

STAFF REPORT  
Somerset Plaza  
164-MP-80

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 March 17, 1981 for non-residential use. The property is located on 23.1 acres on the south side of Oakland Park Boulevard (SR 816), between Northwest 31 Avenue and Northwest 33 Avenue, in the City of Lauderdale Lakes. The plat was recorded on October 27, 1981 (Plat Book 111, Page 19).

The applicant is requesting to revise the note on the face of the plat to eliminate the non-residential use on Parcel C and add 61 single-family dwelling units to Parcel C. The proposed note language reads as follows:

This plat is restricted to 61 single-family dwelling units on Parcel C; the remainder of the plat is restricted to non-residential use.

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 “Single-Family Residential (up to 5 dwelling units per acre)” land use category. Planning Council staff note the proposed dwelling units are in compliance with the permitted density and uses of the effective land use plan.

### **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 a decrease of 731 PM peak hour trips. The plat is located within the 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.

The attached School Capacity Availability Determination (SCAD) issued by the Broward County School Board indicates that the 79 (four or more bedroom) single-family dwelling units, which exceeds the number of units proposed by this request, will generate 37 students into the public school system. School Board staff has determined that this application satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. Therefore, these dwelling units will be subject to school impact fees.

### **Impact Fees**

Transportation concurrency fees have been satisfied for 13.08 acres of commercial use on Parcel C, the equivalent of 793 PM Peak Hour Trips. Therefore, additional road impact fees shall not be due for the proposed dwelling units. However, school impact fees and regional park impact and administrative fees for the dwelling units generated

by this request shall be assessed fees and paid in accordance with the fee schedules specified in the Land Development Code during the review of construction plans submitted for County environmental review approval.

### **Reviewing Agency Comments**

The attached letter and Ordinance No. 2018-013 from the City of Lauderdale Lakes contemplates the development of both the subject plat and the adjacent Tri-City Plat (Plat Book 90, Page 49) for a total of 84 dwelling units allocated through the County's flexibility rule. Of the 84 dwelling units for the development, only 61 units are located on the subject plat and considered in this request. As provided in the attached letter and ordinance, the City has indicated no objection to this request. In addition, this plat is adjacent to the municipal limits of the Cities of Oakland Park and Fort Lauderdale who have indicated no objection to this request per the attached letters.

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

The Transportation Department, Service and Capital Planning staff have reviewed the request, and recommend **APPROVAL** subject to the condition that the applicant shall grant an 8-foot wide by 20-foot long bus shelter easement on Oakland Park Boulevard (SR 816) commencing 250 feet east of the Somerset Drive/Oakland Park Boulevard corner chord and continuing east for 40 feet.

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.

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 will not have an adverse effect on 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 Lauderdale Lakes, 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 Director of the Development Services

Division, City of Lauderdale Lakes, at 954-535-2480, 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) Prior to the recordation of the Agreement for Amendment of Notation on Plat, records a document acceptable to the County Attorney's Office to grant a bus shelter easement as provided herein above.
- 2) Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **June 4, 2020**.

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 C by June 4, 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 C by June 4, 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*







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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Somerset Plaza (Parcel C)  
(164-MP-80) City of Lauderdale Lakes

DATE: March 18, 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: Parcel C is restricted to commercial use.

TO: Parcel C is restricted to 61 single-family dwelling units.

The Future Land Use Element of the City of Lauderdale Lakes Comprehensive Plan is the effective land use plan for the City of Lauderdale Lakes. That plan designates the area covered by Parcel C of this plat for the uses permitted in the "Single-Family Residential (up to 5 dwelling units per acre)" land use category. Parcel C is generally located on the southeast corner of Oakland Park Boulevard and Somerset Drive.

The density of the proposed development of 61 dwelling units on approximately 15.6 acres of land, including the immediately adjacent rights-of-way, is 3.9 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plan.

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:LRH

cc: Phil Alleyne, City Manager  
City of Lauderdale Lakes

Tanya Davis-Hernandez, AICP, Director, Development Services  
City of Lauderdale Lakes



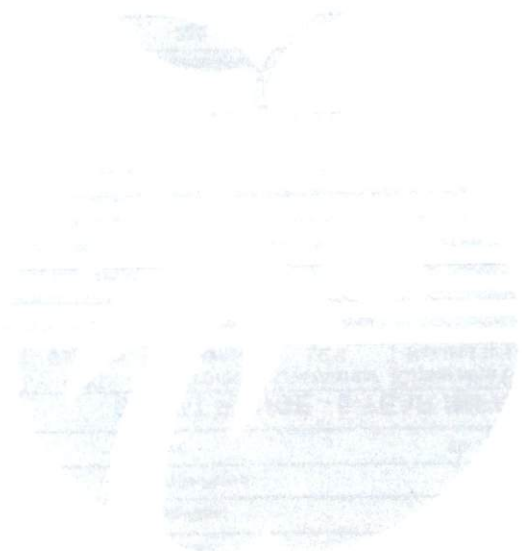
The School Board of Broward County, Florida  
**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION**

**SITE PLAN**  
**SBBC-2486-2018**

**County Number: Municipality Number: 02-SP-18**  
**Cassia Estates (aka Estates of Lauderdale Lakes)**

March 19, 2019

**RECEIVED**  
**MAR 26 2019**



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  
SITE PLAN**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
<b>Date:</b> March 19, 2019	Single-Family: 79		Elementary: 18
<b>Name:</b> Cassia Estates (aka Estates of Lauderdale Lakes)	Townhouse:		Middle: 9
<b>SBBC Project Number:</b> SBBC-2486-2018	Garden Apartments:		High: 10
<b>County Project Number:</b>	Mid-Rise:		Total: 37
<b>Municipality Project Number:</b> 02-SP-18	High-Rise:		
<b>Owner/Developer:</b> Lauderdale Lakes CRA	Mobile Home:		
<b>Jurisdiction:</b> Lauderdale Lakes	Total: 79		

**SHORT RANGE - 5-YEAR IMPACT**

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS Capacity	Cumulative Reserved Seats
Park Lakes	1,214	1,335	1,006	-329	-18	75.4%	79
Dandy, William	1,232	1,246	1,003	-243	-11	80.5%	45
Anderson, Boyd	2,829	3,112	1,808	-1,304	-52	58.1%	49

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				19/20	20/21	21/22	22/23	23/24
Park Lakes	1,085	-250	81.3%	1,022	1,004	1,011	1,033	1,064
Dandy, William	1,048	-198	84.1%	997	1,015	1,006	1,021	1,028
Anderson, Boyd	1,857	-1,255	59.7%	1,825	1,823	1,821	1,819	1,817

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	2018-19 Contract Permanent Capacity	2018-19 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				19/20	20/21	21/22
Central Charter School	1,293	1,169	-124	1,169	1,169	1,169
Eagles Nest K_5	400	380	-20	380	380	380
Suned High	550	336	-214	336	336	336

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

School(s)	Description of Improvements
Park Lakes	There no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.
Dandy, William	There no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.
Anderson, Boyd	There no capacity additions scheduled in the ADEFP that would increase 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**

This project proposes a total of 79 (four or more bedroom) single family units, which will generate 37 students (18 elementary, 9 middle and 10 high school students).

The school Concurrency Service Areas (CSA) impacted by the project in the 2018/19 school year include Park Lakes Elementary, William Dandy Middle and Boyd Anderson High Schools. Based on the Public School Concurrency Planning Document (PSCPD), all three schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of: 100% gross capacity or 110% permanent capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2018/19- 2020/21), these schools are expected to maintain their current status through the 2020/21 school year. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

In the 2018/19 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 CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2018/19 to 2022/23 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that adequate school capacity is anticipated to be available to support the project as proposed. This preliminary determination shall be valid for 180 days for a maximum of 79 (four or more bedroom) single family units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on September 14, 2019. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

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

---

SBBC-2486-2018 Meets Public School Concurrency Requirements

Yes  No

Reviewed By:

3/19/19  
Date

  
Signature

Lisa Wight  
Name  
Planner  
Title



**City of Lauderdale Lakes**  
**Development Services Department**  
4300 NW 36th Street • Lauderdale Lakes, Florida 33319-5599  
(954) 535-2482 • Fax (954) 731-5309

February 21, 2019

Josie P. Sesodia, AICP, Director  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
115 S. Andrews Ave Rm 329K  
Fort Lauderdale, FL 33301

Re: Somerset Plaza Plat, Parcel C (Plat Book 111/Page 19)

Dear Josie,

Please accept this letter as concurrence by the City of Lauderdale Lakes for the application of a plat note amendment for the above referenced plat. This plat is part of an overall project known as Cassia Estates which includes both the Tri-City Plat and the Somerset Plaza Plat to be developed with 79 single-family dwelling units in the City of Lauderdale Lakes.

The City of Lauderdale Lakes approved a local land use amendment on May 8, 2018 for 84 single-family units by allocating 84 flexibility units. Consistent with the approval, the Broward County Planning Council recertified the City's land-use plan effective on August 27, 2018 (see attached).

The plat note amendment is for Parcel C of the Somerset Plaza plat. The estimated number of dwelling units proposed on Parcel C is 61 dwelling units.

If you should have any questions or require additional information, please do not hesitate to contact me at 954-535-2482.

Sincerely,

Tanya Davis- Hernandez  
City Lauderdale Lakes

cc: Leigh R. Kerr, AICP



APPROVED  
ORDINANCE 2018-003

AN ORDINANCE AMENDING THE LAND USE DESIGNATION PERTAINING TO CERTAIN LANDS CONSISTING OF APPROXIMATELY 24 ACRES, NOW KNOWN AS "COMMERCE PARK;" PROVIDING FOR A CHANGE IN LAND USE DESIGNATION FROM COMMERCIAL TO SINGLE-FAMILY RESIDENTIAL (UP TO FIVE DU/AC); PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE;; PROVIDING AN EFFECTIVE DATE.

WHEREAS, American Land Venture, LLC, through Leigh R. Kerr and Associates, Inc., submitted Application #01-LU-17, seeking an amendment to the City's Comprehensive Plan, Future Land Use Map, from Commercial to Single-Family Residential, up to five dwelling units per acre, and

WHEREAS, the change in the prospective use of the subject property has been discussed through various community meetings, and

WHEREAS, at its January 11, 2018, Special Meeting, the Planning and Zoning Board recommended approval of the Application by a 5-0 vote, and

WHEREAS, the Applicant proposes a project of eighty-four (84) market-rate, single-family dwelling units, applying the City's "flex" units,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAUDERDALE LAKES as follows:

SECTION 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas Clauses are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Ordinance.

SECTION 2. APPROVAL OF APPLICATION #01-LU-17: The City Commission hereby approves Application #01-LU-1 seeking a change in the current land use designation from commercial to residential and allocating eighty-four (84) flexibility units

for such purpose. The City staff is directed to take such steps as are necessary and appropriate to effectuate the purposes hereof.

SECTION 3. CONFLICT: All ordinances or Code provisions in conflict herewith are hereby repealed.


SECTION 4. SEVERABILITY: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. EFFECTIVE DATE: This Ordinance shall become effective immediately upon its final passage.

PASSED ON FIRST READING ON THE 13<sup>TH</sup> DAY OF FEBRUARY, 2018.

PASSED ON SECOND READING ON THE 8<sup>TH</sup> DAY OF MAY, 2018.

ATTEST:



*Hazelle Rogers*  
HAZELLE ROGERS, MAYOR

*Sharon Houslin*  
SHARON HOUSLIN, CITY CLERK

SHARON HOUSLIN, CITY CLERK

JCB:jl

Sponsored by: TANYA DAVIS-HERNANDEZ, Director of Development Services

**VOTE:**

Mayor Hazelle Rogers	<u>  X  </u> (For)	<u>    </u> (Against)	<u>    </u> (Other)
Vice-Mayor Beverly Williams	<u>    </u> (For)	<u>    </u> (Against)	<u>  X  </u> (Other) (Absent)
Commissioner Sandra Davey	<u>  X  </u> (For)	<u>    </u> (Against)	<u>    </u> (Other)
Commissioner Gloria Lewis	<u>    </u> (For)	<u>    </u> (Against)	<u>  X  </u> (Other) (Absent)
Commissioner Veronica Edwards Phillips	<u>  X  </u> (For)	<u>    </u> (Against)	<u>    </u> (Other)



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

April 25, 2019

Ella Parker, AICP  
Urban Design & Planning  
700 Northwest 19 Avenue  
Fort Lauderdale, FL 33311

RE: Municipal notification of a delegation request to revise the note on a recorded plat adjacent to the municipal limits of Fort Lauderdale:

**Plat name: Somerset Plaza**  
**Plat No. 164-MP-80**

Written comments must be received on or before **May 6, 2019**

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

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

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

If you have any questions, please contact Jean-Paul W. Perez by phone at 954-357-6637 or by email at [jpperez@broward.org](mailto:jpperez@broward.org).

Sincerely,

Jean-Paul W. Perez, Senior Planner  
Planning and Development Management Division



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

April 25, 2019

Peter Schwartz, AICP  
Planning and Zoning  
5399 North Dixie Highway, Suite 3  
Oakland Park, FL 33334

RE: Municipal notification of a delegation request to amend the note on a recorded plat adjacent to the municipal limits of Oakland Park:

**Plat name: Somerset Plaza**  
**Plat No. 164-MP-80**

Written comments must be received on or before **May 6, 2019**

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

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

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

If you have any questions, please contact Jean-Paul W. Perez by phone at 954-357-6637 or by email at [jpperez@broward.org](mailto:jpperez@broward.org).

Sincerely,

Jean-Paul W. Perez, Senior Planner  
Planning and Development Management Division





**Florida Department of Transportation**

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT  
SECRETARY

March 1, 2019

THIS PRE-APPLICATION LETTER IS VALID UNTIL – February 28, 2020  
THIS LETTER IS NOT A PERMIT APPROVAL

Leigh R. Kerr  
Leigh Robinson Kerr & Associates.  
808 E. Las Olas Blvd #104  
Ft. Laud 33301

Dear Leigh R. Kerr:

RE: **March 1, 2019** - Pre-application Meeting for **Category C Driveway Date of Pre-App Meeting: February 28, 2019**  
Broward- Lauderdale Lakes, Urban; SR 816; Sec. # 86090; MP: 4.299  
Access Class - 05; Posted Speed - 45; SIS - Influence Area; Ref. Project: FM 440088.1 & FM 433165.1

**Request: Use Somerset Dr. on south side of SR 816/W Oakland Park Blvd., located approximately 820 feet west of NW 31<sup>st</sup> Ave.**

**SITE SPECIFIC INFORMATION**

Project Name & Address: **Cassia Estates – South of Oakland Park Blvd, West of NW 31st Ave**  
Applicant/Property Owner: **American Land Ventures/City of Lauderdale Lakes CRA**  
Parcel Size: **23 Acres** Development Size: **83 DU/Single-Family Homes (Parcel C of Somerset Plaza)**

**WE APPROVE YOUR REQUEST**

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions** and **comments** below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

**Conditions:**

- **A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 100 feet is required.**

**Comments:**

**The existing bus stop easement on Oakland Park shall be platted.**

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements,
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: [ashok.sampath@dot.state.fl.us](mailto:ashok.sampath@dot.state.fl.us) with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

  
Ashok Sampath, M.S.  
District Access Management Manager



cc: Roger Lemieux  
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2019-02-28\1. Cassia Estates\Cassia Estates.docx

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

**Application:** Delegation Request to amend the note to restrict Parcel C to 61 single family dwelling units.  
**File Number:** 164-MP-80  
**Project Name:** Somerset Plaza  
**Comments Due:** March 18, 2019  
**Development Type:** Parcel C: Residential (61 Single Family Dwelling Units)

The Planning and Development Management Division of the Broward County Environmental Protection and Growth Management Department (EPGMD) has coordinated with other Divisions in this Department along with the County Health Department to provide the following comments on the above referenced plat:

**Surface Water Management**

This plat is located in the City of Lauderdale Lakes and is under the jurisdiction of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division. Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. A surface water management license from the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division will be required prior to any construction.

**Potable Water Review**

This project is within the Broward County water service jurisdictional (service) area, District 1. A BCWWS Utility Connection Permit will be required before water construction can begin. Visit the web page at [www.broward.org/WaterServices/Pages/LandDevelopment.aspx](http://www.broward.org/WaterServices/Pages/LandDevelopment.aspx) for additional information. The configurations of water facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit.

This plat will be served by the City of Lauderdale Lakes' Water Treatment Plant which has a capacity of 16.000 MGD, a maximum daily flow of 8.200 MGD, and the estimated project's flow is 0.021 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**

This property is located in a Broward County wastewater services jurisdictional (service) area, District. A BCWWS Utility Connection Permit will be required before wastewater construction can begin. For additional information visit the web page at [www.broward.org/WaterServices/Pages/LandDevelopment.aspx](http://www.broward.org/WaterServices/Pages/LandDevelopment.aspx). The configurations of wastewater facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit.

Wastewater Treatment Plant:	<b>B. C. North Regional</b>
Flow Data:	<b>As of 12/18</b>
EPGMD Licensed Capacity	<b>95.0000 MGD</b>
12 Month Average Flow:	<b>69.0100 MGD</b>
Existing Flow Reserved by Building Permit:	<b>2.7120 MGD</b>
Total Committed Flow:	<b>71.7220 MGD</b>
Estimated Project Flow:	<b>0.0183 MGD</b>

Page 2  
164-MP-80 Somerset Plaza

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.

#### **Natural Resources Preservation**

This plat is not located in a wellfield zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of south Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section.

Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Lauderdale Lakes 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.

A Tree Removal License will be required for any proposed tree removal, relocation and/or replacement. Please contact Peter Burke at 954-519-1224 or at [pburke@broward.org](mailto:pburke@broward.org) for more information.

Page 3  
164-MP-80 Somerset Plaza

This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:

<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>

**Additional Comments Addressing Certain Environmental Protection Actions Needed to Implement the Project**

1. An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
2. The subject plat is in the vicinity of known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering 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.





**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 SOMERSET PLAZA PLAT

Plat Number Not Shown Plat Book - Page 111/19 (If recorded)

Owner/Applicant Lauderdale Lakes CRA Phone 954-535-2491

Address 4300 NW 36th Street City Lauderdale Lakes State FL Zip Code 33319

Owner's E-mail Address CelestineD@lauderdalelakes.org Fax # 954-731-5309

Agent Leigh Robinson Kerr & Associates, Inc Phone 954-467-6308

Contact Person Leigh Kerr

Address 808 E. Las Olas Blvd #104 City Ft. Laud State FL Zip Code 33301

Agent's E-mail Address Lkerr808@bellsouth.net Fax # 954467-6309

**PROPOSED CHANGES**

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

Current note for entire plat This plat is restricted to non-residential use.

---

Proposed note for entire plat This plat is restricted to 61 single-family dwelling units on Parcel C, and the remainder of the plat is restricted to non-residential use.

**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: PCR18-4 Effective 8/27/18

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  
Broward County 1A Plant

Will project be served by an approved sewage treatment plant? If YES, state name and address  Yes  No  
Broward County North Regional Wastewater Treatment Plant

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 TBD

---

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

---

Number of students for a daycare center or school STUDENTS N/A

---

Reasons for this request (Attach additional sheet if necessary.) TO FACILITATE THE DEVELOPMENT OF THE SITE WITH SINGLE-FAMILY HOMES CONSISTENT WITH THE CITY'S LAND USE PLAN.

**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? <sup>X</sup> 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**

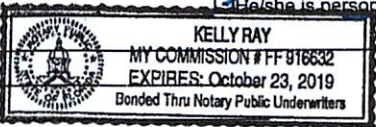
State of Florida  
County of Broward

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 \_\_\_\_\_  
Sworn and subscribed to before me this 26 day of February, 2019  
by Leigh Kerr

Has presented \_\_\_\_\_ as identification.  
 He/she is personally known to me or \_\_\_\_\_ as identification.

Signature of Notary Public [Signature]  
Type or Print Name Kelly Ray



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

Time N/A Application Date 2/26/2019 Acceptance Date 3/4/2019\*  
Comments Due 3/18/2019 C.C. Mtg. Date TBD Fee \$ 2,090

Plats  Survey  Site Plan  City Letter  Agreements

Other Attachments (Describe) BCPC LETTER

Title of Request SOMERSET PLAZA / CASSIA

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 FDOT

Other \_\_\_\_\_

Adjacent City N/A Received by \_\_\_\_\_

Revised 10/15

\* FDOT PRE-APPROVAL LETTER OMITTED FROM SUBMITTAL.  
Page 2

JEAN-PAUL W. PEREZ  
SENIOR PLANNER

**Leigh Robinson Kerr**  
**& Associates, Inc.**  
Member, American Institute of Certified Planners

Somerset Plaza Plat  
Parcel C

Narrative

The proposed note is to facilitate the development of a single-family development on the parcel owned by the City of Lauderdale Lakes CRA. The site will be developed in conjunction with the adjacent Tri-City Plat and the combined development will consist of 77 dwelling units. The existing and proposed notes are provided below.

Existing Note

This plat is restricted to non-residential use.

Proposed Note

This plat is restricted to 61 single-family dwelling units on Parcel C, and the remainder of the plat is restricted to non-residential use.

*Leigh Kerr*