

Application Number 013-MP-21

Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Zona Place			
Plat/Site Number <u> </u>		Plat Book - Page (if recorded) <u> </u>	
Owner/Applicant/Petitioner Name Town of Davie			
Address 6591 Orange Drive		City Davie	State FL
Zip 33314			
Phone 954 797 1041	Email Phillip_Holste@davie-fl.gov		
Agent for Owner/Applicant/Petitioner Calvin, Giordano & Associates, Inc.		Contact Person Hoyt Holden, AICP	
Address 1800 Eller Drive, Suite 600		City Fort Lauderdale	State FL
Zip 33316			
Phone 954 266 6468	Email Hoyt@cgasolutions.com		
Folio(s) Please see attached list of folios and ownership			
Location East side of Davie Road at/between/and Sw 38th Court and/of SW 37th Street north side/corner north street name street name / side/corner street name			

Type of Application (this form required for all applications)	
Please check all that apply (use attached Instructions for this form).	
☒ Plat (fill out/PRINT Questionnaire Form, Plat Checklist)	
☐ Site Plan (fill out/PRINT Questionnaire Form, Site Plan Checklist)	
☐ Note Amendment (fill out/PRINT Questionnaire Form, Note Amendment Checklist)	
☐ Vacation (fill out/PRINT Vacation Continuation Form, Vacation Checklist , use Vacation Instructions)	
☐ Vacating Plats, or any Portion Thereof (BCCO 5-205)	
☐ Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)	
☐ Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)	
☐ Vacation (Notary Continuation Form Affidavit required, fill out Business Notary if needed)	

Application Status			
Has this project been previously submitted?	☐ Yes	☒ No	☐ Don't Know
This is a resubmittal of:	☐ Entire Project	☐ Portion of Project	☒ N/A
What was the project number assigned by the Planning and Development Division?	Project Number	☒ N/A	☐ Don't Know
Project Name		☒ N/A	☐ Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	☐ Yes	☐ No	☐ Don't Know
Has the 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.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	☐ Yes ☒ No ☐ Don't Know
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	☐ Yes ☒ No ☐ Don't Know
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.)	☒ Yes ☐ No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	☐ Yes ☒ No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	☐ Yes ☒ No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	☐ Yes ☒ No
If the answer is "Yes" to any of the questions above 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 for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) RAC	Land Use Plan Designation(s) RAC
Zoning District(s) RAC	Zoning District(s) RAC

Existing Land Use					
A credit against impact fees may be given for the site's current or previous use. No credit will be granted for any demolition occurring more than eighteen (18) months and/or sixty (60) months for mobile homes of Environmental Review of construction plans. To receive a credit, complete the following table. Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated <u>within</u> eighteen (18) months of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.					
Are there any existing structures on the site?					☐ Yes ☐ No
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?
Industrial	2464	2020	YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
*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 id defined by the definition in the Land Development Code.					

Proposed Use			
RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
Mid Rise	250 DU	Commercial	5,000 Sq. ft.

NOTARY PUBLIC: Owner/Agent Certification

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

Hoyt Holden

Digitally signed by Hoyt Holden
Date: 2020.11.06 00:36:33 -05'00'

Owner/Agent Signature

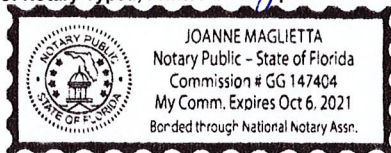
Date

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence | ☐ online notarization, this 6 day of November, 2020, who ☒ is personally known to me | ☐ has produced _____ as identification.

Joanne Maglietta
Name of Notary Typed, Printed or Stamped



Notary Seal (or Title or Rank)

Joanne Maglietta
Signature of Notary Public - State of Florida

Serial Number (if applicable)

For Office Use Only

Application Type

MUNI PLOT

Application Date <u>4/12/21</u>	Acceptance Date <u>4/20/21</u>	Fee <u>\$4,780</u>
Comments Due <u>5/10/21</u>	Report Due <u>5/20/21</u>	CC Meeting Date <u>N/A</u>

Adjacent City or Cities

NONE

☒ Plats ☒ Surveys ☐ Site Plans ☐ Landscaping Plans ☐ Lighting Plans
☐ City Letter ☐ Agreements

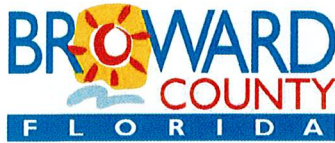
☒ Other: TITLE WORK, SCHOOL BD RECEIPTS

Distribute To
☒ Full Review ☐ Planning Council ☐ School Board ☐ Land Use & Permitting
☐ Health Department ☐ Zoning Code Services (BMSD only) ☐ Administrative Review

☐ Other:

Received By

M.W. CHARLIE



Application Number 013-MP-21

Development and Environmental Review Online Application Questionnaire Form

Type of Application

☒ Plat

☐ Site Plan

☐ Note Amendment

Project Questionnaire

Please answer the questions marked for the type of application checked.

1. Why is this property being platted? Attach an additional sheet(s) if necessary.
Development is proposed for the property within the next year. Portions of the site are "un-platted" and Administrative Rules Document require the project be platted.

2. Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If "Yes", indicate DRI or FQD name and Latest Ordinance number ☐ Yes ☒ No
or Official Record Book and Page Number.

DRI Name	FQD Name
Latest Ordinance Number	Official Record Book and Page Number

3. Is the project subject to any existing or proposed agreement(s) with Broward County or a municipality? If "Yes", state the title and subject of the agreement(s) and attach a copy(s). ☐ Yes ☒ No

4. Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? ☐ Yes ☒ No

If YES, LUPA Number

5. Does the note represent a change in TRIPS? ☒ Increase ☐ Decrease ☐ No Change

6. Does the note represent a major change in Land Use? ☐ Yes ☒ No

7. Are any off-site roadway improvements being required by any government agency or proposed by the applicant? If "Yes", attach any sheets and describe fully. ☐ Yes ☐ No

8. Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. ☐ Yes ☒ No

9. Does the owner have any financial interest in properties near or adjacent to this project? If "Yes", please attach a sheet(s) and describe fully. ☒ Yes ☐ No

10. Does this property abut a State Road? If "Yes", see Supplemental Documentation Requirement No. 19 for required letter from Florida Department of Transportation (FDOT). ☐ Yes ☒ No

11. Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If "Yes", please attach sheet(s) and describe fully.	☐ Yes ☒ No
12. Are bikeways and walkways to be provided to connect residential areas to school or recreational sites? If "Yes", attach five (5) drawings showing facilities (if not show on plat).	☐ Yes ☒ No
13. Is credit being requested for private recreational facilities? If "Yes", attach two (2) sets of plans showing facilities. (APPLIES TO PROJECTS IN THE UNINCORPORATED AREA ONLY.)	☐ Yes ☒ No
14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.	☒ Yes ☐ No
Name/Title Lisa Wight and Mohammed Rasheduzzaman. SCAD has been requested.	
15. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?	☐ Yes ☒ No
16. Are there any natural features located on the property (e.g. wetlands, dunes, areas of native tree canopy wildlife, habitats, etc.)? If "Yes", attach a sheet(s) and describe fully. For information, contact Aquatic and Wetland Resources Section, Environ. Licensing & Bldg. Permitting (ELBP) Division.	☐ Yes ☒ No
17. Does the property contain any portion of lands identified as "Natural Resource Areas?" If "Yes" see Supplemental Documentation Requirement No. 8. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).	☐ Yes ☒ No
18. Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern?" If "Yes", please see Supplemental Documentation Requirement No. 9. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).	☐ Yes ☒ No
19. Does the property contain any portion of lands identified as a "Cultural Resource Category Local Area of Particular Concern" which include archaeological sites and/or historic sites and structures? If "Yes", for archaeological sites, see Supplemental Documentation Requirement No. 10. For historic locations, contact the Broward County Historic Preservation Officer.	☐ Yes ☒ No
20. Will any dredging or major filling operation be necessary, or is a waterway involved in the proposed project? If "Yes", permits may be required from Broward County. Please contact Broward County Aquatic and Wetland Resources Section (ELBP Division).	☐ Yes ☒ No
21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.	☒ Yes ☐ No
Facility Name Town of Davie Water System V Treatment Plant Address 7351 SW 30th Street, Davie, FL 33314	
22. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.	☐ Yes ☒ No
23. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address.	☒ Yes ☐ No
Facility Name Town of Davie System IV Reclamation Treatment Facility Address 7351 SW 30th Street, Davie, FL 33314	

	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.	☐ Yes ☒ No
	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector.	☐ Yes ☒ No
	Solid Waste Collector	
	26. Has any contact been made with FPL and AT&T regarding service availability and easement requirements? If "Yes", state name and title of the person contacted.	☐ Yes ☒ No
	FPL – Name/Title AT&T – Name/Title	
	27. Estimate or state the total number of on-site parking spaces to be provided.	Spaces 513
	28. If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including day care centers or schools, or places of worship.	Seating N/A

ZONA PLACE FOLIO LIST

Folio	Address	Owner
5041-26-02-0051	3790 SW 64 th Avenue	Town of Davie
5041-26-02-0050	3820 SW 64 th Avenue	CG Davie North, LLC
5041-26-02-0052	6361 SW 38 th Court	CG Davie North, LLC
5041-26-02-0057	6351 SW 38 th Court	CG Davie North, LLC
5041-26-19-1950	3771 SW 63 rd Avenue	CG Davie North, LLC
5041-26-19-1960	SW 63 rd Avenue	CG Davie North, LLC
5041-26-19-1970	SW 63 rd Avenue	CG Davie North, LLC
5041-26-19-1980	SW 63 rd Avenue	CG Davie North, LLC
5041-26-19-1990	SW 63 rd Avenue	CG Davie North, LLC
5041-26-19-2000	SW 63 rd Avenue	CG Davie North, LLC
5041-26-19-2010	SW 63 rd Avenue	CG Davie North, LLC
5041-26-19-2020	SW 63 rd Avenue	CG Davie North, LLC

Board of County Commissioners, Broward County, Florida
Resilient Environment Department
Urban Planning Division
Project Update Sheet

④

Exhibit 9
Page 9 of 10

Plat/Site Plan Number 13-MP-21

INSTRUCTIONS

Use this update form in lieu of filling out a new plat/site plan application form whenever a project goes from one review to another or whenever new information is submitted. Complete the applicable sections of this form only if the information has changed from the previous submittal. If you do not have a copy of your previous application forms, obtain a copy from this office. Any section left blank indicates that the information on the original (previous) application has not changed. Supplemental documentation requirements are listed on the reverse side of the "Project Questionnaire" form, page 3, available from this office. Please type this application or print legibly in **black ink**.

PROJECT REVISIONS

Plat/Site Plan Name <u>ZONA PLACE</u>	
Owner's Name <u>CG DAVIE NORTH, LLC</u>	Phone <u>954-306-6160</u>
Address <u>621 South Deferal Highway, Suite 5</u> City <u>Fort Lauderdale</u> State <u>FL</u> Zip Code <u>33301</u>	
Owner's E-mail Address <u>jbedzow@ceibargroupe.com</u>	Fax # _____
Agent _____	Phone <u>954-292-2671</u>
Contact Person _____	
Address _____ City _____ State _____ Zip Code _____	
Agent's E-mail Address _____ Fax # _____	

EXISTING

Land use plan designation(s) _____

Zoning District(s) _____

PROPOSED

Land use plan designation(s) _____

Zoning District(s) _____

A credit against impact fees may be given for the site's present or previous use if there are existing buildings on the property and/or if buildings were demolished within eighteen (18) months of this application. To receive a credit, complete the following table (attach an additional sheet if necessary). (Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within 18 months of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

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?

*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.

Please specify the proposed use in accordance with the land use categories listed on the reverse side of the "Project Characteristics form, page 2, available from this office. Please Note: Residential uses must be expressed based upon DWELLING UNIT TYPES listed on the reverse side of page 2. COMMERCIAL, OFFICE, and CHURCH USES must be expressed in terms of gross building square footage. If there are any unique factors which may affect traffic generation, attach a separate sheet and describe fully.

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.

RESIDENTIAL UNITS

Type of Unit	Number of Units	NON-RESIDENTIAL UNITS	
		Land Use	Net Acreage or Gross Floor Area

SCHOOL CONCURRENCY (Residential Submissions Only)

Does the change to the application generate less than one (1) student?

☒ Yes ☐ No

Is this application exempt or vested pursuant to criteria in the Land Development Code?

☐ Yes ☒ No

If the answers to both questions are "No," please see reverse side of Page 3, Required Documentation section of the Plat/Site Plan application for submittal requirements.

Is this application subject to an approved Declaration of Restrictive Covenant or tri-party agreement?

☐ Yes ☒ No

If "Yes," please see reverse side of Page 3, Required Documentation section of the Plat/Site Plan application for submittal requirements.

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Application Type <u>PROJECT UPDATE</u>	Time _____	Application Date <u>3/29/22</u>
Acceptance Date <u>3/30/22</u>	Fee <u>N/A</u>	Comments Due <u>N/A</u>
Report Due _____	Adjacent City _____	
☐ Plats	☐ Surveys	☐ Site Plans
☐ Other (Describe) _____	☐ Landscaping Plans	☐ Lighting Plans
Comments _____	Received By <u>H.V. CLARKE</u>	

Questionnaire Changes

Please review all questions on the "Project Questionnaire" form, Page 3, and indicate any revisions.

[illegible]

Comments and Additional Information

Town of Davie was official applicant when they still owned one of the folios and the developer CG Davie North LLC owned the majority of the folios. The Town sold their property to CG Davie North LLC in February 2022. The Town of Davie is still obligated to record the plat & CGA as agent will be the representative to do so.

CHANGED OWNERS FROM: TOWN OF DOVIE

TO: CG DONIE NORTH, LLC

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 changes to the original application and supplemental documents supplied herein are true and correct to the best of my knowledge. If no changes are indicated on this update sheet or in the attached supplemental documentation, then this certifies that the information supplied on the original application is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent Hoyt Holden

Sworn and subscribed to before me this 29th day of March, 2022

by Hoyt Holden ☒ He/she is personally known to me or

☐ Has presented _____ as identification.

Signature of Notary Public Dawn Hopkins

Type or Print Name Dawn Hopkins

