

STAFF REPORT
Jacaranda Parcel 840
043-MP-86

A request to amend the note on the plat has been filed with the Planning and Development Management Division. This plat was approved by the County Commission on October 6, 1987, for a 300-room hotel, 225,000 square feet of office, 125,000 square feet of retail and a 1,200-seat cultural center on 59.2 acres. The property is located on southeast corner of Southwest 12 Street and Pine Island Road, in the City of Plantation. The plat was recorded on September 28, 1988 (P.B. 136, PG. 21). The property is part of the Jacaranda (a.k.a. Gulfstream-Plantation) Development of Regional Impact (DRI).

The current note, approved by the County Commission on June 29, 2004 (INSTR #104615280) reads as follows:

This plat is restricted to a 250-room hotel, 803,000 square feet of office, 18,000 square feet of retail/restaurant and a 1,200-seat cultural center. Bank uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The applicant is requesting to revise the note on the plat to add 330 mid-rise units. The proposed note language reads as follows:

This plat is restricted to **330 mid-rise units on Cornerstone Phase IV (see attached legal description)** and 250-room hotel, 803,000 square feet of office, 18,000 square feet of retail/restaurant, and 1,200-seat cultural center on the remainder of the plat. Bank uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

This request was evaluated by the Reviewing Agencies.

The attached memorandum from the Broward County Planning Council indicates that the effective Land Use Plan designates the area covered by this plat for the uses permitted in the "Irregular (12.6) Residential within a Dashed-Line Area" (i.e. Cornerstone Phase IV), "Commercial within a Dashed-Line Area" (i.e. a portion of Parcel 2, Cornerstone Phase III and Cornerstone Phase IV Sales Center) and "Commercial" (i.e. the remainder of the plat) land use category, and the requested plat note amendment complies with the permitted uses of the effective Land Use Plan. Additionally, Planning council staff notes that a portion of this plat was the subject of Broward County Land Use Plan (BCLUP) amendment PC 17-7, which was approved by the Broward County Commission on August 22, 2017, and recertified February 13, 2018 is subject to the following voluntary restriction:

- Pay \$250.00 per dwelling unit to Broward County to be used toward affordable housing programs that may improve rental opportunities for low income families. The full amount of \$82,500 has been received on February 12, 2018 which satisfies this voluntary restriction.

The proposed 330 mid-rise units on Cornerstone Phase IV are in compliance with the permitted uses and densities of the effective land use plan.

The attached School Capacity Availability Determination (SCAD) issued by the Broward County School Board indicates that the 330 (two or more bedroom) mid-rise units, proposed by this request will generate 20 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 attached letter from the City of Plantation indicates no objection to the requested amendment, which a site plan, elevation, and landscape approval was received by City Council on June 28, 2017.

The attached comments from the adjacent Broward Municipal Services District (BMSD) indicate no objection to this request. The adjacent Town of Davie has no objection to this request.

This application has been reviewed by Highway Construction and Engineering Division staff who has no objections to this request.

The attached comments from the Florida Department of Transportation (FDOT) indicate no objections to this request.

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.

The Broward County Aviation Department has no objections to this plat. However, the information submitted with this plat application does not indicate the height of any proposed buildings. The applicant is advised by staff of the Aviation Department that any proposed construction on this property with a height exceeding 200 feet, or the 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 to this development. Based on the location of the proposed project, the FAA may need to conduct a 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 Plantation and

outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Plantation, Chief Administrator Officer at 954-797-2212 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.

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, this request represents an increase of 129 PM peak hour trips. The plat is located within the South 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.

The 330 mid-rise units proposed by this request are subject to transportation concurrency fees, school and regional park impact fees and administrative fees for regional 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. The impact and administrative fees for regional parks are subject to an annual adjustment on October 1.

Staff recommends **APPROVAL** of this request, provided the applicant accomplishes the following:

- A) Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **March 20, 2019**.

The amended note must also include language stating the following:

- A) If a building permit for a principal building on **Cornerstone Phase IV** and first inspection approval are not issued by **March 20, 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 have not been substantially completed on **Cornerstone Phase IV** by **March 20, 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.

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 Jacaranda Parcel 840
(043-MP-86) City of Plantation

DATE: February 13, 2018

This memorandum updates our previous comments regarding the referenced plat dated December 21, 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 a 250-room hotel, 803,000 square feet of office, 18,000 square feet of retail/restaurant and a 1,200-seat cultural center.

TO: This plat is restricted to a 250-room hotel, 803,000 square feet of office, 18,000 square feet of retail/restaurant, a 1,200-seat cultural center, and 330 mid-rise units on Cornerstone Phase IV.

The Future Land Use Element of the City of Plantation Comprehensive Plan is the effective land use plan for the City of Plantation. That plan designates the area covered by this plat for the uses permitted in the "Irregular (12.6) Residential within a Dashed-Line Area" (i.e. Cornerstone Phase IV), "Commercial within a Dashed-Line Area" (i.e. a portion of Parcel 2, Cornerstone Phase III and Cornerstone Phase IV Sales Center) and "Commercial" (i.e. the remainder of the plat) land use categories. This plat is generally located on the east side of Pine Island Road, between Peters Road and Interstate 595.

Planning Council staff notes that a portion of this plat was the subject of Broward County Land Use Plan (BCLUP) amendment PC 17-7, which amended the BCLUP designation from "Commerce" to "Irregular (12.6) Residential within a Dashed-Line Area" (i.e. Cornerstone Phase IV) and "Commerce within a Dashed-Line Area" (i.e. a portion of Parcel 2, Cornerstone Phase III and Cornerstone Phase IV Sales Center). Said amendment was approved by the Broward County Commission on August 22, 2017, and recertified February 13, 2018, subject to the following voluntary restriction:

- Pay \$250.00 per dwelling unit to Broward County to be used toward affordable housing programs that may improve rental opportunities for low income families (Full payment of \$82,500 received February 12, 2018).

Jacaranda Parcel 840
February 13, 2018
Page Two

Regarding the proposed 330 mid-rise units, Planning Council staff notes that the proposal is located within the Cornerstone Dashed-Line Area which allows a maximum of 330 dwelling units. Presently, 330 dwelling units, including the units proposed by this plat, have been proposed by plat or granted development permits. Therefore, the 330 mid-rise units on Cornerstone Phase IV are in compliance with the permitted uses and densities of the effective land use plan.

Planning Council staff notes that in order for the proposed hotel, office, retail/restaurant, and cultural center uses to be considered in compliance with the permitted uses of the effective land use plan, said uses must be restricted to the portions of the Plat designated "Commercial" or "Commercial within a Dashed-Line Area."

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:PMS

cc: Susan Slattery, City Clerk
City of Plantation

Dan Holmes, Director, Planning, Zoning & Economic Development
City of Plantation



The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT
SBBC-2053-2016
County Number: 043-MP-86 Municipality Number: PD16-0001
Cornerstone Millcreek

January 10, 2018

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

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: January 10, 2018	Single-Family:	250 room hotel, 803,000 SF office, 18,000 SF retail/restaurant, 1,200 seat cultural center	Elementary: 9
Name: Comerstone Millcreek	Townhouse:		Middle: 4
SBBC Project Number: SBBC-2053-2016	Garden Apartments:		High: 7
County Project Number: 043-MP-86	Mid-Rise: 330		Total: 20
Municipality Project Number: PD16-0001	High-Rise:		
Owner/Developer: PG-Plantation CS Four LLC	Mobile Home:		
Jurisdiction: Plantation	Total: 330		

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
Tropical	932	932	888	-44	-2	95.3%	9
Seminole	1,436	1,436	1,177	-259	-11	82.0%	4
South Plantation	2,779	2,779	2,292	-487	-19	82.5%	7

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
Tropical	897	-35	96.2%	856	833	847	861	847
Seminole	1,181	-255	82.2%	1,151	1,147	1,142	1,138	1,133
South Plantation	2,299	-480	82.7%	2,267	2,227	2,245	2,265	2,249

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
Imagine School- Plantation	1,340	343	-997	343	343	343

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

School(s)	Description of Improvements
Tropical	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Seminole	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
South Plantation	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school

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

Comments

According to the application, the site contains no permitted or built units. Staff reviewed the project for 330 (two or more bedroom) mid-rise units, which will generate 20 (9 elementary, 4 middle and 7 high school) students.

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 school Concurrency Service Areas (CSA) impacted by the project in the 2016/17 school year include Tropical Elementary, Seminole Middle and South Plantation High Schools. Based on the Public School Concurrency Planning Document (PSCPD), and incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2016/17 - 2018/19), the impacted schools are currently operating below the adopted Level of Service (LOS) standard of 100% gross capacity and are expected to maintain their current status through the 2018/19 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

In the 2016/17 school year, the charter schools located within a two-mile radius of the site, and the associated data is depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status. To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2017/18 to 2021/22 regarding pertinent impacted schools are also 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 for 180 days for a maximum of 330 (two or more bedroom) mid-rise units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on July 9, 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.

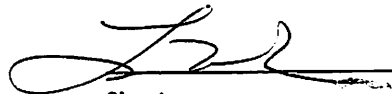
Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-2053-2016 Meets Public School Concurrency Requirements

Yes No

Reviewed By:

1-12-18
Date


Signature

Lisa Wight
Name
Planner
Title

OFFICE OF THE MAYOR
Diane Veltri Bendekovic,
Mayor

**PLANNING, ZONING &
ECONOMIC DEVELOPMENT**
Danny A. Holmes, AICP, Director



Plantation
the grass is greener™

CITY COUNCIL
Peter S. Tingom, *President*
Lynn Stoner,
President Pro Tem
Jerry Fadgen
Mark Hyatt
Ron Jacobs

November 13, 2017

Josie P. Sesodia, AICP, Director
Environmental Protection and Growth Management Department
Planning and Development Management Division
1 N. University Drive, Suite 102A
Plantation, FL 33324

RE: Jacaranda Parcel 840 Plat (Plat Book 136, page 21, B.C.R.)

Dear Ms. Sesodia,

Please be advised that the City of Plantation has no objection to amending the restrictive note on the above referenced plat to read as follows:

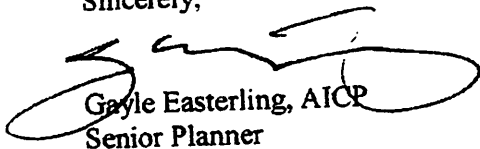
From: This plat is restricted to a 250-room hotel, 803,000 square feet of office use, 18,000 square feet of retail/restaurant, and a 1,200-seat cultural center. Bank uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

To: This plat is restricted to a 250-room hotel, 803,000 square feet of office use, 18,000 square feet of retail/restaurant, a 1,200-seat cultural center, and 330 mid-rise units on Cornerstone Phase IV (see attached legal description). Bank uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The approval is based upon the site plan, elevation, and landscape approval received by City Council on June 28, 2017.

Should you have any questions or need additional information, please contact me at 954-797-2225, Monday-Friday from 8:00 AM - 4:30 PM.

Sincerely,


Gayle Easterling, AICP
Senior Planner



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521 • 954-519-1412

e-COMMENTS for
Delegation Request: Amend the Plat Note



TO: **Review Agencies**

PLAT NAME: **Jacaranda Parcel 840**

PLAT NO.: **043-MP-86**

COMMENT DUE DATE: **JANUARY 26, 2018**

Please find an application for the above plat which was submitted to you for verification of the *Standards of the Broward County Land Development Code*, as amended.

To comply with the review requirements mandated by the Code, your written comments must be submitted electronically to this office by the date indicated above. **If your comments are not received by the above date, we will understand that to mean you have no objection to the plat as submitted.**

Please note that all agency comments should now be e-mailed to the Planning and Development Management Division at: pdmdinfo@broward.org. For additional information, please contact Karina da Luz at 954-357-6617 (or kdaluz@broward.org). Your cooperation is greatly appreciated!

NO OBJECTION TO THE PLAT AS SUBMITTED.

THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.

THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

In the space provided below, please type/print your name, agency and phone number:

COMMENTS: Heather E. Cunniff, AICP, Senior Planner
Print Name
Planning and Development Management Division
Agency
954-357-5657
Phone Number



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

January 11, 2018

David Quigley, Manager
Town of Davie
Planning & Zoning Division
6591 Orange Drive
Davie, FL 333314

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

Plat name: Jacaranda Parcel 840
Plat No. 043-MP-86

Written comments must be received on or before **January 26, 2018**

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

If your municipality desires to comment on this application, the comments must be in writing and electronically submitted to the Planning and Development Management Division on or before the above referenced date. Please send your comments via e-mail to our offices at pdminfo@broward.org.

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

If you have any questions, please contact me at 954-357-6617.

Sincerely,

KARINA DA LUZ
LUZ

Digitally signed by
KARINA DA LUZ
Date: 2018.01.11
14:33:52 -05'00'

Karina da Luz, Senior Planner
Planning and Development Management Division



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521 • 954-519-1412

e-COMMENTS for
Delegation Request: Amend the Plat Note



TO: Review Agencies

PLAT NAME: Jacaranda Parcel 840

PLAT NO.: 043-MP-86

COMMENT DUE DATE: **DECEMBER 22, 2017**

Please find an application for the above plat which was submitted to you for verification of the *Standards of the Broward County Land Development Code*, as amended.

To comply with the review requirements mandated by the Code, your written comments must be submitted electronically to this office by the date indicated above. **If your comments are not received by the above date, we will understand that to mean you have no objection to the plat as submitted.**

Please note that all agency comments should now be e-mailed to the Planning and Development Management Division at: pdminfo@broward.org. For additional information, please contact Karina da Luz at 954-357-6617 (or kdaluz@broward.org). Your cooperation is greatly appreciated!

- NO OBJECTION TO THE PLAT AS SUBMITTED.
- THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.
- THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

In the space provided below, please type/print your name, agency and phone number:

COMMENTS: _____
 Djemcy Limage
Print Name

_____ **Agency**
 FDOT-Access Management

_____ **Phone Number**
 954-777-4363



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: January 4, 2018

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: Note Amendment
Jacaranda Parcel 840 (043-MP-86)

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 indicated on the plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission, if available or submitted. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

Staff recommends APPROVAL of the proposed Note Amendment as follows:

Current Plat Note:

This plat is restricted to a 250-room hotel, 803,000 square feet of office use, 18,000 square feet of retail/restaurant, and a 1,200-seat cultural center. Bank uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Proposed Plat Note:

This plat is restricted to a 250-room hotel, 803,000 square feet of office use, 18,000 square feet of retail/restaurant, a 1,200-seat cultural center, and 330 mid-rise units on Cornerstone Phase IV (see attached legal description). Bank uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

dgm

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

Application: Delegation Request (To amend the note to add 330 mid rise units)
File Number: 043-MP-86
Project Name: Jacaranda Parcel 840
Comments Due: December 22, 2017
Development Type: **Hotel** (250 Rooms), **Office** (803,000 Square Feet), **Retail/Restaurant** (18,000 Square Feet), **Cultural Center** (1200 Seats), and **Residential** (330 Mid Rise 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 Plantation 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 Old Plantation 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 City of Plantation's Water Treatment Plant which has a capacity of 24.000 MGD, a maximum daily flow of 12.600 MGD, and the estimated project's flow is 0.280 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:	Plantation
Flow Data:	As of 10/17
EPGMD Licensed Capacity	17.5000 MGD
12 Month Average Flow:	11.8200 MGD
Existing Flow Reserved by Building Permit:	0.2590 MGD
Total Committed Flow:	12.0790 MGD
Estimated Project Flow:	0.2884 MGD

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. 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. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.

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043-MP-86 JACARANDA 840

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.

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 Plantation 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=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.
3. A demolition notice of the existing use will be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
4. The subject plat is in the vicinity of known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the 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

Page 3
043-MP-86 JACARANDA 840

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.

5. Note that Environmental Engineering and Permitting Division records indicate that at least one underground fuel pipeline is located in the vicinity of this plat. Prior to conducting any subsurface work, the developer must contact Sunshine State On-Call at 1-800-432-4770 to properly mark the location of the pipeline(s) to ensure that work is not in the location of this fuel pipeline(s).

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 Redevelopment 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 JACARANDA PARCEL 840
 Plat Number 043-MP-86 Plat Book - Page 136/21 (If recorded)
 Owner/Applicant APPLICANT: MCRT Investments LLC Phone 561.299.3820
 Address 2255 GLADES ROAD, #423A City BOCA RATON State FL Zip Code 33431
 Owner's E-mail Address N/A Fax # N/A
 Agent Leigh Robinson Kerr & Associates, Inc Phone 954-467-6308
 Contact Person Leigh R. Kerr
 Address 808 E. Las Olas Blvd #104 City Ft. Laud State FL Zip Code 33301
 Agent's E-mail Address Lkerr808@bellsouth.net Fax # 954-467-6309

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 EXHIBIT A

 Proposed note for entire plat SEE EXHIBIT A

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: PC 17-7
 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
Plantation East & Central Plants 500 NW 65th Ave 33317
 Will project be served by an approved sewage treatment plant? If YES, state name and address. Yes No
Plantation Regional Wastewater Treatment Plant 6500 NW 11th Pl. 33313
 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 745
 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.) DEVELOP SITE WITH MIDRISE UNITS.

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 Redevelopment 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?
VACANT AND PARKING LOT			X		

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.

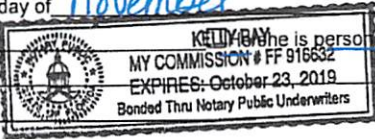
OWNER/AGENT CERTIFICATION

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 _____
Sworn and subscribed to before me this 26 day of November, 2017
by Leigh Kerr

Has presented _____
Signature of Notary Public Kelly Ray
Type or Print Name Kelly Ray



Kelly Ray is personally known to me or _____ as identification.

FOR PLANNING AND REDEVELOPMENT DIVISION USE ONLY

Time _____ Application Date 11/22/2017 Acceptance Date 12/01/2017
Comments Due 12/22/17 C.C. Mtg. Date _____ Fee \$ 2,090

Plats Survey Site Plan City Letter Agreements

Other Attachments(Describe) SCAD letter

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 Unincorporated, Davie Received by Kerr

EXHIBIT A

Jacaranda 840 Plat (PB 136/PG 21)

Current Note:

This plat is restricted to a 250-room hotel, 803,000 square feet of office, 18,000 square feet of retail/restaurant and a 1,200-seat cultural center. Bank uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Proposed Note:

This plat is restricted to 330 mid-rise units on Cornerstone Phase IV (see attached legal description) and 250-room hotel, 803,000 square feet of office, 18,000 square feet of retail/restaurant, a 1,200-seat cultural center. Bank uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.



4341 S.W. 62nd Avenue
Davie, Florida 33314

Tel. (954) 585-0997
Fax (954) 585-3927

**LEGAL DESCRIPTION OF
PARCEL 1 (CORNERSTONE IV)**
CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: (PARCEL 1)

THAT PORTION OF TRACT 840, ACCORDING TO THE PLAT OF JACARANDA PARCEL 840 AS RECORDED IN PLAT BOOK 136, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID TRACT 840; THENCE RUN SOUTH 75° 13'33" EAST (ON A PLAT BEARING) 364.71 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT 840; THENCE RUN NORTH 14°46'27" EAST 187.87 FEET TO THE POINT OF BEGINNING BEING A POINT OF INTERSECTION WITH ARC OF A CURVE RUNNING NORTHWESTERLY TO THE RIGHT, A RADIAL AT SAID POINT BEARING NORTH 52°27'35" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 780 FEET AND A CENTRAL ANGLE OF 16°13'58", RUN NORTHWESTERLY 220.99 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 380 FEET AND A CENTRAL ANGLE OF 38°29'52", RUN NORTHWESTERLY AND NORTHEASTERLY 255.33 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1810 FEET AND A CENTRAL ANGLE OF 10°47'12", RUN NORTHEASTERLY 340.76 FEET; THENCE RUN SOUTH 54°55'16" EAST 442.82 FEET; THENCE RUN SOUTH 35°04'44" WEST 85.0 FEET; THENCE RUN SOUTH 54°55'16" EAST 244.75 FEET; THENCE RUN SOUTH 37°22'10" WEST 9.75 FEET; THENCE RUN SOUTH 35°04'44" WEST 100 FEET; THENCE RUN SOUTH 36°13'29" WEST 50.01 FEET; THENCE RUN NORTH 54°56'20" WEST 107.87 FEET; THENCE RUN SOUTH 35°04'44" WEST 129.70 FEET; THENCE RUN NORTH 40°16'36" WEST 67.92 FEET; THENCE RUN SOUTH 52°38'49" WEST 70.66 FEET; THENCE RUN NORTH 38°52'27" WEST 4.14 FEET; THENCE RUN SOUTH 52°27'35" WEST 212.94 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.75°13'33"E., ALONG THE SOUTHERLY BOUNDARY LINE OF TRACT 840, AS SHOWN IN PLAT OF JACARANDA PARCEL 840, RECORDED IN PLAT BOOK 136, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON IS BASED ON THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 42357, PAGE 153, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

FILE: C:\Users\darnian\appdata\local\temp\AcPublish_10236\15-8280 CornerStone IV S00.dwg

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY

DATE: Aug 08, 2017
RICHARD G. CRAWFORD Jr.
PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.
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DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
8/7/17	DRL	RGC	N/A

SEAL
NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 2

SKETCH NO.
15-8280 P1-IV

4341 S.W. 62nd AVE.
Davie, Florida 33314



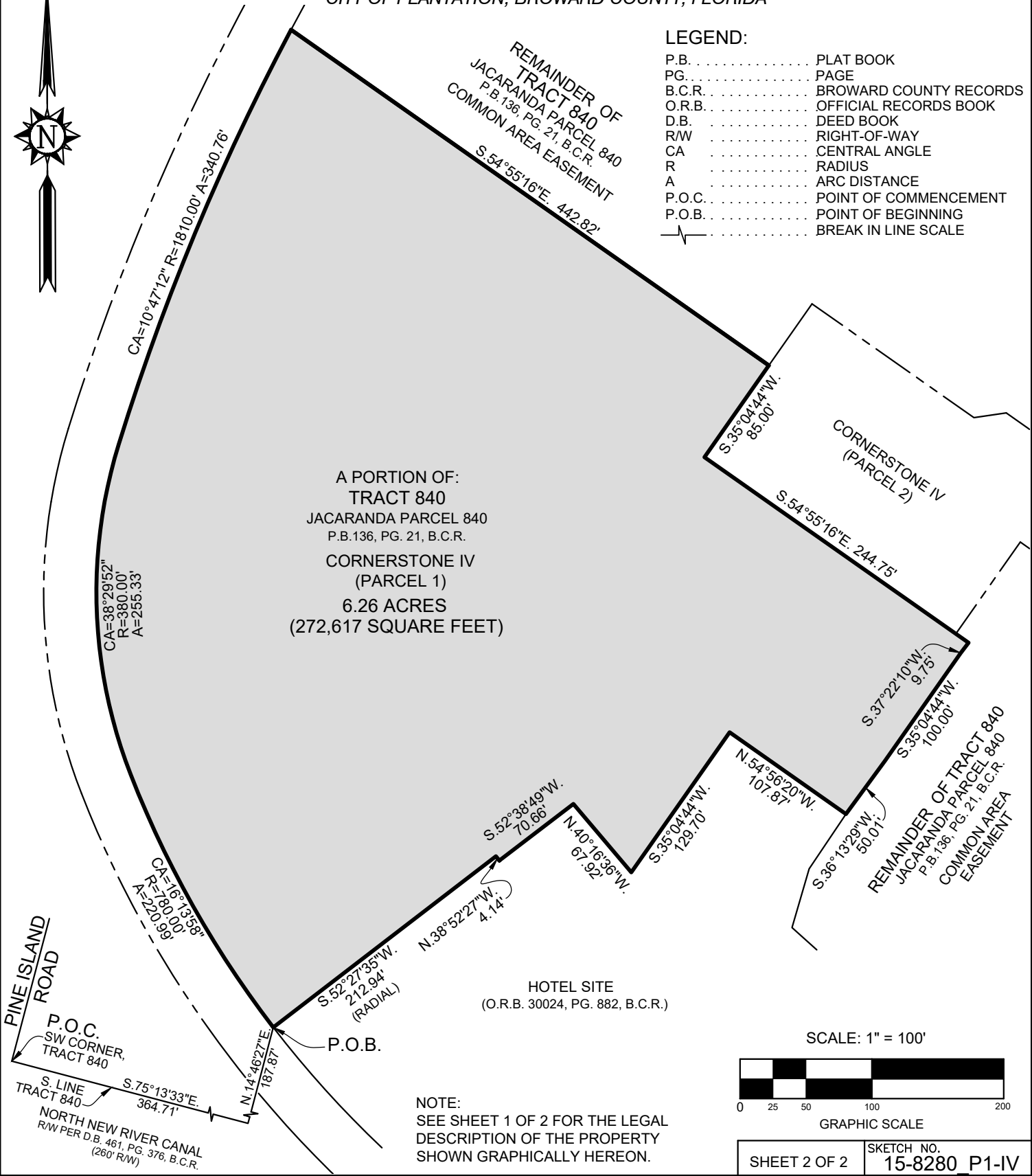
Tel. (954) 585-0997
Fax (954) 585-3927

SKETCH OF DESCRIPTION
PARCEL 1 (CORNERSTONE IV)
CITY OF PLANTATION, BROWARD COUNTY, FLORIDA



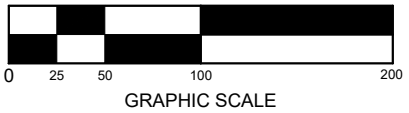
LEGEND:

P.B.	PLAT BOOK
PG.	PAGE
B.C.R.	BROWARD COUNTY RECORDS
O.R.B.	OFFICIAL RECORDS BOOK
D.B.	DEED BOOK
R/W	RIGHT-OF-WAY
CA	CENTRAL ANGLE
R	RADIUS
A	ARC DISTANCE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
— —	BREAK IN LINE SCALE



HOTEL SITE
(O.R.B. 30024, PG. 882, B.C.R.)

SCALE: 1" = 100'



NOTE:
SEE SHEET 1 OF 2 FOR THE LEGAL
DESCRIPTION OF THE PROPERTY
SHOWN GRAPHICALLY HEREON.