

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

PROJECT DESCRIPTION

Name:	West Oak Estates	Number:	031-MP-04
Applicant:	Stu Pester	Comm. Dist.:	5
Agent:	A.J. Hydro Engineering, Inc.	Sec/Twp/Rng:	15-50-40
Location:	East Side of Southwest 145 Avenue, between Southwest 18 Court and Southwest 20 Street	Platted Area:	9.85 Acres
Town:	Davie	Gross Area:	10.0 Acres
Replat:	This is a New Finding of Adequacy for a Recorded Plat (Plat Book 176, Pages 138 - 140)		

LAND USE

Existing Use:	1 Single Family Unit	Effective Plan:	Davie
Proposed Use:	9 Single Family Detached Units (1 Existing, 8 Proposed)	Plan Designation:	Residential 1 DU/Ac
Adjacent Uses:		Adjacent Plan Designations:	
North:	Single Family Residential	North:	Residential 1 DU/Ac
South:	Single Family Residential	South:	Residential 1 DU/Ac
East:	Single Family Residential	East:	Residential 1 DU/Ac
West:	Single Family Residential	West:	Residential 1 DU/Ac
Existing Zoning:	R-1	Proposed Zoning:	R-1

RECOMMENDATION (See Attached Conditions)

APPROVAL: Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances.

Meeting Date: 08/14/18
Action Deadline: 09/25/18
Deferral Dates:

Prepared: HWC
Reviewed:
Approved:

SERVICES

Wastewater Plant:	Septic	Potable Water Plant:	Well
Design Capacity:	N/A MGD	Design Capacity:	N/A MGD
12-Mo. Avg. Flow:	N/A MGD	Peak Flow:	N/A MGD
Est. Project Flow:	N/A MGD	Est. Project Flow:	N/A MGD

Comments: See Staff Comments No. 11.

Comments: See Staff Comments No. 10.

SCHOOLS

Dwelling Units	Impact Fee
8	*

* See Staff Comment No. 6
See Finding No. 2
See Recommendation No. 3

PARKS

	Land Dedication	Impact Fee	Admin. Fee
Local:	County conducts no local review within municipalities	N/A	N/A
Regional:	0.176	*	*

* See Staff Comments No. 7
See Finding No. 4
See Recommendation No. 3

TRANSPORTATION

Concurrency Zone:	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Southwest			
Res. Uses:	8	N/A	*
Non-Res. Uses:	N/A	N/A	N/A
Total:	8	N/A	*

* See Staff Comment No. 5
See Finding No. 1
See Recommendation No. 3

WEST OAK ESTATES
031-MP-04

STAFF COMMENTS

- 1) This plat was approved on May 9, 2006 for one (1) single family unit on Parcel "A" (existing) and eight (8) single family detached units on Parcel "B" (proposed) with a requirement that either a building permit be issued for a principal building or infrastructure for development be substantially completed by May 9, 2011. Two (2) extensions to satisfy this plat's Findings of Adequacy were issued per the applicant's request and in accordance with House Bill 503 and Senate Bill 1752, establishing a new expiration date for the Findings of Adequacy of May 9, 2015. Neither the issuance of a building permit nor the substantial completion of infrastructure occurred during the period allotted in the Findings of Adequacy; therefore, and in accordance with Section 5-181(o) of the Land Development Code, the County's findings of adequacy have expired.
- 2) Staff findings and recommendations pertaining to this application for a new finding of adequacy are based on the use being one (1) single family unit on Parcel "A" (existing) and eight (8) single family detached units on Parcel "B" (proposed). This is a total of nine (9) single family detached units.
- 3) The review of this application for a new finding of adequacy 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 Board of County Commissioners on May 9, 2006. Review by the Highway Construction and Engineering Division and the Transit Division included no changes to the adjacent roadways and changes on the adjoining properties.
- 4) The comments, findings and recommendations contained in this report supersede all previous development review reports and delegation requests approved by the Board of County Commissioners.
- 5) This plat is located within a Southwest Standard Concurrency District. In accordance with Land Development Code amendments adopted April 26, 2005, road impact and administrative fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 6) This plat generates more than one student at one or more levels (i.e., elementary, middle and high), and in accordance with Section 5-182(m)(1)a) of the Land Development Code, is subject to the requirements of public school concurrency. School Board staff has reviewed this application and determined that it satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. Therefore, this plat will be subject to school impact fees which will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. See the attached School Capacity Availability Determination received from the School Board.

- 7) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact and administrative fees will be paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval. Park impact and administrative fees were previously paid in the amount of **\$3,928** and **\$120** respectively, prior to plat recordation. These amounts will be applied as credit towards the assessment of future park impact and administrative for this plat.
- 8) 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.
- 9) This plat is located in the Town of Davie and is in the Central Broward Water Control District. Surface water management plans for this plat must meet the criteria of the Central Broward Water Control District. A surface water management permit must be obtained from this District prior to any construction.
- 10) The plat water supply is on a well system. According to the Florida Department of Health (Health Department), Well Construction permits will need to be obtained. There is sufficient water treatment plant capacity to serve this project at this point in time.
- 11) According to the Health Department, the method of sewage disposal for this plat is by septic tank. Prior to any construction or building permits, the required Septic Tank Permit must be issued by the Health Department. Complete compliance with Chapter 64E-6 of the Florida Administrative Code and Broward County Code Chapter 34, Article 11 ½ Water and Septic Tank Ordinance must be effected. This project as submitted will be limited to 9,900 gallons per day sewage flow, as provided in Chapter 64E of the Florida Administrative Code (FAC) or Chapter 34, Article 111/2 Water and Septic Ordinance.
- 12) 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 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 13) The Water and Environmental Licensing Section encourages that all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive

Species is available from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.

- 14) 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>
- 15) Review of aerial photographs indicates that the subject site contains tree canopy. If trees are to be removed or relocated, development of the site must comply with the Tree Preservation regulations of the Town of Davie. 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.
- 16) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 17) 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.
- 18) The Broward County Aviation Department has no objections to this application for a new finding of adequacy. However, the information submitted with this 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.
- 19) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicated that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist had no objections to this application. The archaeologist noted that this property is located in the Town of Davie and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. Therefore, the property owner/agent is advised to

contact the Town of Davie's Planning and Zoning Department at 954-797-1075 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.

- 20) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 21) The attached comments regarding this plat's compliance with the Effective Land Use Plan have been received from the Broward County Planning Council.
- 22) The attached resolution from the Town of Davie (Resolution R-2018-061) confirms that the town has no objections to a new findings of adequacy for this plat.
- 23) The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
- 24) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

- 1) This plat is located within the Southwest Standard Transportation Concurrency District, and this application satisfies the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This application for a new findings of adequacy has been reviewed by the School Board, and satisfies the public school concurrency requirements of Section 5-182(m)(1)a) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board.
- 3) This application for a new findings of adequacy satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.
- 4) This application for a new findings of adequacy satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

STAFF RECOMMENDATIONS

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for a new Findings of Adequacy (FOA) for the subject 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. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

As a result of our review, staff has determined that new or amended plat requirements are not required and that the original conditions of plat approval are adequate with respect to the safe and adequate access standards of the Broward County Land Development Code.

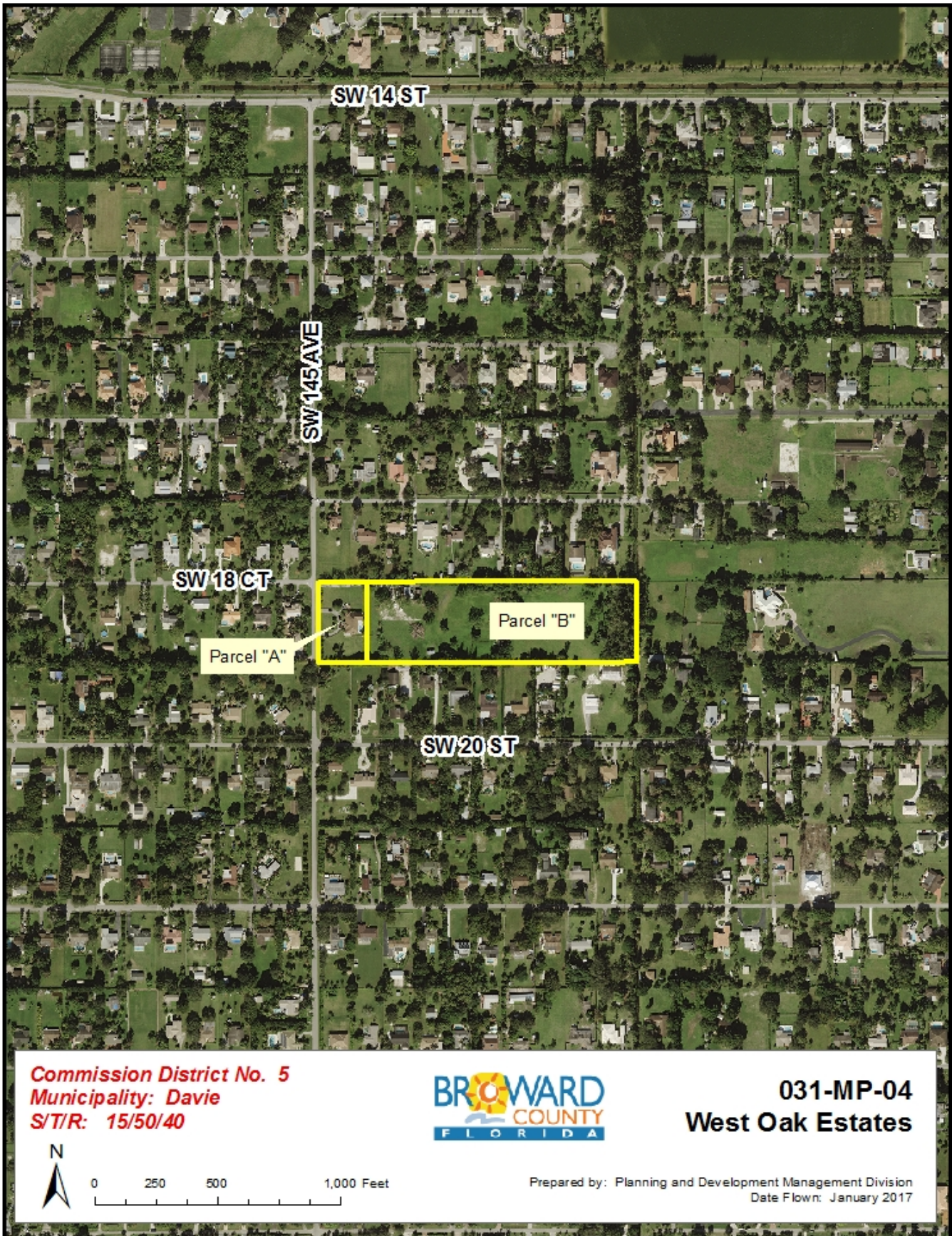
PLATTED ITEMS (NVAL, DEDICATIONS, EASEMENTS) DETERMINED TO BE ADEQUATE WITH NO CHANGES REQUIRED

- 1) The NVAL, right-of-way and easements illustrated on the plat as recorded in Plat Book 176, Page 138 adequately complies with the original conditions of plat approval.

GENERAL RECOMMENDATIONS

- 2) All Highway Construction and Engineering Division's general recommendations of the WEST OAKS ESTATES Plat's Development Review Report approved on May 9, 2006, have been determined to be adopted and changes are not required.
- 3) Applicant must pay road impact and administrative fees, school impact fees and regional park impact fees and any additional regional park administrative fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code. Regional park impact and administrative fee amounts are subject to adjustment each October 1.
- 4) Within twelve (12) months of approval of this application for a new findings of adequacy, comply with all conditions of approval and record an agreement acceptable to the County Attorney's Office to amend the note on the plat as follows:
- 5) This plat is restricted to one (1) single family unit on Parcel "A" (existing) and eight (8) single family detached units on Parcel "B" (proposed).
- 6) This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

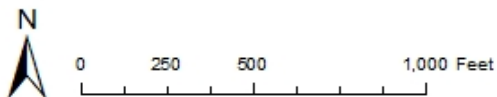
- 7) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **August 14, 2023**, which date is five (5) years from the date of approval of this application by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property 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
- 8) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **August 14, 2023**, which date is five (5) years from the date of approval of this application by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property 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.
- 9) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



Commission District No. 5
Municipality: Davie
S/T/R: 15/50/40



031-MP-04
West Oak Estates



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

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

PLAT

SBBC-2248-2017

County Number: 031-MP-04 Municipality Number: 2017-00050010

West Oak Estates

March 29, 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: March 29, 2018	Single-Family: 8		Elementary: 2
Name: West Oak Estates	Townhouse:		
SBBC Project Number: SBBC-2248-2017	Garden Apartments:		Middle: 1
County Project Number: 031-MP-04	Mid-Rise:		
Municipality Project Number: 2017-00050010	High-Rise:		High: 1
Owner/Developer: Stu Pester	Mobile Home:		
Jurisdiction: Davie	Total: 8		Total: 4

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
Country Isles	1,096	1,096	975	-121	-6	89.0%	3
Indian Ridge	2,233	2,233	1,888	-345	-15	84.6%	2
Western	3,754	3,754	3,289	-465	-18	87.6%	2

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				18/19	19/20	20/21	21/22	22/23
Country Isles	978	-118	89.2%	982	976	970	963	957
Indian Ridge	1,890	-343	84.6%	1,858	1,867	1,866	1,865	1,864
Western	3,291	-463	87.7%	3,306	3,354	3,403	3,451	3,500

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	2017-18 Contract Permanent Capacity	2017-18 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				16/17	17/18	18/19
No Charter Schools						

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

School(s)	Description of Improvements
Country Isles	There are no capacity additions scheduled in the adopted District Educational Facilities Plan that will impact the reflected Florida Inventory of School Houses capacity of the school.
Indian Ridge	There are no capacity additions scheduled in the adopted District Educational Facilities Plan that will impact the reflected Florida Inventory of School Houses capacity of the school.
Western	There are no capacity additions scheduled in the adopted District Educational Facilities Plan that will impact the reflected Florida Inventory of School Houses 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 one single family built unit. The project proposes a total of 8 (four or more bedrooms) single family units, which will generate 4 students (2 elementary, 1 middle and 1 high school students).

The school Concurrency Service Areas (CSA) impacted by the project in the 2017/18 school year include Country Isles Elementary, Indian Ridge Middle and Western High Schools. Based on the Public School Concurrency Planning Document (PSCPD), each of the impacted schools is operating below the adopted Level of Service (LOS) of 100% gross capacity. It should be noted that the LOS is 100% gross capacity only until the end of the 2018/19 school year and commencing the 2019/20 school year, the LOS transitions to 110% permanent Florida Inventory of School Houses (FISH) capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2017/18- 2019/20), these school are projected to operate below the adopted LOS through the 2019/20 school year. It should be noted that FISH capacity for the impacted schools reflect compliance with the class size constitutional amendment.

In the 2017/18 school year, no charter schools are located within a two-mile radius of the site. 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 depicted above.

This application satisfies public school concurrency on the basis that adequate school capacity is anticipated to be available to support the project as proposed. This preliminary determination shall be valid until the end of the current 2017/18 school year, or 180 days, whichever is greater, for a maximum of 8 (four or more bedrooms) single family residential units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on September 24, 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-2248-2017 Meets Public School Concurrency Requirements

Yes No

Reviewed By:


3/29/18
Date


Signature

Lisa Wight
Name
Planner
Title



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

FROM: Barbara Blake Boy, Executive Director 

RE: West Oak Estates (Findings of Adequacy)
(031-MP-04) Town of Davie

DATE: May 3, 2018

The Future Land Use Element of the Town of Davie Comprehensive Plan is the effective land use plan for the Town of Davie. That plan designates the area covered by this plat for the uses permitted in the "Residential 1 du/ac" land use category. This plat is generally located on the east side of Southwest 145 Avenue, between Southwest 18 Court and Southwest 20 Street.

The density of the proposed development of 9 dwelling units on approximately 10.0 gross acres of land, including the immediately adjacent rights-of-way, is 0.9 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plan.

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

North: Residential 1 du/ac
South: Residential 1 du/ac
East: Residential 1 du/ac
West: Residential 1 du/ac

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

BBB:DBT

cc: Rick Lemack, Town Administrator
Town of Davie

David Quigley, Manager, Planning & Zoning Division
Town of Davie

RESOLUTION NO. R 2018-061

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE FINDING OF ADEQUACY DATE ON THE PLAT KNOWN AS "WEST OAK ESTATES"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as "West Oak Estates", was recorded in the public records of Broward County in Page Book 176, Pages 138, 139 and 140 of the Broward County public records, (attached as exhibit "A"), with a finding of adequacy date of May 9, 2011; and

WHEREAS, the applicant is requesting to extend the finding of adequacy date to five years from the date of approval by Broward County; and

WHEREAS, Broward County requires that the Town of Davie concur with this revision prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The Town Council of the Town of Davie does hereby approve the proposed extension of the finding of adequacy of the "West Oak Estates," to five years from the date of approval by Broward County.

SECTION 2. Any improvements required to satisfy traffic concurrency should be located within the Town of Davie on the local road network.

SECTION 3. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS 21ST DAY OF FEBRUARY, 2018.

ATTEST:


TOWN CLERK


MAYOR/COUNCILMEMBER

APPROVED THIS 21ST DAY OF FEBRUARY, 2018.