

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 Debuys Plat

Plat Number 002-MP-12 Plat Book - Page 180/147 (If recorded)

Owner/Applicant Parkland School Property, LLC/Annette Iraola, Manager Phone _____

Address 6457 Sunset Drive City Miami State FL Zip Code 33413

Owner's E-mail Address airaola@academica.org Fax # _____

Agent Simmons & White, Inc. Phone 561-478-7848

Contact Person Zachary Todd, P.E.

Address 2581 Metrocentre Blvd City West Palm Beach State FL Zip Code 33407

Agent's E-mail Address zach@simmonsandwhite.com Fax # _____

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 Please see attached

Proposed note for entire plat Please see attached

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: _____

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
NSID treatment plan- 9700 NW 52nd St Coral Springs, FL 33076

Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
North Regional Treatment Plant- 2555 W Copans Rd Pompano Beach, FL 33069

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 125

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 1280

Reasons for this request (Attach additional sheet if necessary.) Plat Note amendment.

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? 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?
Commerical	14,675	N/A	X		

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

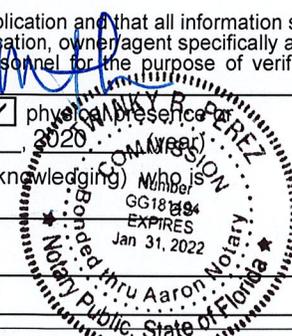
State of FLORIDA
 County of MIAMI-DADE

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 [Signature]

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4 day of MARCH, 2020.

By ANNETTE IRAOLA, MANAGER (name of person acknowledging) who is personally known to me or has presented identification.

Signature of Notary Public [Signature]
 Type or Print Name TWINKY R PEREZ



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time 2:11 PM Application Date 03/03/2020 Acceptance Date 03/09/2020
 Comments Due 03/23/2020 C.C. Mtg. Date TBD Fee \$ 2,090

Plats Survey Site Plan City Letter Agreements

Other Attachments(Describe) _____
 Title of Request note amendment

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 _____

Adjacent City BMED Received by [Signature]



February 25, 2020

Planning and Development Management Division
1 N University
Plantation, Florida 33324

Attention: Ms. Josie P. Sesodia
Director

Reference: Somerset Parkland Charter School
Parkland, Florida

Dear Ms. Sesodia:

The purpose of this letter is to notify you that per the attached justification state for the above referenced project we are requesting a modification of the existing plat note from “110,000 square of Commercial Use on Parcel C to “ 100,000 square foot Public Charter School on Parcel C. This language is referenced on Exhibit “A” as part of the application for what we would ultimately obtain board approval and record.

If you require any additional information or want any modifications to the language please contact our office. Thank you for your assistance with this matter.

Sincerely,

SIMMONS & WHITE, INC.

Zach Todd, P.E.
FL Reg. No. 84179

ZDT/al: x:/docs/miscletter/zach/16150sesodianote

Exhibit A

AMENDMENT TO NOTATION ON PLAT (PB 180, PG 147)

The applicant per Resolution NO. 2018-062 is to modify the Plat Note on Plat 002-MP-12 (recorded in PB 180, PG 147)

From:

This plat is restricted to 11.17 acres of Park use on Parcels A and B; 110,000 square feet of Commercial Use on Parcel C; 230 Townhouse units on Parcel D and 481 Single Family Detached units. Freestanding Banks and Banks with Drive-Thru-Facilities are not permitted on Parcel C without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. This note is required by Chapter 5, Article LX, and Broward County Code of Ordinances and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development lever for the property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

To:

This plat is restricted to 11.17 acres of Park use on Parcels A and B; 100,000 SF Public Charter School on Parcel C; 230 Townhouses units on Parcel D and 481 Single Family Detached units. Freestanding Banks and Banks with Drive-Thru-Facilities are not permitted on Parcel C without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. This note is required by Chapter 5, Article LX, Broward County Code of Ordinances and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development lever for the property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of Property within this plat who took title to the property with reference to this plat.



**Justification Statement
Somerset Parkland Academy
City of Parkland, Florida
Application to Amend or Revise Level of Approved Development and Application
to Change Requirements of the Broward County Land Development Code
Original Submittal: February 28, 2018**

Introduction

On behalf of the Applicant and Property Owner, Parkland School Property, LLC ("Applicant"), Schmidt Nichols ("Agent"), respectfully requests to amend the approved DeBUYS PLAT for a property in the City of Parkland, Florida. The 10.5-acre subject property (Folio: 4741 28 01 5290) is located at the northwest corner of University Drive and Hillsboro Boulevard and identified as recorded in Plat Book 180, Page 147.

The subject property was annexed in the City of Parkland as part of the commercial portion of the Debuys – Lennar Homes Miralago at Parkland planned community. Currently, the subject property has a Future Land Use designation of Commercial (C) and is zoned Planned Commercial District (PCD). The subject property is currently vacant and supports agricultural livestock uses. The subject property is bounded by University Drive and agricultural uses to the east, Hillsboro Boulevard and single-family residential homes of Parkland Golf and Country Club to the south, multi-family townhouses of Town Parc at Miralago and a water retention lake to the west, and single-family residential homes of Miralago at Parkland and a water retention lake to the north.

Request

The Applicant is requesting to amend the DeBUYS PLAT, originally approved by the City of Parkland City Commission on April 4, 2012 under Ordinance 2012-26.

The following is a summary of all the proposed amendments to the DeBUYS PLAT:

- 1.) Amend the Survey Notes on Plat Book 180, Pages 148-166 to revise Note 6 to remove the 110,000 square feet of commercial use on Parcel C and replace with "educational institution".
 - o The Survey Note will be amended as follows:
6. THIS PLAT IS RESTRICTED TO 11.17 ACRES OF PARK USE ON PARCELS A AND B; ~~410,000 SQUARE FEET OF COMMERCIAL~~ 1,280 STUDENT EDUCATIONAL INSTITUTION USE ON PARCEL C; 250 TOWNHOUSE UNITS ON PARCEL D AND 526 SINGLE FAMILY DETACHED UNITS.
This change is needed to construct a 96,638 square-foot; 2-story public charter school building that will house a total of 1,280 K-8 students and 90 staff members;

- 2.) Amend the 80-foot wide access opening along W Hillsboro Boulevard to extend by an additional ten (10) feet and amend the non-vehicular access line by removing ten (10) feet.
 - This change is specifically to allow for the dual egress and dual ingress lanes at the main access point on W Hillsboro Boulevard;
- 3.) Amend the eastern boundary of the plat in order to dedicate additional right-of-way to Broward County to extend the southbound right turn lane on N University Drive.
 - The N University Drive southbound right turn lane at W Hillsboro Boulevard is currently 300 feet in length (including taper). The Applicant is proposing to extend this turn lane by 108 feet for a total length of 508 feet (including taper); and
- 4.) Amend the southern boundary of the plat in order to dedicate additional right-of-way to Broward County to extend the westbound right turn lane on W Hillsboro Boulevard into the site.
 - The W Hillsboro Boulevard westbound right turn lane at the site driveway currently does not exist. The Applicant is proposing to construct this turn lane a total length of 503 feet (including taper).

On behalf of the Applicant, Schmidt Nichols respectfully requests your approval of these Plat changes to allow for an educational institution (public charter school) located on the subject property.