



Resilient Environment Department
URBAN PLANNING DIVISION

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

Application Number 013-MP-21

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Zona Place			
Plat/Site Number 013-MP-021		Plat Book - Page (if recorded) bk 183 pg 693	
Owner/Applicant/Petitioner Name CG Davie North LLC (Jeremy Bedzow)			
Address 621 S. Federal Highway, Suite #5		City Fort Lauderdale	State FL
Phone 954-306-6160 ext 1001		Email JBedzow@ceibagroupe.com	
Agent for Owner/Applicant/Petitioner Pillar Consultants, Inc.		Contact Person Jason Wilson	
Address 5230 S. University Drive Suite 104		City Davie	State FL
Phone (954) 680-6533		Email Jason@pillarconsultants.com	
Folio(s) 504126590010			
Location East side _____ side of Davie Road _____ at/between/and North _____ and/of SW 39th Ct _____ <small><i>north side/corner north street name street name / side/corner street name</i></small>			

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, use 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)

Application Status			
Has this project been previously submitted?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input checked="" type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number 013-MP-21	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name Zona Place		<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<u>If the answer is "Yes" to any of the questions above</u>	
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) Regional Activity Center	Land Use Plan Designation(s) Regional Activity Center
Zoning District(s) Regional Activity Center	Zoning District(s) Regional Activity Center

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 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.

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?
Regional Activity Center	5200 SF	Currently Occupied	YES NO	YES NO	HAS WILL NO
Regional Activity Center	1 SFH	unoccupied	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 is 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
		Commercial	10,000 S.F.

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.

Owner/Agent Signature

Date

2.6.2024

NOTARY PUBLIC

KWLIV

Texas

~~STATE OF FLORIDA~~
~~COUNTY OF BROWARD~~

Harris

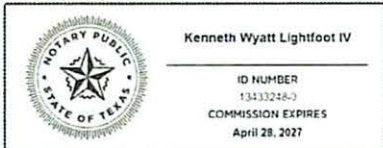
The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 6th day of February, 2024, who is personally known to me | has produced DRIVER LICENSE as identification.

Kenneth Wyatt Lightfoot IV

Kenneth Wyatt Lightfoot IV

Name of Notary Typed, Printed or Stamped

Signature of Notary Public – State of ~~Florida~~ Texas



13433248-0

Notary Seal (or Title or Rank)

Serial Number (if applicable)

Electronically signed and notarized online using the Proof platform.

For Office Use Only

Application Type

Note Amendment

Application Date 06/18/24	Acceptance Date 06/24/24	Fee \$2,090
Comments Due 07/24/24	Report Due 08/05/24	CC Meeting Date TBD

Adjacent City or Cities

N/A

- Plats
 Surveys
 Site Plans
 Landscaping Plans
 Lighting Plans
 City Letter
 Agreements

Other: Narrative, Resolution

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

Other:

Received By

Adrien Osias



Application Number 013-MP-21

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 checked="" type="checkbox"/> No				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DRI Name</td> <td style="width: 50%;">FQD Name</td> </tr> <tr> <td>Latest Ordinance Number</td> <td>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				
X	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 checked="" 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				
	<div style="border: 1px solid black; padding: 2px;">If YES, LUPA Number</div>				
X	5. Does the note represent a change in TRIPS? <input checked="" type="checkbox"/> Increase <input 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				
X	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
X	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 checked="" type="checkbox"/> No				
X	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
X	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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> No
	14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Name/Title		
	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 checked="" 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, Environmental Permitting Division (EPD).	<input type="checkbox"/> Yes	<input checked="" 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 (EPD).	<input type="checkbox"/> Yes	<input checked="" 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 (EPD).	<input type="checkbox"/> Yes	<input checked="" 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 checked="" 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 (EPD).	<input type="checkbox"/> Yes	<input checked="" 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.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Facility Name		
	Town of Davie Utilities		
	Address		
	7351 SW 30 Street, Davie, FL 33314		
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.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Facility Name		
	Town of Davie Utilities		
	Address		
	7351 SW 30 Street, Davie, FL 33314		

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 checked="" type="checkbox"/> 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.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	FPL - Name/Title	
	AT&T - Name/Title	
X	27. Estimate or state the total number of on-site parking spaces to be provided.	Spaces 536
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

3. Agreements: Security/Lien Agreement with Broward County for offsite improvements (Turnlane, Sidewalk, etc)

7. Offsite Improvement: Turnlane/Sidewalk improvements per agreement

9. Financial Interest in Adjacent Properties: Existing Project located south, known as Zona Village.

PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, and Surveyors
5230 South University Drive – Suite 104
Davie, Florida 33328
Phone (954) 680-6533

January 29, 2024

Broward County

Resilient Environment Department
Urban Planning Division
1 N University Drive, Suite 102A
Plantation, FL 33324

RE: **Zona Place Plat 013-MP-021**
Plat Note Amendment

To Whom it May Concern:

Pillar Consultants, Inc. is requesting an amendment to the plat note of the “Zona Place” Plat. The property is currently being platted for 250 mid-rise units and 5,000 square feet of commercial use. The plat is currently in the process of being recorded at Broward County, with the plat number 013-MP-021. Consequently, the petitioner is requesting to amend the plat note from the existing note which states:

This Plat is restricted to 250 mid-rise units and 5,000 square feet of commercial.

To a new plat note which states:

This Plat is restricted to 250 mid-rise units and 10,000 square feet of commercial.

Thank you for your time and consideration, and should you have any questions or require additional documentation, please do not hesitate to contact me by e-mail at jason@pillarconsultants.com, or by phone at 954-680-6533.

Respectfully Submitted,
PILLAR CONSULTANTS, INC.



Jason Wilson
President