REPLAT

**Natural Resources Preservation**

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.

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.

This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals is regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements.

The 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 Coconut Creek 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.

Page 3  
003-MP-15 NORTH BROWARD SCHOOL REPLAT

This site includes and abuts the North Broward Preparatory School Preserve, and abuts the Estates of Coconut Creek, Dezenzo Tree Preserve, and Coconut Creek Green Space which are identified as protected natural lands in the Protected Natural Lands Inventory. **The applicant is advised that this plat must not propose any development that may have a negative impact upon the continued preservation of these natural lands.** 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. This Inventory 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>.

**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. Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.

---

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.



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 NORTH BROWARD SCHOOL REPLAT  
 Plat Number 003-MP-15 Plat Book - Page 183 - 103 (If recorded)  
 Owner/Applicant MORTH BROWARD PREPARATORY SCHOOL LLC Phone 954-247-0184  
 Address 7600 LYONS ROAD City COCONUT CREEK State FL Zip Code 33073  
 Owner's E-mail Address lehmanj@nbps.com Fax # \_\_\_\_\_  
 Agent Dunay, Miskel & Backman, LLC Phone 561-405-3323  
 Contact Person Christina Bilenki, Esq.  
 Address 14 SE 4th Street, Suite 36 City Boca Raton State FL Zip Code 33432  
 Agent's E-mail Address cbilenki@dmbblaw.com Fax # 561-409-2341

**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 Please see attached.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Proposed note for entire plat Please 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  
BOWWS 2A  
 Will project be served by an approved sewage treatment plant? If YES, state name and address  Yes  No  
BCOD 4  
 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 513  
 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 1,350  
 Reasons for this request (Attach additional sheet if necessary.) Please see attached.

**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?
Private Preparatory School	217,509	currently occupied	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 Palm Beach

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent [Signature]  
Sworn and subscribed to before me this 24 day of October, 2017  
by Christina Bilenki  He/she is personally known to me or  
 Has presented  
Signature of Notary Public [Signature]  
Type or Print Name Ruth McGlynn

**RUTH MCGLYNN**  
as Notary Public  
MY COMMISSION # FF241385  
EXPIRES September 13, 2019  
Florida Notary Services.com

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

Time Application Date 10-26-2017 Acceptance Date 11-2-2017  
Comments Due 11-29-2017 C.C. Mtg. Date \_\_\_\_\_ Fee \$ 1,890  
 Plats  Survey  Site Plan  City Letter  Agreements  
Other Attachments(Describe) \_\_\_\_\_  
Title of Request note amendment Request (subdivision of PARCELS)  
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 BCMSD Received by [Signature]



Gary Dunay	Hope Calhoun	Christina Bilenki
Bonnie Miskel	Dwayne Dickerson	Heather Jo Allen
Scott Backman	Ele Zachariades	Andrea Keiser

**Plat Note Amendment Request**  
**North Broward School Replat**

On January 26, 2016, the Broward County Board of County Commissioners ("County") the North Broward School Replat (003-MP-15). The North Broward School Replat was subsequently approved by the") and recorded in Plat Book 183, Page 103 of the Public Records of Broward County, Florida ("Plat"). The Plat includes the majority of the property currently owned by BMOC-MIA(FL), LLC located at 7600 Lyons Road, which is generally located east of Lyons Road and south of the Hillsboro Canal ("Property"). The Property is used for the North Broward Preparatory School ("NBPS") main campus.

At this time, NBPS is respectfully requesting to amend the restrictive note on the Plat in order to create a separate parcel for the property owned by Lyons 7600. NBPS is not proposing to modify or increase any of the development rights from those approved by the City as part of the Plat. More specifically, NBPS is requesting approval of the following plat note language:

*From:*

*This plat is restricted to 275,000 square feet of secondary school (217,509 square feet existing; 57491 square feet proposed) and 290 dormitory rooms (50 existing; 240 proposed). The dormitories are for students exclusively attending the North Broward Preparatory School Campus.*

*To:*

*Parcel A-1 (see attached legal description) is restricted to 275,000 square feet of secondary school (217,509 square feet existing; 57491 square feet proposed) and 290 dormitory rooms (50 existing; 240 proposed). The dormitories are for students exclusively attending the North Broward Preparatory School Campus.*  
*Parcel A-2 (see attached legal description) is restricted to a fence, gate, landscaping and a private roadway.*

Petitioner respectfully requests that the County approve this delegation request application create the new parcel on the Plat as described above. Please contact me at (561)405-3300 should you have any questions or need additional information to process this request.

Sincerely,

Christina Bilenki, Esq.  
Dunay, Miskel & Backman, LLP

**SKETCH & DESCRIPTION**  
**PARCEL A-1 OF THE NORTH BROWARD SCHOOL REPLAT**  
(P.B. 183, PG. 103, B.C.R.)  
CITY OF COCONUT CREEK

**LAND DESCRIPTION:**

Parcel 'A', Tract B-1 and Tract B-2, NORTH BROWARD SCHOOL REPLAT, according to the Plat thereof as recorded in Plat Book 183, Page 103, of the Public Records of Broward County, Florida.

LESS the following described land:

A portion of Section 31 & 32, Township 47 South, Range 42 East, also being a portion of PALM BEACH FARMS Co PLAT No. 3, as recorded in Plat Book 2, Page 45-54, according to the Public Records of Palm Beach County, Florida, being more particularly described as follows:

COMMENCE at the northwest corner of Parcel 'A', THE NORTH BROWARD SCHOOL PLAT, according to the Plat thereof as recorded in Plat Book 163, Page 19, of the Public Records of Broward County, Florida; thence S89°33'27"W, along the south right-of-way line of the Hillsboro Canal, 322.52 feet; thence S00°56'38"E, 210.37 feet to the POINT OF BEGINNING; thence continue S00°56'38"E, 15.00 feet; thence S89°34'58"W, 275.94 feet; thence N00°25'02"W, along the east right-of-way line of Lyons Road, 15.00 feet; thence N89°34'58"E, a distance of 275.81 feet to the POINT OF BEGINNING.

Said lands lying in the City of Coconut Creek, Broward County, Florida, containing 2,637,718 square feet (60.5537 acres) more or less.

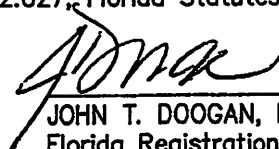
**SURVEYOR'S REPORT:**

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to said plat, based on the north line of Parcel 'A' having a bearing of S89°33'27"W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; F.B. = Field Book; L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 8/30/2017

  
JOHN T. DOOGAN, P.L.S.  
Florida Registration No. 4409  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300

**NOT VALID WITHOUT  
SHEETS 1 AND 2**

REVISIONS		
REVISED	W.R.E.	08/30/2017



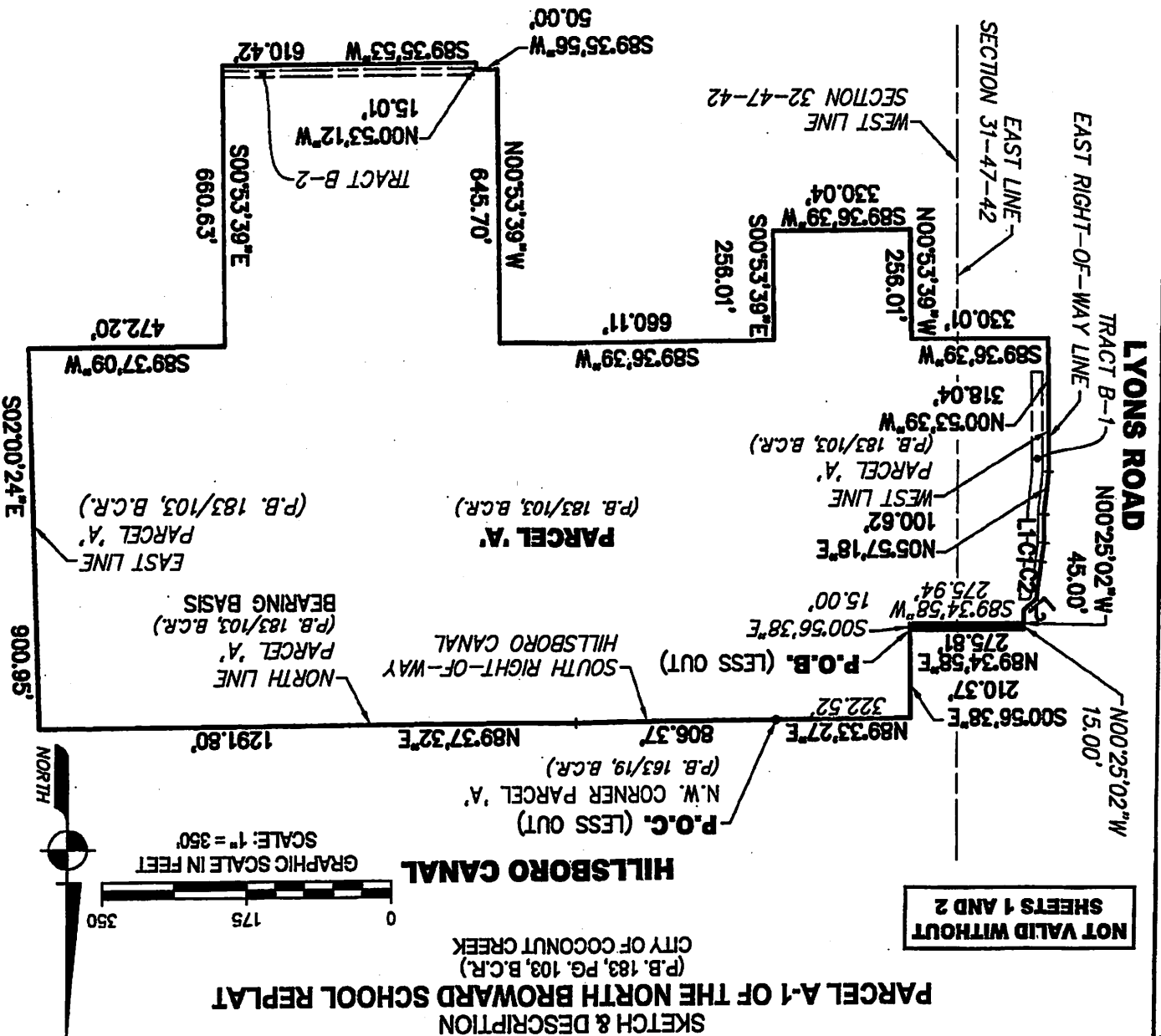
**AVIROM & ASSOCIATES, INC.**  
**SURVEYING & MAPPING**  
50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594 / www.AVIROMSURVEY.com  
© 2017 AVIROM & ASSOCIATES, INC. all rights reserved.  
This sketch is the property of AVIROM & ASSOCIATES, INC.  
and should not be reproduced or copied without written permission.

JOB#:	5729-85_A1
SCALE:	-
DATE:	08/23/2017
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.	- PG. -
SHEET:	1 OF 2

<b>REVISIONS</b>	REVISED	W.R.E.	08/30/2017
			
AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com			
©2017 AVIROM & ASSOCIATES, INC. All rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.			
JOB #: 5729-85 A1 SCALE: 1" = 350' DATE: 08/23/2017 BY: W.R.E. CHECKED: J.T.D. F.B. - PG. - SHEET: 2 OF 2			

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2228.00'	44.27'	44.27'	S07°38'12"W	1°08'19"
C2	2372.00'	89.73'	89.73'	N07°07'20"E	2°10'03"

LINE	BEARING	DISTANCE
L1	N00°53'39"W	67.22'
L2	N47°48'38"E	39.97'



**SKETCH AND DESCRIPTION**  
**PARCEL A-2 OF THE NORTH BROWARD SCHOOL REPLAT**  
A PORTION OF SECTIONS 31 & 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

**LAND DESCRIPTION:**

A portion of Sections 31 & 32, Township 47 South, Range 42 East, also being a portion of PALM BEACH FARMS Co. PLAT NO. 3, as recorded in Plat Book 2, Page 45-54, according to the Public Records of Palm Beach County, Florida, being more particularly described as follows:

COMMENCE at the northwest corner of Parcel "A", THE NORTH BROWARD SCHOOL PLAT, according to the Plat thereof as recorded in Plat Book 163, Page 19, of the Public Records of Broward County, Florida; thence S89°33'27"W, along the south right-of-way line of the Hillsboro Canal, 322.52 feet; thence S00°56'38"E, 210.37 feet to the POINT OF BEGINNING; thence continue S00°56'38"E, 15.00 feet; thence S89°34'58"W, 275.94 feet; thence N00°25'02"W, along the east right-of-way line of Lyons Road, 15.00 feet; thence N89°34'58"E, a distance of 275.81 feet to the POINT OF BEGINNING.

Said land lying in Broward County, Florida and contains 4,138 square feet, more or less.

**SURVEYOR'S REPORT:**

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the south right-of-way line of the Hillsboro Canal having a bearing of S89°33'27"W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; R/W = Right-of-Way; SQ.FT. = Square Feet.


**CERTIFICATION:**

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 8/30/2017

*John T. Doogan*

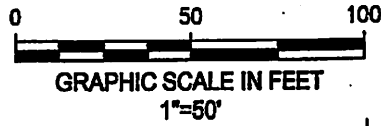
JOHN T. DOOGAN, P.L.S.  
Florida Registration No. 4409  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300

<p><b>REVISIONS</b></p>	 <p><b>AVIROM &amp; ASSOCIATES, INC.</b> <b>SURVEYING &amp; MAPPING</b> 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / <a href="http://www.AVIROMSURVEY.com">www.AVIROMSURVEY.com</a> ©2017 AVIROM &amp; ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM &amp; ASSOCIATES, INC. and should not be reproduced or copied without written permission.</p>	<p>JOB #: 5729-85A</p>
<p>REVISED 05/19/17 KSB</p>		<p>SCALE: 1" = 50'</p>
<p>REVISED 08/30/17 W.R.E.</p>	<p>DATE: 05/16/2017</p>	
<p> </p>	<p>BY: KSB</p>	
<p> </p>	<p>CHECKED: J.T.D.</p>	
<p> </p>	<p>F.B. -- PG. --</p>	
<p> </p>	<p>SHEET: 1 OF 2</p>	



SKETCH AND DESCRIPTION  
**PARCEL A-2 OF THE NORTH BROWARD SCHOOL REPLAT**  
A PORTION OF SECTIONS 31 & 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA



**HILLSBORO CANAL**

**P.O.C.**

N.W. CORNER PARCEL "A"  
(P.B. 163, PG. 19, B.C.R.)

S89°33'27"W 322.52'

(BEARING BASIS)  
SOUTH R/W  
HILLSBORO CANAL

210.37'

S00°56'38"E

**P.O.B.**

275.81'

S00°56'38"E  
15.00'

PORTION OF  
SECTION 31-47-42

PORTION OF  
SECTION 32-47-42

N89°34'58"E

AREA=4,138 sq.ft.

275.94'

S89°34'58"W

PORTION OF  
SECTION 31-47-42

PORTION OF  
SECTION 32-47-42

**LYONS ROAD**

N00°25'02"W

15.00'

EAST R/W LINE

WEST LINE  
SECTION 32-47-42

EAST LINE  
SECTION 31-47-42

PORTION OF  
THE NORTH BROWARD SCHOOL PLAT  
(P.B. 163, PG. 19, B.C.R.)

**REVISIONS**

REVISED 05/19/17 KSB  
REVISED 08/30/17 W.R.E.



**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594 / www.AVIROMSURVEY.com

©2017 AVIROM & ASSOCIATES, INC. all rights reserved.  
This sketch is the property of AVIROM & ASSOCIATES, INC.  
and should not be reproduced or copied without written permission.

JOB #: 5729-85A

SCALE: 1" = 50'

DATE: 05/18/2017

BY: KSB

CHECKED: J.T.D.

F.B. -- PG. --

SHEET: 2 OF 2