



Application Number 034-MP-13

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 College Crossings Two (Parcel A-2-B)			
Plat/Site Number 34-MP-13	Plat Book - Page (if recorded) 181-36		
Owner/Applicant/Petitioner Name ArchCo Residential LLC c/o Jason Jacobson			
Address 3340 Peachtree Road, Suite 1800	City Atlanta	State GA	Zip 30326
Phone (571)220-4829	Email jjacobson@archcoresidential.com		
Agent for Owner/Applicant/Petitioner Craven Thompson and Associates, Inc.		Contact Person Julian Bobilev	
Address 3563 NW 53rd Street	City Fort Lauderdale	State FL	Zip 33309
Phone (954) 739-6400 x379	Email jbobilev@craventhompson.com		
Folio(s) 50412312001			
Location <div style="display: flex; justify-content: space-between; align-items: flex-start;"> south <small>north side/corner north</small> side of Reese Road <small>street name</small> at/between/and Davie Road <small>street name / side/corner</small> and/of Florida's Turnpike <small>street name</small> </div>			

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

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Activity Center	Land Use Plan Designation(s) Activity Center
Zoning District(s) RAC-RTE	Zoning District(s) RAC-RTE

Existing Land Use					
<p>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 three (3) years 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 within three (3) years 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.</p>					
Are there any existing structures on the site?					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or <u>will</u> be Demolished?
Vacant			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
<p>*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.</p>					

Proposed Use			
RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
Midrise units	170		

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.

Patricia A. Gilbert _____ Date 1/12/2021

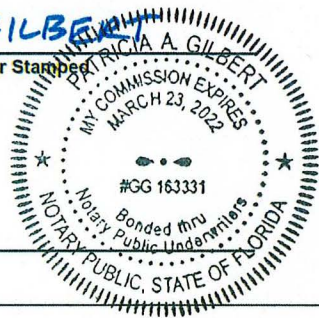
Owner/Agent Signature

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 12th day of January, 2021, who is personally known to me | has produced _____ as identification.

PATRICIA A. GILBERT
Name of Notary Typed, Printed or Stamped



Notary Seal (or Title or Rank)

Patricia A. Gilbert
Signature of Notary Public – State of Florida

Serial Number (If applicable)

For Office Use Only

Application Type note amendment

Application Date <u>03/22/2021</u>	Acceptance Date <u>03/22/2021</u>	Fee <u>\$ 1,990</u>
Comments Due <u>04/12/2021</u>	Report Due <u>04/22/2021</u>	CC Meeting Date <u>TBD</u>

Adjacent City or Cities
Plantation and BMSD

Plats Surveys Site Plans Landscaping Plans Lighting Plans
 City Letter Agreements

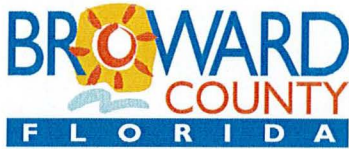
Other: SCAD

Distribute To

<input checked="" type="checkbox"/> Full Review	<input type="checkbox"/> Planning Council	<input type="checkbox"/> School Board	<input type="checkbox"/> Land Use & Permitting
<input type="checkbox"/> Health Department	<input type="checkbox"/> Zoning Code Services (BMSD only)	<input type="checkbox"/> Administrative Review	

Other:

Received By *Karen*



Application Number 034-MP-13

Development and Environmental Review Online Application Questionnaire Form

Type of Application		
<input type="checkbox"/> Plat	<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> 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.				
	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 or Official Record Book and Page Number. <input type="checkbox"/> Yes <input type="checkbox"/> No				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">DRI Name</td> <td style="width: 50%; padding: 2px;">FQD Name</td> </tr> <tr> <td style="padding: 2px;">Latest Ordinance Number</td> <td style="padding: 2px;">Official Record Book and Page Number</td> </tr> </table>	DRI Name	FQD Name	Latest Ordinance Number	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). <input type="checkbox"/> Yes <input type="checkbox"/> No				
X	4. Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">If YES, LUPA Number</td> </tr> </table>	If YES, LUPA Number			
If YES, LUPA Number					
X	5. Does the note represent a change in TRIPS? <input type="checkbox"/> Increase <input checked="" type="checkbox"/> Decrease <input type="checkbox"/> No Change				
X	6. Does the note represent a major change in Land Use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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. <input type="checkbox"/> Yes <input type="checkbox"/> No				
	8. Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. <input type="checkbox"/> Yes <input type="checkbox"/> 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. <input type="checkbox"/> Yes <input type="checkbox"/> 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). <input type="checkbox"/> Yes <input type="checkbox"/> 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.	<input type="checkbox"/> Yes <input type="checkbox"/> 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).	<input type="checkbox"/> Yes <input type="checkbox"/> 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.)	<input type="checkbox"/> Yes <input type="checkbox"/> No
	14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted. Name/Title	<input type="checkbox"/> Yes <input type="checkbox"/> No
	15. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?	<input type="checkbox"/> Yes <input type="checkbox"/> 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.	<input type="checkbox"/> Yes <input type="checkbox"/> 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).	<input type="checkbox"/> Yes <input type="checkbox"/> 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).	<input type="checkbox"/> Yes <input type="checkbox"/> 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.	<input type="checkbox"/> Yes <input type="checkbox"/> 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).	<input type="checkbox"/> Yes <input type="checkbox"/> No
X	21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address. Facility Name Tindall Hammock Irrigation and Soil Conservation District Address 3941 SW 47th Avenue Davie, Florida 33314	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
X	22. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
X	23. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address. Facility Name Tindall Hammock Irrigation and Soil Conservation District Address 3941 SW 47th Avenue Davie, Florida 33314	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

X	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector. <input type="checkbox"/> Yes <input type="checkbox"/> No		
	<table border="1" style="width: 100%;"> <tr> <td style="padding: 2px;">Solid Waste Collector</td> </tr> <tr> <td style="padding: 5px;">Waste Management</td> </tr> </table>	Solid Waste Collector	Waste Management
Solid Waste Collector			
Waste Management			
	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. <input type="checkbox"/> Yes <input type="checkbox"/> No		
	<table border="1" style="width: 100%;"> <tr> <td style="padding: 2px;">FPL - Name/Title</td> </tr> <tr> <td style="padding: 2px;">AT&T - Name/Title</td> </tr> </table>	FPL - Name/Title	AT&T - Name/Title
FPL - Name/Title			
AT&T - Name/Title			
X	27. Estimate or state the total number of on-site parking spaces to be provided. Spaces 275		
X	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		

September 9, 2021

Ms. Josie P. Sesodia, Director
Planning and Development Management Division
1 N. University Drive, Suite 102A
Plantation, FL 33324

**RE: College Crossings Two Plat (34-MP-13)
Plat Note Amendment – ArchCo Reese Road Apartments
Town of Davie
CT&A PROJECT NO. 87-0050-T13-01**

Dear Ms. Sesodia:

This narrative describes our request to amend the plat note for the College Crossings Two plat (34-MP-13, recorded in Plat Book 181 pg. 36). This plat note has been amended three times previously (see instruments #1122559112, 113359959, 113738767, and 115750447).

Our request is to amend the level of approved development for the Waterwalk Parcel (Parcel A-2-B). This undeveloped parcel is bordered by Woodspring Suites to the east and The Avenue Apartments to the west. The proposed change is to eliminate the hotel use and increase the number of midrise units from 78 to 170. This would represent a reduction in trips generated from 83 to 67. Concurrently with this delegation request, the applicant is submitting a new site plan to the Town of Davie. The previous mixed hotel/residential project is no longer viable and a new developer is purchasing the site.

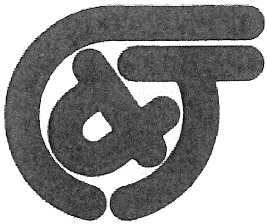
The current plat note per Instrument #115750447 reads thus:

Parcel A-1	350 Townhouse Units 251,450 SF Commercial Use
Parcel A-2-A	106 Garden Apts. 288 Midrise Units
Parcel A-2-B	78 Midrise Units 75 Room Hotel
Parcel A-3-A	115,000 SF General Industrial Use
Parcel A-3-B	585,000 SF General Industrial Use
Parcel B	124 Room Hotel

The proposed plat note is as follows (change is underlined):

Parcel A-1	350 Townhouse Units 251,450 SF Commercial Use
Parcel A-2-A	106 Garden Apts. 288 Midrise Units
<u>Parcel A-2-B</u>	<u>170 Midrise Units</u>
Parcel A-3-A	115,000 SF General Industrial Use
Parcel A-3-B	585,000 SF General Industrial Use
Parcel B	124 Room Hotel

CRANEN THOMPSON



& ASSOCIATES INC.

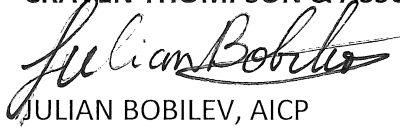
Engineers
Planners
Surveyors
Landscape Architects

3563 N.W. 53rd Street
Fort Lauderdale, FL 33309-6311
(954)739-6400
Fax (954) 739-6409

Please call me at (954) 739-6400 ext. 379 if you have any questions.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.

A handwritten signature in black ink that reads "Julian Bobilev". The signature is written in a cursive style with a prominent underline.

JULIAN BOBILEV, AICP

Land Planner