

Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
**Plat/Site Plan Application**

Plat/Site Plan Number 231-MP-18

**INSTRUCTIONS**

For your application to be officially accepted for processing, you must complete this application in full. The owner/agent certification must be signed and notarized with the appropriate supplemental documentation attached. If any information requested is not applicable, please identify it as such. Please type this application or print legibly in **black ink**.

**PROJECT INFORMATION**

Plat/Site Plan Name TUSCAN ISLES  
 Owner's Name HBC Florida, Inc. Phone \_\_\_\_\_  
 Address 800 Douglas Rd., Annex Bldg. 111 City Coral Gables State FL Zip Code 33134  
 Owner's E-mail Address \_\_\_\_\_ Fax # \_\_\_\_\_  
 Agent HSQ Group, Inc. Phone 561.392.0221x104  
 Contact Person Emanuel Corneille  
 Address 1001 Yamato Rd., Suite 105 City Boca Raton State FL Zip Code 33431  
 Agent's E-mail Address emanuel@hsqgroup.net Fax # 561.392.6458

**LOCATION**

Jurisdiction City of Miramar  
 Section 31 Township 51 S. Range 40 E.  
 Additional section/township/range if applicable \_\_\_\_\_  
 sw corner of Side of SW 172nd Ave. at/between & Bass Creek Rd. and \_\_\_\_\_  
 north... street name street name street name

**APPLICATION STATUS**

- Has this project been previously submitted?  Yes  No  Don't Know  
Check the appropriate answer to each question if the project was previously submitted.
  - This is a resubmittal of:  Entire Project  Portion of Project
  - What was the project number assigned by the Planning and Development Management Division?  
Project Number \_\_\_\_\_  Don't Know
  - What was the project name? \_\_\_\_\_
  - Are the boundaries of this project exactly the same as the previously submitted project?  Yes  No
  - 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.

**REPLAT STATUS**

- Is this plat a replat of a plat approved and/or recorded after March 20, 1979?  Yes  No  
If yes, please answer the following questions.
- Name and Project Number of underlying approved and/or recorded plat. \_\_\_\_\_
- Is the underlying plat all or partially residential?  Yes  No  
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," please 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?  
If the answer is "Yes" to questions 1-4, please see reverse side of application for "Required Documentation" for "School Concurrency Submission Requirements."  Yes  No

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

Application Type MUNI PLAT Time \_\_\_\_\_ Application Date 6/20/18  
 Acceptance Date 7/8/18 Fee \$4,860 Comments Due 7/31/18  
 Report Due 8/14/18 Adjacent City NONE  
 Plats  Surveys  Site Plans  Landscaping Plans  Lighting Plans  
 Other (Describe) TITLE WORK, SFP, SD, RECEIPT Received By HWC  
 Comments GDY 1/20/17

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**Project Characteristics**

**INSTRUCTIONS**

The information on this form will be used to determine the project's overall impact on urban service delivery facilities and programs. The "Existing Land Use" and "Proposed Use" sections will be used to calculate impact fees and Traffic Concurrence. A note will be placed on the plat restricting the property in accordance with the proposed use(s) specified below.

**LANDUSE AND ZONING**

<p><b>EXISTING</b></p> <p>Land use plan Irregular Residential 3.21 Designation(s) _____</p> <p>_____</p> <p>Zoning District(s) R-1B _____</p> <p>_____</p>	<p><b>PROPOSED</b></p> <p>Land use plan same Designation(s) _____</p> <p>_____</p> <p>Zoning District(s) RS-6 &amp; RS-8 _____</p> <p>_____</p>
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**EXISTING LAND USE- ARE THERE ANY EXISTING STRUCTURES ON THE SITE?**  Yes  No

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 18 months (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 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.

**PROPOSED USE**

Please specify the proposed use in accordance with the land use categories listed on the reverse side of this form. Please Note: Residential uses must be expressed based upon DWELLING UNIT TYPES listed on the reverse side of this form. 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.

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Type of Unit	Number of Units	Land Use	Net Acreage or Gross Floor Area
Single Family	385		

**Board of County Commissioners, Broward County, Florida  
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 Planning and Development Management Division  
 Project Questionnaire**

Check the appropriate "Yes" or "No" box for each question below. If additional space is required to explain a response, attach and label continuation sheets. - **ALL QUESTIONS MUST BE ANSWERED** -

1.	Why is this property being platted? Attach additional sheet if necessary. <u>To create a development of 385 single family lots.</u>		
2.	Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If YES, indicate DRI or FQD name.  DRI or FQD NAME _____ If yes, provide the latest ordinance number and/or Official Record Book and page number. ORDINANCE # _____ O.R. BOOK & PAGE # _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
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 checked="" type="checkbox"/> NO
4.	Are any off-site roadway improvements being required by any government agency or proposed by the applicant? If YES, attach sheet and describe fully.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
5.	Does this property or project have an adjudicated or vested rights status? If YES, attach appropriate documentation.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
6.	Does the owner have any financial interest in properties near or adjacent to this project? If YES, attach sheet and describe fully.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
7.	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 checked="" type="checkbox"/> NO
8.	Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If YES, attach sheet and describe fully.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
9.	Are bikeways and walkways to be provided to connect residential areas to school or recreational sites? If YES, attach five drawings showing such facilities. (If not shown on plat).	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
10.	Is credit being requested for private recreational facilities? If YES, attach two sets of plans showing facilities. (APPLIES TO PROJECTS IN UNINCORPORATED AREA ONLY.)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
11.	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 checked="" type="checkbox"/> NO
12.	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 checked="" type="checkbox"/> NO
13.	Are there any natural features located on the property (e.g. wetlands, dunes, areas of native tree canopy, wildlife, habitats, etc.)? If YES, attach sheet and describe fully. For information, contact Aquatic and Wetland Resources Section, Environ. Licensing & Bldg. Permitting (ELBP) Division	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
14.	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 checked="" type="checkbox"/> NO
15.	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, see Supplemental Documentation Requirement No. 9. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
16.	Does the property contain any portion of lands identified as a "Cultural Resource Category Local Area of Particular Concern" which include archaeological sites and historic sites and structures? If YES, for archaeological sites, see Supplemental Documentation Requirement No. 10. For locations, contact the Broward County Historic Preservation Officer.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
17.	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 checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
18.	Is the project to be served by an approved potable water system? If YES, state name of facility and facility address. Facility Name: <u>West Water Treatment Plant</u> Address: <u>4100 South Flamingo Road, Miramar, FL 33027</u>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
19.	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
20.	Is this project to be served by an approved wastewater (sewage) treatment plant? If YES, state name of facility and facility address. Facility Name: <u>Waste Water Reclamation Facility</u> Address: <u>13900 Pembroke Road, Miramar, FL 33027</u>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
21.	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
22.	Have provisions been made for the collection of solid waste for this project? If YES, state name of collector. SOLID WASTE COLLECTOR: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
23.	Has any contact been made with FPL and AT&T regarding service availability and easement requirements? If YES, state name and title of person contacted. FPL - Name/Title: _____ AT&T - Name/Title: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
24.	Estimate or state the total number of on-site parking spaces to be provided.	SPACES: <u>n/a</u>	
25.	If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including places of worship.	SEATING: <u>n/a</u>	

**SUPPLEMENTAL DOCUMENTATION**

Refer to the "Application Types" and "Required Documentation" sections below to determine the supplemental documentation required with each application. The "Application Types" section lists the corresponding numbers of the "Required Documentation" section for each application type. Read the documentation requirements carefully, some documentation is only required in certain circumstances.

**APPLICATION TYPES**

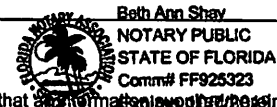
SKETCH PLAT: Required Documentation Numbers 1, 6  
PLAT: Required Documentation Numbers 2, 5, 6, 8, 9, 10, 11, 12, 13, 16, 17, 19, 20  
CONCEPTUAL SITE PLAN: Required Documentation Numbers 3, 6, 11, 16, 18  
FINAL SITE PLAN: Required Documentation Numbers 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19

**REQUIRED DOCUMENTATION- All copies of plats, site plans, surveys, or drawings must be folded to a size approximately 9"X12"**

1. 22 copies of Sketch Plat and 22 copies of Conceptual Site Plan if available. See Land Development Code, Division 3.
2. 23 copies of proposed plat, survey no older than six (6) months and site plan if available or conceptual access plan (see below for more information). Additional copies may be required if the plat is adjacent to another municipality (s). See Land Development Code, Division 3.  
  
The survey must show the location of all existing structures, paved areas, and easements on the property and show existing roadway details adjacent to the property (see Section 5-189(b)(4) for specific requirements).  
  
The site plan or conceptual access plan must clearly illustrate dimensions for all proposed access locations on all public rights-of-way abutting the plat, including the centerline locations (see Section 5-189(b)(3) for specific requirements).
3. 22 copies of proposed Conceptual Site Plan. See Land Development Code, Division 4.
4. 22 copies of proposed final site plan and survey showing all existing structures, topography, and natural features, including trees. Additional copies may be required and this will be determined at the pre-application conference. See Land Development Code, Division 4.
5. One (1) current receipt or letter from the appropriate municipality verifying that a plat application has been filed (for municipal plats only).
6. One (1) copy of the Property Tax Notice. May be obtained from the Records, Taxes and Treasury Division.
7. One (1) copy of a signed Pre-Application Conference Receipt from the Planning and Development Management Division, indicating the date the conference was held.
8. Two (2) copies of a Generalized Resource Survey for property within "Natural Resource Areas." See Land Development Code, Section 5-195(a)(14).
9. Six (6) copies of Environmental Review Form for property within an "Urban Wilderness Area" or "Local Area of Particular Concern." Forms are available at the Planning and Development Management Division. See Land Development Code, Section 5-182(j) or Section 5-182(j)(1)(e), for exemptions.
10. Five (5) copies of an Archaeological Report, as required by the Land Development Code, Sections 5-182(j) or 5-195(a)(15) for sites identified in the Broward County Land Development Land Use Plan map series (countywide) or in the Florida Site File (Broward County municipal services district only).
11. One (1) copy of Industrial Review form (for industrial development and projects which utilize fuel storage tanks). Forms are available at the Planning and Development Management Division.
12. If project is to utilize septic tanks, one (1) copy of current letter from appropriate utility service area stating location of closest existing sanitary sewer line and exact distance to plat. Information pertaining to utility service areas may be obtained from Environmental Review Section of the Planning and Development Management Division.
13. If project is to utilize wells, one (1) copy of current letter from appropriate utility service area stating location of closest approved potable water system and exact distance to plat.
14. Three (3) copies of Landscaping Plan as required by the Landscaping Code and three (3) copies of Lighting Plan as required by the Zoning Code. Additional copies may be required and this will be determined at the pre-application conference.
15. Two (2) copies of Site Plan delineating proposed Street Name(s) and Address Number(s).
16. A check made payable to Broward County Board of County Commissioners for APPLICATION FEES, as per published fee schedule (which includes Planning and Development Management fees and sign deposit for Final Site Plans).
17. **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.**
18. Non-residential site plans, within 300 feet of a residential land use plan category, residential zoning district, and/or existing residential development must provide written documentation demonstrating the specific measures to prevent or minimize impacts upon adjacent residential property. See Land Development Code, Section 5-194(d).
19. A valid Pre-Application approval letter from the Florida Department of Transportation is required for applications which abut and propose direct vehicular access to a Trafficway that is functionally classified as a State Road.
20. A copy of the title documentation used to create the plat and adjacent right-of-way and easement documentation. See Land Development Code, Section 5-189 (b) (6) and the Highway Construction and Engineering Division's web page at <http://bcgov2.broward.org/bcengineering/Plats/PlatsForms.asp>.

**OWNER/AGENT CERTIFICATION**

State of Florida  
County of Palm Beach



This is to certify that I am the owner/agent of the property described in this application and that the information provided 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.

Signature of owner/agent [Signature]

Sworn and subscribed to before me this 15 day of June, 2018

By EMANUEL CORNELLE  He/she is personally known to me or

Has presented \_\_\_\_\_ as identification.

Signature of Notary Public [Signature] Type or Print Name Beth Ann Shay



**MARTY KIARD**  
**BROWARD**  
COUNTY  
PROPERTY APPRAISER

Site Address	17500 SW 41 STREET, MIRAMAR FL 33029	ID #	5140 31 01 0010
Property Owner	HBC FLORIDA INC	Millage	2713
Mailing Address	800 DOUGLAS RD - ANNEX BLDG 111 CORAL GABLES FL 33134	Use	99
Abbr Legal Description	FLA FRUIT LANDS CO SUB NO 1 2-17 D 31-51-40 TRACTS 1,2,3,4,5,6,11,12,13,14, 15,16		

**The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).**

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$15,379,730		\$15,379,730	\$15,379,730	
2017	\$15,379,730	\$418,880	\$15,798,610	\$15,798,610	\$330,719.09
2016	\$15,379,730	\$418,880	\$15,798,610	\$15,798,610	\$336,051.22

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$15,379,730	\$15,379,730	\$15,379,730	\$15,379,730
Portability	0	0	0	0
Assessed/SOH	\$15,379,730	\$15,379,730	\$15,379,730	\$15,379,730
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$15,379,730	\$15,379,730	\$15,379,730	\$15,379,730

Sales History			
Date	Type	Price	Book/Page or CIN
1/8/1996	SWD	\$2,998,500	24367 / 876
10/1/1985	SWD	\$1,200,000	12916 / 760
12/1/1979	WD	\$190,000	

Land Calculations		
Price	Factor	Type
\$130,680	117.69	AC
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
27			5W			MM		
L			5W					
1			117.69			.84		