

STAFF REPORT
Stoinoff's Valhalla
134-MP-89

A request to modify conditions of plat approval has been filed with the Planning and Development Management Division. This plat was approved by the Broward County Board of County Commissioners on September 26, 1989, for 50 townhouse/multi-family units, on 2.6 acres. The property is located on the north side of Dania Beach Boulevard, between Northwest 10 Court and Northwest 13 Avenue, in the City of Dania Beach. This plat was recorded on December 10, 1990 (Plat Book 146, Page 22).

The current note on the face of the plat, approved by the Broward County Board of County Commissioners on September 26, 1989 reads as follows:

This plat is restricted **50 townhouse/multi-family units**

The applicant is requesting to amend the note on the plat by increasing the number of residential units to a total of 122, and bifurcating the plat. The proposed note language reads as follows:

This plat is restricted to **24 garden apartments on Parcel A. Parcel A-1 is restricted to 41 garden apartments and 57 mid-rise units.**

This request was evaluated by the Reviewing Agencies.

The attached memorandum from the Broward County Planning Council indicates that the effective Land Use Plan designates the area covered by this plat for the uses permitted in the "Dania Beach Regional Activity Center" land use category. Planning Council staff notes that this plat is subject to the recorded "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center" (O.R.B. 48123, Pages 852-857, B.C.R.) This plat was also the subject of Broward County Land Use Plan (BCLUP) amendments PC 09-5, PCT 09-5, and PCT 10-5 approved by the County Commission on December 8, 2009, and September 28, 2010 which amended various land use designations to "Regional Activity Center," subject to the following voluntary restrictions:

- Update the existing agreement between the School Board and the City to address the transition of the existing "Local Activity Center" designated area to a "Regional Activity Center" designation;
- No new residential areas within the 60+ DNL contour.
- Fair-share contribution of up to \$1,800,000 towards nearby transit infrastructure improvements, programmed roadway improvements, and/or pedestrian/greenway improvements consistent with Broward County's 2035 Long Range Transportation Plan; and
- City to purchase an additional 0.6 mgd by 2015 and 1.83 mgd by 2030 to meet the City's short-and long-range water supply needs.

Planning Council staff further notes that the City of Dania Beach RAC permits 7,818 dwelling units. These dwelling units were not subject Land Use Plan Policy 2.16.2 as the associated amendment did not propose any additional residential units to the BCLUP.

The attached School Capacity Availability Determination (SCAD) issued by the School Board of Broward County indicates that this plat is reviewed for 41 garden apartments and 57 mid-rise units on Parcel A-1. The additional units proposed by this application will generate a net increase 22 additional students. School Board staff has determined that this project satisfies public school concurrency requirements on the basis that adequate school capacity is expected to be available to support the proposed development; therefore, the proposed dwelling units are subject to the Broward County school impact fees.

The attached resolution (No. 2018-016) indicates this request was approved by the Dania Beach City Commission on January 23, 2018.

This application has been reviewed by Highway Construction and Engineering Division staff who has 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 Aviation Department has advised that this property is within 20,000-feet of Fort Lauderdale Executive Airport and Pompano Beach Municipal Airport. Any proposed construction, use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

In addition, this property's close proximity to Fort Lauderdale-Hollywood International Airport will make it subject to overflight and associated noise of arriving and departing aircraft during the course of normal operations. The applicant will be required to record a separate document to advise prospective purchasers of potential aircraft overflight and noise impacts on this property. This also serves as notice to prospective purchasers of property within this plat that, pursuant to Broward County Ordinance 2006-37 and consistent with the FAA "Change in FAA's Noise Mitigation Policy," effective October 1, 1998, the County will only provide noise mitigation for existing "incompatible development" and not for new incompatible development. The determination of "compatible" and incompatible development" will be based on the County's most current FAA approved Noise Exposure Map and the Airport's most current noise compatibility program which has been reviewed and approved by the FAA for the Airport.

Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) by the County's consulting archaeologist indicates that although the property does not contain any

recorded historic structures, it is adjacent to previously recorded extant resources FMSF 8BD2904 (*Stirling Site*) and AZ-14 (*Coastal Ridge Archaeological Zone*). The consulting archaeologist also notes that this property is located in the City of Dania Beach and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Dania Beach, Community Development Division, at 954-924-6805 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

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.

This request represents an increase in 31 PM peak hour trips. The plat is located within the Southeast 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 additional 72 residential units are subject to transportation concurrency fees which will be assessed and paid in accordance with the fee schedule in effect during the review of construction plans by the Development and Environmental Review Section of the Planning and Development Management Division.

A waiver for the 24 garden apartments designated as "low income" units was granted and recorded under a Declaration of Restrictive Covenants on June 5, 1998 (Book 28344, Page 450). Payment for the 26 remaining garden apartment units has been satisfied on January 29, 1991.

Applicant must pay transportation concurrency fees, school impact fees and regional park impact and administrative fees for the additional 15 garden apartment and 57 mid-rise units on Parcel A-1 during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code.

This property has not yet been certified by the Housing Finance and Community Development Division as a low income and/or very low income housing project; therefore, it does not qualify for any waivers of concurrency and impact fees, in accordance with Section 5-182(a)(5)a)3) and Section 5-184(b)(4) of the Land Development Code. If Dania Beach Housing Authority applies for and receives certification, then concurrency and impact fees may be waived during the review of construction plans submitted for County environmental review approval.

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

- 1) Records the plat by **May 8, 2019**, in accordance with Sec 5-189 (f)(1) of the Land Development Code and in accordance with Florida Statutes 252.363.

The amended note must also include language stating the following:

Any structure within this plat must comply with Section 2B.1.f, Development Review requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

- A) If a building permit for a principal building (excluding dry models, sales and construction offices) first inspection approval **for Parcel A-1** are not issued by **May 8, 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 **for Parcel A-1** by **May 8, 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.

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

KDL



Commission District No. 7
Municipality: Dania Beach
S/T/R: 34/50/42



134-MP-89
Stoinoff's Valhalla




0 125 250 500 Feet

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



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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Stoinoff's Valhalla
(134-MP-89) City of Dania Beach

DATE: March 21, 2018

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat. The proposal is to change the restrictive note on the plat as follows:

FROM: This plat is restricted to 50 garden apartments.

TO: This plat is restricted to 24 garden apartments on Parcel A. Parcel A-1 is restricted to 41 garden apartments and 57 mid-rise apartments.

The Future Land Use Element of the City of Dania Beach Comprehensive Plan is the effective land use plan for the City of Dania Beach. That plan designates the area covered by this plat for the uses permitted in the "Dania Beach Regional Activity Center" land use category. This plat is generally located on the north side of Dania Beach Boulevard, between Northwest 10 Court and Northwest 13 Avenue.

Regarding the proposed use, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center," as recorded in Official Record Book 48123, Pages 852-857.

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PC 09-5, PCT 09-5 and PCT 10-5, which amended various future land use designations to the "Dania Beach Regional Activity Center." Said amendments were adopted by the Broward County Commission on December 8, 2009, and September 28, 2010, subject to the following voluntary restrictions:

- Update of the existing agreement between the School Board and the City to address the transition of the existing "Local Activity Center" designated area to a "Regional Activity Center" designation;
- No new residential areas within the 60+ DNL contour;

Stoinoff's Valhalla

March 21, 2018

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- Fair-share contribution of up to \$1,800,000 towards nearby transit infrastructure improvements, programmed roadway improvements, and/or pedestrian/greenway improvements consistent with Broward County's 2035 Long Range Transportation Plan; and
- City to purchase an additional 0.6 mgd by 2015 and 1.83 mgd by 2030 to meet the City's short- and long-range water supply needs.

Further, it is noted that the City of Dania Beach Regional Activity Center permits 7,818 dwelling units. Said dwelling units were not subject to BrowardNext - Broward County Land Use Plan Policy 2.16.2 (Former Policy 1.07.07) as the associated amendment did not propose any additional residential units to the BCLUP.

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: Robert Baldwin, City Manager
City of Dania Beach

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



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

PLAT
SBBC-2341-2017
County No: 134-MP-89
Stoinoff's Valhalla

November 30, 2017



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

**FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	ADDITIONAL STUDENT
Date: November 30, 2017	Single-Family:	Ancillary use to residential units	Elementary: 10
Name: Stoinoff's Valhalla	Townhouse:		Middle: 6
SBBC Project Number: SBBC-2341-2017	Garden Apartments: 41		
County Project Number: 134-MP-89	Mid-Rise: 57		High: 6
Municipality Project Number: TBD	High-Rise:		
Owner/Developer: Housing Authority of Dania Beach	Mobile Home:		Total: 22
Jurisdiction: Dania Beach	Total: 98		

Comments

According to the information provided by the applicant, the plat is approved for 50 (three or more bedroom) garden apartment units, which generate and vest the project for 22 (10 elementary, 6 middle and 6 high school) students. The plat note amendment proposes 41 (three or more bedroom) garden apartment units, and 57 (two or more bedroom) midrise units, which are also anticipated to generate 22 (10 elementary, 6 middle and 6 high school) students.

Therefore this application results in no net additional impact to Broward County Public Schools and as proposed, is not anticipated to generate additional students into Broward County Public Schools. Therefore, pursuant to Section 8.11(a)(2) of the Second Amended Interlocal Agreement for Public School Facility Planning, this application has been determined to be exempt from public school concurrency requirements. However, please be advised that the regular school impact fee is still due for the units.

Also, if a change is proposed to the application, which causes students to be generated by the project, the students will not be considered exempt or vested from public school concurrency (PSC) when the project is re-reviewed.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code

SBBC-2341-2017 Project is Exempt from Public School Concurrency

Yes No

11/30/17

Date

Reviewed By:



Signature

Lisa Wight

Name

Planner

Title

RESOLUTION NO. 2018-016

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING A PLAT NOTE AMENDMENT TO THE STOINOFF'S VALHALLA PLAT (DR-111-17) SUBMITTED BY PULICE LAND SURVEYORS, INC., ON BEHALF OF THE PROPERTY OWNER DANIA BEACH HOUSING AUTHORITY FOR PROPERTY LOCATED AT 1105-1165 WEST DANIA BEACH BOULEVARD IN THE CITY OF DANIA BEACH, FLORIDA AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the boundary Plat known as the "Stoinoff's Valhalla" was approved by the Broward County Planning Council on August 31, 1989; and

WHEREAS, pursuant to Chapter 28, "Land Development Code," Part 6, "Development Review Procedures And Requirements," Article 640, "Plats", of the City Code of Ordinances (the "City Code"), Pulice Land Surveyors, Inc., on behalf of the property owner Dania Beach Housing Authority (the "Applicant"), has applied to the City of Dania Beach, Florida (the "City"), for approval of a Plat Note Amendment (DR-111-17) attached as Exhibit "B," for property legally described in Exhibit "A", both Exhibits are made a part of and are incorporated into this Resolution by this reference;; and

WHEREAS, the Applicant is requesting to amend the Plat Note, as follows:

FROM:

This plat is restricted to: fifty (50) garden apartments.

TO:

This plat is restricted to: twenty-four (24) garden apartments on Parcel A. Parcel A-1 is restricted to forty-one (41) garden apartments and fifty-seven (57) midrise apartments.

WHEREAS, Broward County requires that the City concur with the proposed Plat Note Amendment prior to a review by the Broward County Commission; and

WHEREAS, the City Commission finds that the approval of the proposed Plat Note Amendment complies with the City Code and will protect the public health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives and policies of the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and they are made a specific part of this Resolution.

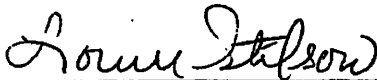
Section 2. That the Stoinoff’s Valhalla Plat Note Amendment (DR-111-17) allows for twenty-four (24) garden apartments on Parcel A, forty-one (41) garden apartments and fifty-seven (57) midrise apartments on Parcel A-1, and as otherwise provided in the attached Exhibit “B,” a copy of which is made a part of and incorporated into this Resolution by this reference, is accepted and approved.

Section 3. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

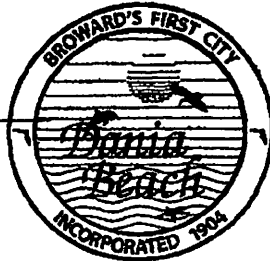
Section 4. That this Resolution shall be in force and take effect immediately upon its passage and adoption.


PASSED AND ADOPTED on January 23, 2018.

ATTEST:



LOUISE STILSON, CMC
CITY CLERK





TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:



THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"

Legal Description

THE SOUTH 333.98 FEET OF TRACT A, "STOINOFF'S VALHALLA" ACCORDING TO
The PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, PAGE 22 OF The PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA.

EXHIBIT "B"

Stoinoff's Valhalla Plat Note Amendment

FROM:

This plat is restricted to: fifty (50) garden apartments.

TO:

This plat is restricted to: twenty-four (24) garden apartments on Parcel A. Parcel A-1 is restricted to forty-one (41) garden apartments and fifty-seven (57) midrise apartments.

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

Application: Delegation Request (To amend the note to add 72 residential units and bifurcate the plat into two parcels).
File Number: 134-MP-89
Project Name: Stoinoff's Valhalla
Comments Due: March 26, 2018
Development Type: Residential (65 Garden Apartments and 57 Midrise 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 Dania Beach and is under the jurisdiction of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division. Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. A surface water management license from the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division will be required prior to any construction.

Potable Water Review

This plat will be served by the City of Dania Beach's Water Treatment Plant which has a capacity of 5.000 MGD, a maximum daily flow of 2.800 MGD, and the estimated project's flow is 0.043 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:	Hollywood
Flow Data:	As of 11/17
EPGMD Licensed Capacity	55.5000 MGD
12 Month Average Flow:	37.8700 MGD
Existing Flow Reserved by Building Permit:	1.6890 MGD
Total Committed Flow:	39.5590 MGD
Estimated Project Flow:	0.0305 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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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.

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 Dania Beach 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=85f453365417459f8ba45fa6e5ddd9c>

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.

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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 may 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 a known contaminated site and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.

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 Stoinoff's Valhalla

Plat Number 134-MP-89 Plat Book - Page 146-22 (If recorded)

Owner/Applicant Dania Beach Housing Authority Phone 305-438-7380

Address 715 West Dania Beach Blvd City Dania Beach State FL Zip Code 33004

Owner's E-mail Address iwach@apmanagement.net Fax # n/a

Agent Pulice Land Surveyors, Inc. Phone 954-572-1777

Contact Person Jane Storms

Address 5381 Nob Hill Road City Sunrise State FL Zip Code 33351

Agent's E-mail Address Jane@pulicelandsurveyors.com Fax # 954-572-1778

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary.)

Current note for entire plat This plat is restricted to 50 garden apartments.

Proposed note for entire plat This plat is restricted to 24 garden apartments on Parcel A. Parcel A-1 is restricted to 41 garden apartments and 57 mid-rise apartments.

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
Dania Beach 100 W Dania Beach Blvd, Dania Beach, FL 33004

Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
Dania Beach 100 W Dania Beach Blvd, Dania Beach, FL 33004

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 _____

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

Number of students for a daycare center or school STUDENTS n/a

Reasons for this request (Attach additional sheet if necessary.) To create Parcel A-1 & to add/change housing.

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

Proposed industrial plat notes which about residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories plus Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Development Management staff if you have any questions.

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

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

- Recorded or approved plat.
- Letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- Current letter is required from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property if on-site wells for potable water and/or septic tanks that are currently in use or proposed.
- Signed and sealed sketch and legal description for any new parcel or tract created by the application.
- A check for the application fees made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

School Concurrency Submission Requirements

- **RESIDENTIAL APPLICATIONS ONLY:** Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board.

REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No? If "Yes," you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

LAND USE	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?
Residential	14336 sq ft	presently	no	no	will be

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

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

OWNER/AGENT CERTIFICATION

State of Florida
 County of Broward

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

Signature of owner/agent Jane Storms
 Sworn and subscribed to before me this 21 day of February, 2018
 by Jane Storms He/she is personally known to me or
 Has presented _____

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

Elizabeth Tsouroukdissian
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# FF154432
 Expires 8/26/2018

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time 12:42 Application Date 3/9/2018 Acceptance Date 3/9/2018
 Comments Due 3/26/2018 C.C. Mtg. Date TBD Fee \$ 2340.00

Plats Survey Site Plan City Letter Agreements

Other Attachments(Describe) SCAD LETTER DATED 11/30/2017

Title of Request AMEND PLAT NOTE

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 N/A Received by _____



PULICE LAND SURVEYORS, INC.

5381 NOB HILL RD.
SUNRISE, FL 33351
(954) 572-1777 (954) 572-1778 fax
surveys@pulicelandsurveyors.com



March 19, 2018

Ms. Thuy Turner, AICP
Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
One North University Dr., Suite 102-A
Plantation, Florida 33324

**RE: "STOINOFF'S VALHALLA" PLAT (146/22)- DELEGATION REQUEST TO
AMEND THE NOTE**

Dear Ms. Turner,

Enclosed please find the submittal of the Delegation Request to amend the restrictive note on the "STOINOFF'S VALHALLA" Plat (146/22). The recorded plat is comprised of 2 folio numbers. Folio 5042 34 53 0010, which has 24 garden apartments will be remaining as is. We will be demolishing the 7 buildings currently located on Folio 5042 34 53 0020. The newly created Parcel A-1 will be restricted to 41 garden apartments and 57 mid-rise apartments.

The current plat note reads as follows:

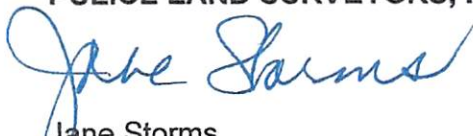
This plat is restricted to 50 garden apartments.

The proposed plat note will read as follows:

This plat is restricted to 24 garden apartments on Parcel A. Parcel A-1 is restricted to 41 garden apartments and 57 mid-rise apartments.

Please review and kindly place us in the next available County Commission meeting. If you have any questions, please do not hesitate to contact us. As always, it's a pleasure to work with you.

Sincerely,
PULICE LAND SURVEYORS, INC.


Jane Storms
Director of Platting



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351



TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

LEGAL DESCRIPTION:

THE SOUTH 333.98 FEET OF TRACT "A" (AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE) OF "STOINOFF'S VALHALLA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

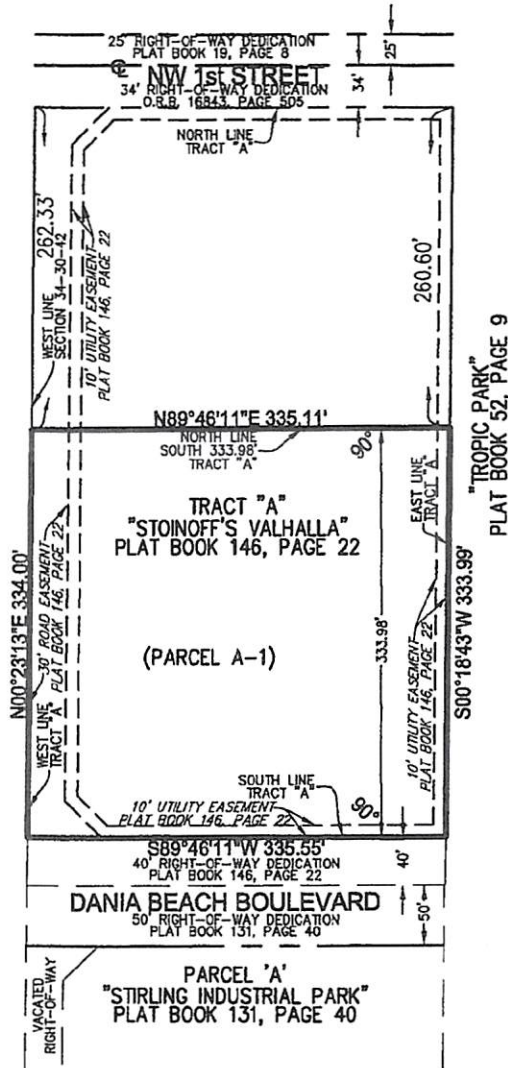
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 111,993 SQUARE FEET (2.5710 ACRES), MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON THE WEST LINE OF TRACT "A", BEING N00°23'13"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND:

- ⊕ CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK



FILE: ATLANTIC & PACIFIC COMPANIES	
SCALE: 1"=150'	DRAWN: L.S.
ORDER NO.: 64323	
DATE: 2/23/18	
PARCEL A-1	
DANIA BEACH, BROWARD COUNTY, FLORIDA	
FOR: STOINOFF'S VALHALLA	

[Handwritten Signature]

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 STATE OF FLORIDA