

STAFF REPORT
Main Street Lofts
046-MP-16

A request to amend the note on the plat has been filed with the Planning and Development Management Division. The property is located on 0.5 acres on the southeast corner of Davie Road and Southwest 41 Street, in the Town of Davie. This plat was approved by the Broward County Board of County Commissioners (“Board”) on April 25, 2017 and recorded on May 7, 2018 (Plat Book 183, Page 175).

The plat is restricted to 5,500 square feet of commercial use and 45 garden apartments on Parcel A.

The applicant is requesting to revise the note on the face of the plat to add four (4) garden apartments. The proposed note language reads as follows:

This plat is restricted to 5,500 square feet of commercial use and **49 garden apartments on Parcel A.**

This request was evaluated by the Reviewing Agencies.

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 “Town of Davie Regional Activity Center” land use category. Regarding the proposed community facility 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 Records Book 41265, Pages 15-20. Planning Council staff notes that this plat is located within an area that was subject of Broward County Land Use Plan (BCLUP) amendments PC 98-7/PCT98-1 and PCT 10-6, which amended various future land use designations to the “Town of Davie Regional Activity Center.” Said amendments were adopted by the Broward County Commission on June 9, 1998, and September 28, 2010, respectively, subject to the following voluntary restriction:

- Prohibit the 3,174 additional dwelling units within 60-65 dnl noise contour.

Furthermore, Planning Council staff notes that BCLUP Policy 2.16.2 (formerly Policy 1.07.07) was originally adopted by the Board on June 27, 2006, and became effective on September 11, 2006; therefore, the proposed dwelling units included in PC 97-7PCT 98-1 were not subject to the policy. However, the additional 3,174 dwelling units resulting from PCT 10-6 were subject to Policy 2.16.2 and found to satisfy same, based on the Town’s affordable housing programs and policies.

Concurrency Review

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, this request represents an increase of 2 PM peak hour trips. The plat is located within

the South Central Transportation Concurrency Management Area and meets the regional transportation concurrency standards specified in Section 5-182(a)(5)(a) of the Broward County Land Development Code.

Impact Fees

Transportation concurrency, school impact, and regional park impact and administrative fees were paid for 8 two-bedroom and 37 one-bedroom garden apartments. The proposed additional four (4) garden apartments will generate an additional 2 PM peak hour trips and shall be subject to transportation concurrency fees as well as school impact and regional park impact and administrative fees, which will be assessed and paid in accordance with the fee schedule as specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. The park impact and administrative fees are subject to an annual adjustment on October 1.

Reviewing Agency Comments

The attached Resolution No. R 2018-330 from the Town of Davie indicates no objection to this request.

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

The Environmental Planning and Community Resilience Division has reviewed this request and at this time, this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

The Broward County Aviation Department has no objections to this plat. However, the information submitted with this plat application does not indicate the height of any proposed buildings. The applicant is advised by staff of the Aviation Department that any proposed construction on this property with a height exceeding 200 feet, or the use of cranes or other high-lift equipment, must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply to this development. Based on the location of the proposed project, the FAA may need to conduct a review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

Pursuant to Section 5-182(n) of Broward County's Land Development Code, entitled "Protection of Air Navigation and Notice of Potential Noise Impact," prior to the issuance of a Transportation Concurrency Satisfaction Certificate, the applicant shall record an agreement placing potential owners on notice that the property is subject to noise impact due to overflights.

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 Town of Davie, outside of 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 Town of Davie's Planning and Zoning Manager at 954-797-1075, 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.

Staff recommends **APPROVAL** of this request until and provided that 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 **March 28, 2020**.
- 2) Records an agreement placing potential owners on notice that the property is subject to noise impact due to overflights prior to the issuance of a Transportation Concurrency Satisfaction Certificate.

The amended note must also include language stating the following:

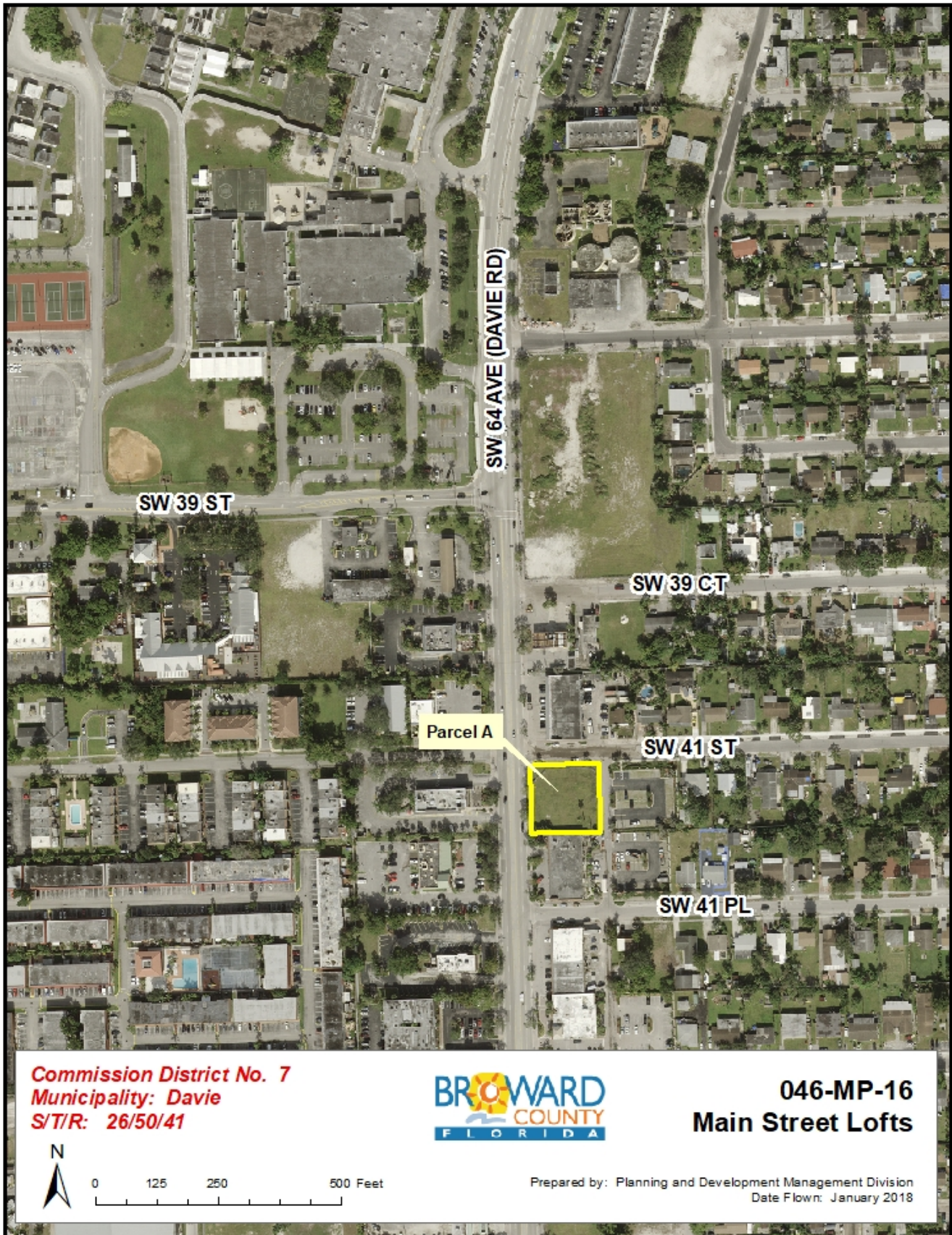
- A) If a building permit for a principal building (excluding dry models, sales and construction offices) first inspection approval are not issued for **Parcel A** by **March 20, 2024**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time 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** by **March 28, 2024**, 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.

JWP



Commission District No. 7
Municipality: Davie
S/T/R: 26/50/41



046-MP-16
Main Street Lofts




0 125 250 500 Feet

Prepared by: Planning and Development Management Division
Date Flown: January 2018



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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Main Street Lofts
(046-MP-16) Town of Davie

DATE: January 11, 2019

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 5,500 square feet of commercial use and 45 garden apartments on Parcel A.

TO: This plat is restricted to 5,500 square feet of commercial use and 49 garden apartments on Parcel A.

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 "Town of Davie Regional Activity Center" land use category. This plat is generally located on the southeast corner of Davie Road and Southwest 41 Street.

Regarding the proposed residential and commercial 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 41265, Pages 15-20.

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 98-7/PCT 98-1 and PCT 10-6, which amended various future land use designations to the "Town of Davie Regional Activity Center." Said amendments were adopted by the Broward County Commission on June 9, 1998, and September 28, 2010, respectively, subject to the following voluntary restriction:

- Prohibit the 3,174 additional dwelling units within the 60-64 dnl noise contour.

Main Street Lofts
January 11, 2019
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 PC 98-7/PCT 98-1 were not subject to the Policy. However, the additional 3,174 dwelling units resulting from PCT 10-6 were subject to Policy 2.16.2 and found to satisfy same, based on the Town's affordable housing programs and policies.

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: Rick Lemack, Town Administrator
Town of Davie

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



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

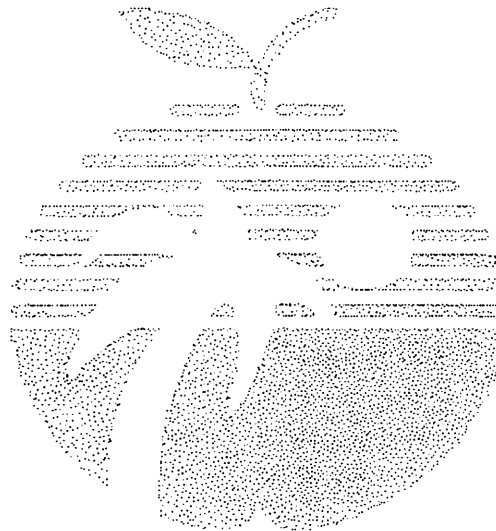
PLAT

SBBC-2147-2016

County Number: 046-MP-16 Municipality Number: P16-319

Main Street Lofts

November 13, 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: November 13, 2018 | Single-Family: | 5,500 SF Commercial Use | Elementary: 9 |
| Name: Main Street Lofts | Townhouse: | | |
| SBBC Project Number: SBBC-2147-2016 | Garden Apartments: 49 | | Middle: 6 |
| County Project Number: 048-MP-16 | Mid-Rise: | | |
| Municipality Project Number: P16-319 | High-Rise: | | High: 6 |
| Owner/Developer: Davie Road Ventures, LLC | Mobile Home: | | |
| Jurisdiction: Davie | Total: 49 | | Total: 21 |

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 |
|----------------------------|----------------|--------------|----------------------|----------------|---|---------------------|---------------------------|
| Davie | 813 | 813 | 768 | -45 | -2 | 94.5% | 10 |
| Driftwood | 1,729 | 1,729 | 1,413 | -316 | -14 | 81.7% | 6 |
| Hollywood Hills | 2,667 | 2,667 | 1,990 | -677 | -27 | 74.6% | 34 |

| 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 |
| Davie | 778 | -35 | 95.7% | 791 | 796 | 801 | 806 | 811 |
| Driftwood | 1,419 | -310 | 82.1% | 1,397 | 1,369 | 1,357 | 1,365 | 1,373 |
| Hollywood Hills | 2,024 | -643 | 75.9% | 1,959 | 1,953 | 1,947 | 1,941 | 1,935 |

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 | | |
|--------------------------------------|-------------------------------------|------------------------------|--------------|----------------------|-------|-------|
| | | | | 18/19 | 19/20 | 20/21 |
| Somerset Academy Davie K_5 | 800 | 152 | -648 | 152 | 152 | 152 |

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

| School(s) | Description of Improvements |
|-----------------|---|
| Davie | There are no planned capacity additions in the ADEFP that would increase the FISH capacity reflected for the school. |
| Driftwood | There are no planned capacity additions in the ADEFP that would increase the FISH capacity reflected for the school. |
| Hollywood Hills | There are no capacity additions scheduled in the Adopted District Educational Facilities plan that will modify the reflected FISH capacity of the school. |

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

Comments

Staff previously issued a School Concurrency Availability Determination Letter for the project for 45 (three or more bedroom) garden apartment units, which vests the project for the 20 (9 elementary, 5 middle and 6 high) school students generated by this development mix. The applicant has proposed an additional 4 units for a total of 49 garden apartment units, which generates 21 (9 elementary, 6 middle and 6 high) school students, for a net increase of 1 middle school student.

Please be advised that this application was reviewed utilizing 2017/18 school year data because the current school year (2018/19) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count.

The school Concurrency Service Areas (CSA) serving the project site in the 2017/18 school year include Davie Elementary, Driftwood Middle, and Hollywood Hills 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. However, it should be noted that utilizing the current student generation rates, the project is only anticipated to generate one additional student at the middle school level. Also, 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 schools 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.

Additionally in the 2017/18 school year, the charter schools located within a two-mile radius of the site and their associated data are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSAs, the Board may utilize other options such as 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.

Therefore, this application is determined to satisfy public school concurrency on the basis that adequate school capacity is anticipated to be available to support the residential development as currently proposed by the applicant. This preliminary determination shall be valid for 180 days for a maximum of 49 garden apartment units and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on May 11, 2019. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (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 specify at the minimum 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-2147-2016 Meets Public School Concurrency Requirements

Yes No

Reviewed By:

11-13-18
Date


Signature

Lisa Wight
Name
Planner
Title

RESOLUTION NO. R 2018-330

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE PLAT KNOWN AS "MAIN STREET LOFTS," AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the plat known as the "Main Street Lofts" was recorded in the public records of Broward County in Plat Book 183, Pages 175, Broward County Records;

WHEREAS, the owner desires to amend the restrictive note associated with said plat; and

WHEREAS, Broward County requires that the Town of Davie concur with this amendment 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 amendment to the "Main Street Lofts" (Plat Book 183, Pages 175, Broward County Records) as being specifically described in Exhibit "A".

SECTION 2. Any improvements required to satisfy Transit Oriented 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 5TH DAY OF DECEMBER, 2018.

ATTEST:


TOWN CLERK


MAYOR/COUNCILMEMBER

APPROVED THIS 5TH DAY OF DECEMBER, 2018.

EXHIBIT A

CURRENT RESTRICTION NOTE:

THIS PLAT IS RESTRICTED TO 5500 SQUARE FEET OF COMMERCIAL USE AND 45 GARDEN APARTMENTS ON PARCEL A

PROPOSED NOTE:

THIS PLAT IS RESTRICTED TO 5500 SQUARE FEET OF COMMERCIAL USE AND 49 GARDEN APARTMENTS ON PARCEL A

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

Application: Delegation Request to amend the note to add four (4) garden apartment units.
File Number: 046-MP-16
Project Name: Main Street Lofts
Comments Due: January 11, 2019
Development Type: Residential (49 Garden Apartments), Commercial (5,500 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 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 Water Control District. A surface water management permit must be obtained from this District prior to any construction.

Potable Water Review

This plat will be served by the Town of Davie's Water Treatment Plant which has a capacity of 10.000 MGD, a maximum daily flow of 9.5100 MGD, and the estimated project's flow is 0.016 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: | Davie 2 |
| Flow Data: | As of 09/18 |
| EPGMD Licensed Capacity | 4.8500 MGD |
| 12 Month Average Flow: | 1.2300 MGD |
| Existing Flow Reserved by Building Permit: | 0.1020 MGD |
| Total Committed Flow: | 1.3320 MGD |
| Estimated Project Flow: | 0.0130 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.

Page 2
046-MP-16 Main Street Lofts

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 Town of Davie 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=85f453365417459f8ba45fa6e5dadb9c>

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.

Page 3
046-MP-16 Main Street Lofts

3. A Broward County Hazardous Material License may be required. Contact the Environmental Assessment and Remediation Section of the Environmental and Consumer Protection Division at 954-519-1260 for specific license requirements.
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 Main Street Lofts

Plat Number 046-MP-16 Plat Book - Page 183-175 (If recorded)

Owner/Applicant Davie Road Ventures, LLC Phone 954-765-6254

Address 300 South Pine Island Road, Suite 309 City Plantation State FL Zip Code 33324

Owner's E-mail Address s.touret@azurequities.com Fax # N/A

Agent Calvin, Giordano & Associates, Inc. Phone 954-266-6468

Contact Person Hoyt Holden, AICP

Address 1800 Eller Drive, Suite 600 City Fort Lauderdale State FL Zip Code 33316

Agent's E-mail Address hholden@cgasolutions.com Fax # 954-921-8807

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 5500 square feet of commercial use and 45 garden apartment units

Proposed note for entire plat This plat is restricted to 5500 square feet of commercial use and 49 garden apartment units.

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
Town of Davie System S, 7351 SW 30 ST Davie FL 33314

Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
Town of Davie System E, 3500 NW 76 Ave Davie FL 33024

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 68

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.) Interior revisions resulted in 4 additional units

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

Proposed industrial plat notes which abut residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories plus Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and 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. *N/A*
- Signed and sealed sketch and legal description for any new parcel or tract created by the application. *N/A*
- 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 14 day of December, 2018
by Hoyt Holden He/she is personally known to me or
 Has presented _____
Signature of Notary Public: Joanne Maglietta
Type or Print Name: Joanne Maglietta

as identified by
Notary Public - State of Florida
Commission # GG 147404
My Comm. Expires Oct 6, 2021
Bonded through National Notary Assn.

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time 11:40a.m Application Date 12/17/18 Acceptance Date _____
Comments Due _____ C.C. Mtg. Date _____ Fee \$ 2,090
 Plats Survey Site Plan City Letter Agreements
Other Attachments (Describe) SCAD letter Resolution
Title of Request note amendment R. 2018-330
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]



**Main Street Lofts Amendment
October 29, 2018
Scope of Work Letter**

As reviewed in the Pre-application Meeting on October 25, 2018, this submittal proposes to amend the plat restriction note on the recorded MAIN STREET LOFTS plat and in association amend the approved site plan as well. A delegation request for the plat note amendment is submitted herein.

The plat is currently restricted to 5500 square feet of commercial use and 45 garden apartments on Parcel A.

The proposed amendment will restrict the plat to 5500 square feet of commercial use and 49 garden apartments on Parcel A.

For the associated site plan amendment, all the adjustments are to the interior space configuration; some two-bedroom units are eliminated in favor of other unit types (one -bedroom or studio, resulting in 4 additional units, storage room and fitness space. Details of the interior revisions can be seen on the revised floor plans submitted with the site plan amendment package.

There is no change to the building footprint, currently under construction. There is no change to the site work, parking or landscaping.