

STAFF REPORT  
Snake Creek Residential  
005-MP-07

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 Broward County Board of County Commissioners ("Board") on May 13, 2008, for a mixture of residential and commercial uses. The property is located on 124.6 acres on the south side of the Homestead Extension of the Florida Turnpike, between Flamingo Road and Red Road, in the City of Miramar. This plat is part of the East Miramar Areawide Increment II (DRI) and was recorded on April 29, 2011 (Plat Book 179, Page 163).

The current note, which was approved by the county Commission on November 29, 2016, restricts the plat as follows (Instrument #114146648):

This plat is restricted to **290 three-bedroom townhouses and 210 garden apartments (27 one-bedroom and 183 two-bedroom) on Parcel A-1A (see attached legal description)**; 156 mid-rise units (39 one-bedroom, 105 two-bedroom and 12 three-bedroom) and 224 garden apartments (57 one-bedroom, 122 two-bedroom and 45 three-bedroom) on Parcel A-1B (see attached legal description); 340 garden apartments (108 one-bedroom, 166 two-bedroom and 66 three-bedroom) on Parcel A-2 (see attached legal description); 100,000 square feet of commercial use on Parcel B; and 116 existing two-bedroom townhouses and 233 existing garden apartments (144 one-bedroom, 60 two-bedroom and 29 three-bedroom) on Parcel C. No free standing bank uses or drive-thru bank facilities are permitted on Parcel B without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The applicant is requesting to restrict Parcel A-1A to a lake, eliminating 290 three-bedroom townhouses and 210 garden apartments (27 one-bedroom and 183 two-bedroom units); and amend the note to further subdivide Parcel A-1A into Parcel A-1C; restricting 180 two-bedroom townhouses and 120 three-bedroom townhouses on Parcel A-1C. No changes are proposed to residential units on Parcels A-1B and A-2, to the commercial use on Parcel B and/or the existing residential units on Parcel C. The amended note reads as follows:

This plat is restricted to **a lake on Parcel A-1A (see attached legal description)**; 156 mid-rise units (39 one-bedroom, 105 two-bedroom and 12 three-bedroom) and 224 garden apartments (57 one-bedroom, 122 two-bedroom and 45 three-bedroom) on Parcel A-1B (see attached legal description); **180 two-bedroom townhouses and 120 three-bedroom townhouses on Parcel A-1C (see attached legal description)**; 340 garden apartments (108 one-bedroom, 166 two-bedroom and 66 three-bedroom) on Parcel A-2 (see attached legal description); 100,000 square feet of commercial use on Parcel B; and 116 existing two-bedroom townhouses and 233 existing garden apartments (144 one-bedroom, 60 two-bedroom and 29 three-bedroom) on Parcel C. No free standing bank uses or drive-thru bank facilities are permitted on Parcel B without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

**Land Use**

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 Miramar Regional Activity Center (RAC) land use category. 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 (O.R. Book 34016, Pages 635-640, B.C.R.) ("Agreement"). Section 2.1 of the Agreement requires the City of Miramar to monitor development activity and to enforce permitted land use densities and intensities within RAC.

The dwelling units on this plat are not subject to Policy 02.16.2 (formerly Policy 1.07.07) regarding affordable housing, as the referenced BCLUP amendment was adopted prior to the County's adoption of said policy, effective June 27, 2006.

**School Mitigation**

Planning Council staff notes that this plat is within the boundaries of Broward County Land Use Plan (BCLUP) amendment PCT 05-4 and PCT 15-4, which were adopted on June 28, 2005 and April 26, 2016, respectively, recognizing the voluntary restriction of payment of cost per student station fees for middle and high school students.

PCT 05-4, which created the RAC land use designation and added 2,000 additional residential units within the RAC to the previously approved 5,460 units, allowing for a maximum of 441 students, as stated in the Educational Mitigation Agreement (O.R. Book 42694, Pages 1999) ("Tri-Party Agreement") between Broward County, the City of Miramar and the School Board for Land Use Plan Amendment (LUPA) PCT 05-4. This has since been amended to LUPA PCT 15-4 to add 1,250 dwelling units to the RAC.

A companion item for the First Amendment to the Educational Mitigation Agreement has also been filed and is scheduled for the Board's consideration on August 14, 2018.

The attached School Capacity Availability Determination (SCAD) letter issued by the Broward County School Board indicates that the residential development on this plat has previously been reviewed by School Board staff and is vested for 1,569 dwelling units which were determined to generate 328 students to the public school system. A total of 1,069 units consisting of 116 (two bedroom) townhouse units, 797 (309 one bedroom, 348 two-bedroom and 140 three or more bedroom) garden apartments and 156 (39 one bedroom and 117 two or more bedroom) mid-rise units were built. Therefore, they were removed from the analysis, because they are already factored into the District's enrollment projections. The remaining 300 unbuilt dwelling units are anticipated to generate 82 students.

**Concurrency Review**

This plat with the amended note satisfies the regional park concurrency requirement of Section 5-182(i) and the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, this request represents a decrease of 119 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. Traffic concurrency requirements have been satisfied through the DRI.

This plat is not subject to transportation concurrency fees as it is located within and consistent with the DRI. On April 19, 2005, the County Commission adopted Resolution No. 2005-274, finding that compliance with the conditions of the DRI Development Order satisfies the provisions of the Regional Transportation Network of the Land Development Code.

This application represents a decrease of 67 students and will have no net additional impact on the public school system. Based on this, School Board staff has determined that this project is vested for public school concurrency requirements per Section 8.11(b)(1) of the Second Amended Interlocal Agreement for Public School Facility Planning.

### **Impact Fees**

According to the Educational Mitigation Agreement between Broward County, the City of Miramar and the School Board for Land Use Plan Amendment PCT 05-04 (recorded at O.R. Book 42694, Pages 1999-2027), the previously permitted but unbuilt units are subject to school impact fees, while the additional unbuilt 2,000 units are subject to either mitigation fees based on the cost per student station or Broward County school impact fees, whichever amount is higher at the time of fee assessment. The City of Miramar will provide written notification to Broward County and the School Board, identifying the location of the “previously permitted” and “additional” units, and will also provide such written notification whenever an applicant seeks development approval for future dwelling units.

Student mitigation fees (student station costs) and regional park impact fees were satisfied for 797 garden apartments (309 one-bedroom, 348 two-bedroom and 140 three-bedroom units); 116 two-bedroom townhouse units; and 156 mid-rise units (39 one-bedroom and 117 two-bedroom units). The proposed residential dwelling units on Parcels A-1B and A-1C are subject to either school mitigation fees (student station costs) or school impact fees, to be determined by written verification from the City of Miramar identifying each dwelling unit in the MRAC as a “previously permitted” or “additional” unit, in accordance with the recorded Tri-Party Agreement, prior to Broward County environmental review approval of construction plans.

The proposed dwelling units are also subject to regional park impact fees which 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.

### **Reviewing Agency Comments**

The attached letter from the City of Miramar indicates no objection to the requested amendment.

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. An Environmental Resource License, No. DF14-1073, was issued on February 9, 2015. The license authorized the filling of 1.6 acres of wetlands. See the attached Conceptual Dredge and Fill Review Report. 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.

Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The consulting archaeologist also notes that this plat is located within the City of Miramar which is outside the archaeological and historical jurisdiction of Broward County Historic Preservation Ordinance 2014-32. If any archaeological materials are discovered during the course of development, the property owner must notify the City of Miramar's Community and Economic Development Department at 954-602-3281 or [nlebrun@miramarfl.gov](mailto:nlebrun@miramarfl.gov), and the project may proceed in accordance with Ordinance 2014-32, Section 5-536.5(g). In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner of State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org).

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

- 1) Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **August 14, 2019**.

The amended note must also include language stating the following:

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

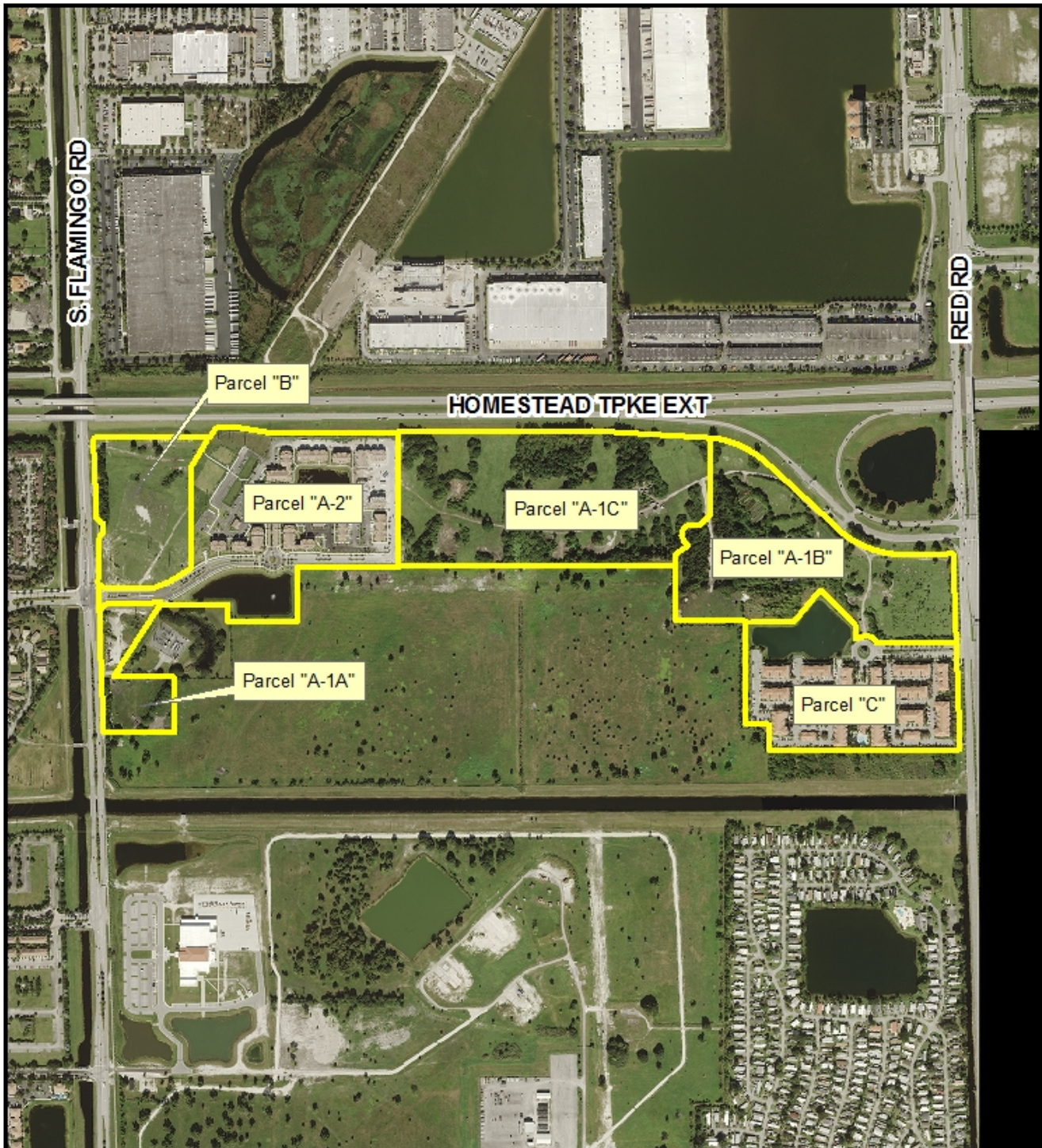
- and A-1C** by **August 14, 2023**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land 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 **Parcels A-1A and A-1C** by **August 14, 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. 8**  
**Municipality: Miramar**  
**S/T/R: 36/51/40**



**005-MP-07**  
**Snake Creek Residential**

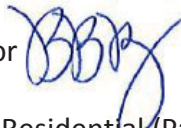


0 400 800 1,600 Feet

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 Snake Creek Residential (Parcels A-1A and A1-C)  
(005-MP-07) City of Miramar

DATE: June 19, 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: Parcel A-1A is restricted to 290 three-bedroom townhomes, 210 garden apartments (27 one-bedroom and 183 two-bedroom).

TO: Parcel A-1A is restricted to a lake. Parcel A-1C is restricted to 180 two-bedroom townhomes and 120 three-bedroom townhomes.

The Future Land Use Element of the City of Miramar Comprehensive Plan is the effective land use plan for the City of Miramar. That plan designates the area covered by this plat for the uses permitted in the "Miramar Regional Activity Center" land use category. This plat is generally located on the south side of the Homestead Extension of Florida's Turnpike (HEFT), between Red Road and Flamingo Road.

Regarding the proposed uses, 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 34016, Pages 635-640.

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PCT 05-4 and PCT 15-4, which amended various future land use designations to the "Miramar Regional Activity Center." Said amendments were approved by the Broward County Commission on June 28, 2005, and April 26, 2016, recognizing the following voluntary restrictions:

- Payment of cost per student station fees for middle school and high school students; and
- Amend existing Educational Mitigation Agreement for the additional students.

**Snake Creek Residential**  
**June 19, 2018**  
**Page Two**

Further, Planning Council staff notes that BCLUP Policy 2.16.2 (formerly Policy 1.07.07) was originally adopted by the Broward County Commission on June 27, 2006, and became effective on September 11, 2006; therefore, the proposed dwelling units included in PCT 05-4 were not subject to the Policy. However, the 1,250 additional dwelling units resulting from PCT 15-4, were subject to the Policy, and found to satisfy the same, based on the City's affordable housing methods and programs.

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: Vernon E. Hargray, Interim City Manager  
City of Miramar

Eric Silva, AICP, Director, Community & Economic Development Department  
City of Miramar





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

REVISION  
6/20/18

**PLAT**  
**SBBC-422-2008**  
**County No: 005-MP-07**  
**Snake Creek Residential Plat**

**June 20, 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](http://www.browardschools.com)**

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date: June 20, 2018 3:56:20	Single-Family:	100,000 Square Feet of Commercial Use	Elementary: 41
Name: Snake Creek Residential Plat	Townhouse: 300		Middle: 18
SBBC Project Number: SBBC-422-2008	Garden Apartments:		High: 23
County Project Number: 005-MP-07	Mid-Rise:		Total: 82
Municipality Project Number: TBD	High-Rise:		
Owner/Developer: Ansin Group LTD	Mobile Home:		
Jurisdiction: Miramar	Total: 300		

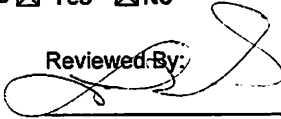
**Comments**

District staff previously reviewed and issued a Final School Capacity Availability Determination (SCAD) Letter for this application for 1,569 units comprised of 406 (116 two bedroom and 290 three or more bedroom) townhouse, 1,007 (336 one bedroom, 531 two bedroom and 140 three or more bedroom) garden apartment and 156 (39 one bedroom and 117 two or more bedroom) mid-rise units, which vests the project for the 328 (170 elementary, 77 middle and 81 high school) students associated with this development mix. This application proposes 1,369 units comprised of 416 (296 two bedroom and 120 three or more bedroom) townhouse, 797 (309 one bedroom, 348 two bedroom and 140 three or more bedroom) garden apartment and 156 (39 one bedroom and 117 two or more bedroom) mid-rise units, which are anticipated to generate 261 (134 elementary, 62 middle and 65 high school) students, for a net decrease of 67 students. This plat falls within the boundary of Land Use Plan Amendment (LUPA) PCT 05-4, and PCT 15-4 for a Regional Activity Center (RAC) land use designation and is subject to the mitigation stated in the recorded Tri-Party Agreement between the City of Miramar, the School Board and the County. It should be noted that amendments to the Tri-Party Agreement to incorporate the units enabled by PCT 15-4 are underway but this plat note amendment did not generate additional students and should remain within the maximum 441 students addressed in the recorded Tri-Party Agreement. As such, this project is vested for public school concurrency requirements per Section 8.11(b)(1) of the Second Amended Interlocal Agreement for Public School Facility Planning. According to the applicant, 1,069 units, 116 (two bedroom) townhouse, 797 (309 one bedroom, 348 two bedroom and 140 three or more bedroom) garden apartment and 156 (39 one bedroom and 117 two or more bedroom) mid-rise units were built and therefore removed from the analysis because they are already factored into the District's enrollment projections. Only the 300 unbuilt townhouse units (180 two bedroom and 120 three or more bedroom) were analyzed to determine the student impact from future development of the site. These units are anticipated to generate 82 (41 elementary, 18 middle and 23 high school) students. The school Concurrency Service Areas (CSA) impacted by the project in the 2017/18 school year included Sea Castle Elementary, New Renaissance Middle and Everglades High Schools. Due to its vested status, this application is determined to satisfy public school concurrency. This preliminary determination shall be valid for 180 days for the proposed 1,369 residential units. This Preliminary SCAD Letter will expire on December 16, 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.

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

SBBC-422-2008 Meets Public School Concurrency Requirements  Yes  No

6/20/18  
Date

Reviewed By:   
Signature  
Lisa Wight  
Name  
Planner  
Title



**CITY OF MIRAMAR**

An Equal Opportunity Employer

**Mayor**

Wayne M. Messam

**Vice Mayor**

Yvette Colbourne

**City Commission**

Winston F. Barnes

Maxwell B. Chambers

Darline B. Riggs

**City Manager**

J. Michael Moore

**"We're at the  
Center of Everything"**

**Community and Economic  
Development Department**

2200 Civic Center Place  
Miramar, Florida 33025

Phone (954) 602-3264

FAX (954) 602-3448

**CITY OF MIRAMAR**

An Equal Opportunity Employer

May 23, 2018

Thuy Turner  
Planning Section Supervisor  
Broward County Development Management Division  
1 North University Drive, Suite 102A  
Plantation, FL 33324

Re: Snake Creek Residential Plat  
Plat No.: 005-MP-07

Dear Ms. Turner:

The City of Miramar has received a request from Greenspoon Marder, P.A. on behalf of CMSJR Development Group to amend the note of the Snake Creek Residential Plat. Please be advised that the City of Miramar does not object to the plat note amendment as follows:

Current Plat Note:

This plat is restricted to 290 three-bedroom townhouses, 210 garden apartments (27 one-bedroom and 183 two-bedroom) on Parcel A-1A (see attached legal description); 156 mid-rise units (39 one-bedroom, 105 two-bedroom and 12 three-bedroom) and 224 garden apartments (57 one-bedroom, 122 two bedroom, and 45 three-bedroom) on Parcel A-1B; 340 garden apartments (108 one-bedroom, 166 two-bedroom and 66 three-bedroom) on Parcel A-2 (see attached legal description); 100,000 square feet of commercial use on Parcel B; and 116 existing two-bedroom townhouses and 233 existing garden apartments (144 one-bedroom, 60 two-bedroom and 29 three-bedroom) on Parcel C. No free standing bank uses or drive-thru bank facilities are permitted on Parcel B 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 lake on Parcel A-1A (see attached legal description); 180 two-bedroom townhouses and 120 three-bedroom townhouses on Parcel A-1C (see attached legal description); 156 mid-rise units (39 one-bedroom, 105 two-bedroom and 12 three-bedroom) and 224 garden apartments (57 one-bedroom, 122 two bedroom, and 45 three-bedroom) on Parcel A-1B (see attached legal description); 340 garden apartments (108 one-bedroom, 166 two-bedroom and 66 three-bedroom) on Parcel A-2 (see attached legal description); 100,000 square feet of commercial use on Parcel B; and 116 existing two-bedroom townhouses and 233 existing garden apartments (144 one-bedroom, 60 two-bedroom and 29 three-bedroom) on Parcel C. No free standing bank uses or drive-thru bank facilities are permitted on Parcel B without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

If you have any questions, please do not hesitate to contact me at (954) 602-3274 or [ebsilva@miramarfl.gov](mailto:ebsilva@miramarfl.gov).

Sincerely,

Eric B. Silva, AICP, Director  
Community and Economic Development Department

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

**Application:** **Delegation Request** (To amend the note to restrict Parcel A-1A to a lake, eliminating 290 three-bedroom townhouses and 210 garden apartments (27 one-bedroom and 183 two-bedroom units); and amend the note to further subdivide Parcel A-1A into Parcel A-1C; restricting 180 two-bedroom townhouses and 120 three-bedroom townhouses on Parcel A-1C.)

**File Number:** **005-MP-07**

**Project Name:** **Snake Creek Residential**

**Comments Due:** **June 21, 2018**

**Development Type:** **Residential** (156 Mid-Rise Units, 797 Garden Apartment Units, and 416 Townhouse Units) and **Commercial** (100,000 Square Feet)

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 Miramar 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 South Broward Drainage 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 Miramar's Water Treatment Plant which has a capacity of 17.450 MGD, a maximum daily flow of 15.871 MGD, and the estimated project's flow is 0.345 MGD. Therefore, according to the Health Department, there is sufficient available water treatment plant capacity to serve the proposed uses at this point in time.

**Wastewater Review**

Wastewater Treatment Plant:	<b>B. C. North Regional</b>
Flow Data:	<b>As of 03/18</b>
EPGMD Licensed Capacity	<b>12.7000 MGD</b>
12 Month Average Flow:	<b>9.8200 MGD</b>
Existing Flow Reserved by Building Permit:	<b>0.4190 MGD</b>
Total Committed Flow:	<b>10.2390 MGD</b>
Estimated Project Flow:	<b>0.0750 MGD</b>

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

The applicant is advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding, or altering either a gravity sanitary sewer, a sanitary force main, or a pump station. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be



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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.

**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.

See the attached Conceptual Dredge and Fill Review Report. An Environmental Resource License, No. DF14-1073, was issued on February 9, 2015, and expires on February 9, 2019. This plat has previously been reviewed by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division to authorize the filling of 1.6 acres of wetlands.

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 Miramar 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.

Tree Removal License may be required for any tree removal or relocation on Broward County owned or controlled property. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.

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

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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. 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).

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Be advised that approval of a plat note amendment does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of Building Permit approval. Connections to such systems are approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of Building Permits by the appropriate Building Department for any structures that are to be built on the platted site. These comments do not indicate a waiver or approval of any license or permit that is, or may be, required for any aspect of the project.





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 Snake Creek Residential Plat  
 Plat Number 005-MP-07 Plat Book - Page 179/163 (If recorded)  
 Owner/Applicant ANSIN GROUP, LTD. Phone c/o 954-761-2929  
 Address c/o 200 E. Broward Blvd. Suite 1800 City Ft. Laud. State FL Zip Code 33301  
 Owner's E-mail Address c/o marla.neufeld@gmlaw.com Fax # \_\_\_\_\_  
 Agent Greenspoon Marder LLP Phone 954-761-2929  
 Contact Person Marla Neufeld, Esq.  
 Address 200 E. Broward Blvd. Suite 1800 City Ft. Lauderdale State FL Zip Code 33301  
 Agent's E-mail Address marla.neufeld@gmlaw.com Fax # \_\_\_\_\_

**PROPOSED CHANGES**

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary.)  
 Current note for entire plat See attached narrative  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Proposed note for entire plat See attached narrative  
 \_\_\_\_\_  
 \_\_\_\_\_

**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  
City of Miramar  
 Will project be served by an approved sewage treatment plant? If YES, state name and address  Yes  No  
City of Miramar  
 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 600  
 Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS NA  
 Number of students for a daycare center or school STUDENTS NA  
 Reasons for this request (Attach additional sheet if necessary.) 180 (2 bd townhome) and 120 (3 bd townhome)  
 \_\_\_\_\_

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

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

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



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

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

**REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS**

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

LAND USE	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?

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: [Signature]  
Sworn and subscribed to before me this 4 day of June  
by James Goggins  
 Has presented  
Signature of Notary Public: [Signature]  
Type or Print Name: Gina Jaramillo



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

Time 11:30 a.m. Application Date 6/5/2018 Acceptance Date 6/6/18  
Comments Due 6/21/18 C.C. Mtg. Date \_\_\_\_\_ Fee \$ 2,090

Plats  Survey  Site Plan  City Letter  Agreements

Other Attachments (Describe): SCAD Receipt 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: none Received by: [Signature]





888-491-1120  
www.gmlaw.com

From the desk of:  
Marla Neufeld, Esq.  
200 E. Broward Boulevard  
Fort Lauderdale, Florida 33301  
Direct Phone: 954.527.6266  
Direct Fax: 954.333.4266  
Email: marla.neufeld@gmlaw.com

Plat Note Amendment  
Snake Creek Residential Plat (005-MP-07) ("Plat")

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In connection with FC Miramar Phase II, LLC's ("Applicant") site plan application for the property located in the City of Miramar (Folio # 514036030010), it proposes to develop **180 two-bedroom townhouses and 120 three-bedroom townhouses ("Proposed Units")** on part of the parcel currently identified on the Plat as Parcel A-1A. The Proposed Units will be placed on a new parcel identified as Parcel A-1C and Parcel A-1A will be restricted to lake.

The note on the Plat note currently is as follows:

**This plat is restricted to 290 three-bedroom townhouses, 210 garden apartments (27 one-bedroom and 183 two-bedroom) on Parcel A-1A (see attached legal description); 156 mid-rise units (39 one-bedroom, 105 two-bedroom and 12 three-bedroom) and 224 garden apartments (57 one-bedroom, 122 two bedroom, and 45 three-bedroom) on Parcel A-1B; 340 garden apartments (108 one-bedroom, 166 two-bedroom and 66 three-bedroom) on Parcel A-2 (see attached legal description); 100,000 square feet of commercial use on Parcel B; and 116 existing two-bedroom townhouses and 233 existing garden apartments (144 one-bedroom, 60 two-bedroom and 29 three-bedroom) on Parcel C. No free standing bank uses or drive-thru bank facilities are permitted on Parcel B without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.**


The notation shown on the face of the plat clarifying and limiting the use of the platted property is amended to:

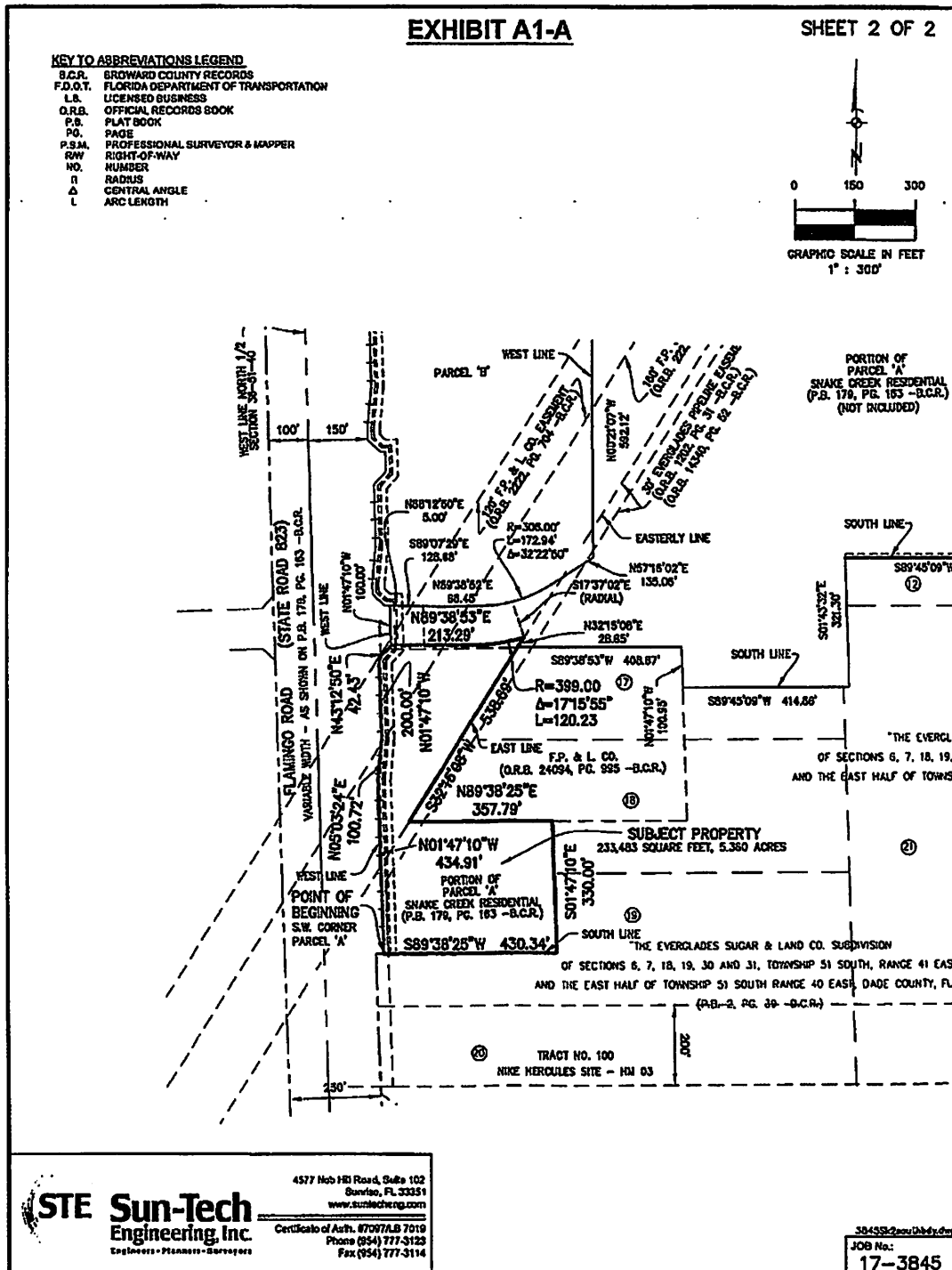
Aventura | Boca Raton | Ft. Lauderdale | Miami | Naples | Orlando | Port St. Lucie | Tampa | West Palm Beach

GM::

**This plat is restricted to a lake on Parcel A-1A (see attached legal description); 180 two-bedroom townhouses and 120 three-bedroom townhouses on Parcel A-1C (see attached legal description); 156 mid-rise units (39 one-bedroom, 105 two-bedroom and 12 three-bedroom) and 224 garden apartments (57 one-bedroom, 122 two bedroom, and 45 three-bedroom) on Parcel A-1B (see attached legal description); 340 garden apartments (108 one-bedroom, 166 two-bedroom and 66 three-bedroom) on Parcel A-2 (see attached legal description); 100,000 square feet of commercial use on Parcel B; and 116 existing two-bedroom townhouses and 233 existing garden apartments (144 one-bedroom, 60 two-bedroom and 29 three-bedroom) on Parcel C. No free standing bank uses or drive-thru bank facilities are permitted on Parcel B without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.**

EXHIBIT A-1A

<b>DESCRIPTION</b>	<b>EXHIBIT A1-A</b>	SHEET 1 OF 2
<p>A Parcel of Land, being a portion of Parcel 'A', SNAKE CREEK RESIDENTIAL, according to the Plat thereof, as recorded in Plat Book 179, Page 163 of the Public Records of Broward County, Florida, being more particularly described as follows:</p> <p><b>BEGIN</b> at the southwest corner of Parcel 'A' as shown on said Plat; thence along the West line of said Parcel 'A', North 1°47'10" West, 434.91 feet; thence along said line, North 5°03'24" East, 100.72 feet; thence along said line, North 1°47'10" West, 200.00 feet; thence along said line, North 43°12'50" East, 42.43 feet; thence North 89°38'53" East, 213.29 feet to a point on the arc of a tangent curve; thence northeasterly along the arc of said curve being concave to the northwest, having a radius of 399.00 feet, a central angle of 17°15'55", an arc distance of 120.23 feet to a northerly extension of the East line of Parcel 'A'; thence along said East line and it's northerly extension thereof, South 32°15'08" West, 538.69 feet; thence along said line, North 89°38'25" East, 357.79 feet; thence along said line, South 1°47'10" East, 330.00 feet; thence along the South line of said Parcel 'A', South 89°38'25" West, 430.34 feet to the Point of Beginning.</p> <p>Said lands lying and situate in the City of Miramar, Broward County, Florida, and containing 5.3600 acres (233,483 square feet) more or less.</p>		
<b>SURVEYOR'S NOTES</b>		
<ol style="list-style-type: none"> <li>1. Measurements shown hereon are expressed in feet and decimal parts thereof.</li> <li>2. Sun-Tech Engineering, Inc. reserves the right to utilize any and all information obtained in the preparation of this Survey, including Sketch of Description for any other purposes.</li> <li>3. This drawing may not be reproduced in whole or in part without the permission of Sun-Tech Engineering, Inc. Additions or deletions to the Sketch by other than the signing party is prohibited without the written consent of the signing party.</li> <li>4. This drawing is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.</li> <li>5. The certification contained herein is applicable to the preparation date or latest revision date, whichever applicable.</li> <li>6. Sources of information used in the preparation of this Sketch and Description are as follows:             <ol style="list-style-type: none"> <li>A. Plat of SNAKE CREEK RESIDENTIAL, Plat Book 179, Page 163;</li> </ol> </li> <li>7. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Agriculture and Consumer Affairs and Professional Regulation, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.</li> <li>8. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.</li> <li>9. Bearings shown hereon are based on the Craven Thompson, Inc., Resurvey of all of Township 50 South, Range 40 East, (M.P.B. 6, Pg. 40), and are relative to the North line of Section 36-51-40, bearing South 89°39' 20" West.</li> </ol>		
<b>SURVEYOR'S CERTIFICATION</b>		
<p>I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.</p> <p>Sun-Tech Engineering, Inc. Date of Preparation: May 7, 2018.</p>		
 <p>4877 Hob Hill Road, Suite 102 Beverly, FL 33351 www.suntecheng.com</p> <p>Certificate of Auth. #7097LAB 7018 Phone (954) 777-5123 Fax (954) 777-5114</p>	<p style="text-align: center;"><i>Donald L. Cooper</i> Donald L. Cooper, P.S.M. Professional Surveyor and Mapper Florida Registration No. 6269</p> <p style="text-align: right;">5-7-2018 Date</p>	<p style="text-align: right;">3743SK2voulbdr.doc JOB No.: 17-3845</p>



**EXHIBIT A1-C**

SHEET 1 OF 2

**DESCRIPTION FC Miramar Phase II**

A Parcel of Land, being a portion of Parcel 'A', SNAKE CREEK RESIDENTIAL, according to the Plat thereof, as recorded in Plat Book 179, Page 163 of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the northwest corner of Parcel 'B' as shown on said Plat; thence along the North line of said Parcel B, North 89°39'20" East, 688.74 feet to its intersection with the northwesterly line of said Parcel 'A'; thence along the North line of said Parcel 'A', the following four (4) courses: (1) North 32°15'08" East, 65.28 feet; (2) thence North 89°39'20" East, 149.31 feet; (3) South 81°47'28" East, 201.71 feet; (4) North 89°39'20" East, 738.56 feet to the POINT OF BEGINNING; thence along said line, continue North 89°39'20" East, 1154.04 feet; thence along said line, South 88°24'55" East, 689.55 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears North 3°41'50" East); thence along said line and southeasterly along the arc of said curve being concave to the southwest, having a radius of 808.00 feet, a central angle of 1°48'39", an arc distance of 19.15 feet; thence South 00°14'51" East, 442.38 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears North 35°27'32" West); thence southwesterly along the arc of said curve being concave to the southeast, having a radius of 335.00 feet, a central angle of 8°13'41", an arc distance of 36.41 feet; thence tangent to said curve, South 48°18'47" West, 54.59 feet to a point on the arc of a tangent curve; thence southwesterly along the arc of said curve being concave to the northwest, having a radius of 26.00 feet, a central angle of 53°52'49", an arc distance of 24.45 feet to a point of reverse curvature; thence southwesterly, southerly and southeasterly along the arc of said curve being concave to the southeast, having a radius of 69.00 feet, a central angle of 165°23'07", an arc distance of 199.17 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears South 43°21'03" East); thence southwesterly along the arc of said curve being concave to the northwest, having a radius of 359.59 feet, a central angle of 13°21'03", an arc distance of 83.79 feet; thence South 00°00'13" East, 72.69 feet to a corner of said Parcel 'A'; thence along the South line of said Parcel 'A', South 89°45'09" West, 1655.02 feet; thence North 00°14'51" West, 803.89 feet to the Point of Beginning.

Said lands lying and situate in the City of Miramar, Broward County, Florida, and containing 32.9396 acres, (1,434,848 square feet) more or less.


**SURVEYOR'S NOTES**

1. Measurements shown hereon are expressed in feet and decimal parts thereof.
2. Sun-Tech Engineering, Inc. reserves the right to utilize any and all information obtained in the preparation of this Survey, including Sketch of Description for any other purposes.
3. This drawing may not be reproduced in whole or in part without the permission of Sun-Tech Engineering, Inc. Additions or deletions to the Sketch by other than the signing party is prohibited without the written consent of the signing party.
4. This drawing is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
5. The certification contained herein is applicable to the preparation date or latest revision date, whichever applicable.
6. Sources of information used in the preparation of this Sketch and Description are as follows:  
A. Plat of SNAKE CREEK RESIDENTIAL, Plat Book 179, Page 163;
7. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Agriculture and Consumer Affairs and Professional Regulation, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
8. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
9. Bearings shown hereon are based on the Craven Thompson, Inc., Resurvey of all of Township 50 South, Range 40 East, (M.P.B. 6, Pg. 40), and are relative to the North line of Section 36-51-40, bearing South 89°39' 20" West.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.  
Date of Preparation: May 3, 2018.

 <p>4577 Nob Hill Road, Suite 102 Sunrise, FL 33351 www.suntecheng.com</p> <p>Certificate of Auth. #70970.B 7019 Phone (954) 777-3123 Fax (954) 777-3114</p>	<p><i>Donald L. Cooper</i> 5.7.2018</p> <p>Donald L. Cooper, P.S.M. Date</p> <p>Professional Surveyor and Mapper</p> <p>Florida Registration No. 6269</p>	<p>37455ST1bby.dwg</p> <p>JOB No.: 17-3845</p>
	<p>17-3845</p>	



