



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

Application Number 033-MP-03

Development and Environmental Review Online Application

Project Information			
Owner/Applicant/Petitioner Name Nob Hill Partners LLC / Robert Konig			
Address 4680 SW 64th Avenue		City Town of Davie	State FL
Zip 33314			
Phone 954-472-6450	Email RKonig@BroadwayHealthcare.com		
Agent for Owner/Applicant/Petitioner KEITH		Contact Person Michael Amodio (KEITH)	
Address 301 E Atlantic Blvd		City Pompano Beach	State FL
Zip 33060			
Phone 954-788-3400	Email mamodio@keithteam.com		
Plat/Site Plan Name Downtown Davie			
Plat/Site Number 033-MP-03		Plat Book - Page (if recorded) 176-66	
Folio(s) 504126510010			
Location <div style="display: flex; justify-content: space-between;"> South side of Griffin Rd at/between/and Davie Rd and/of SW 61st Ave </div> <div style="display: flex; justify-content: space-between; font-size: small;"> north side/corner north street name street name / side/corner street name </div>			

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?	<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 Planning and Development Division?	Project Number 033-MP-03	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name Downtown Davie		<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 checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>If the answer is "Yes" to any of the questions above</p> <p>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.</p>	

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) Griffin Corridor District	Zoning District(s) Griffin Corridor District

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 within 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?	<u>Has</u> been or <u>will</u> be Demolished?
Residential (Bldg A,B,C,D,E,F)	226 Units		YES NO	YES NO	HAS WILL NO
Commercial (Bldg B&C)	32,678 GFA		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
Residential	250 Units	Commercial	32,678 GFA

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.

Michael J. Vonder Meulen
Owner/Agent Signature

7/7/20
Date

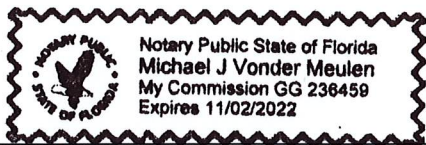
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 7th day of July, 2020, who ☒ is personally known to me | ☐ has produced _____ as identification.

Michael Vonder Meulen
Name of Notary Typed, Printed or Stamped

Michael J. Vonder Meulen
Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type

Note Amendment

Application Date
7/20/2020

Acceptance Date
7/21/2020

Fee
\$1990.00

Comments Due
8/11/2020

Report Due
8/25/2020

CC Meeting Date
T.B.D.

Adjacent City or Cities

None

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

☒ Other: DOT Letter, City Resolution

Distribute To

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

☐ Other:

Received By

M. Randino



July 7, 2020

Downtown Davie Plat Note Amendment Narrative

The KEITH Team is pleased to submit the enclosed request for Plat Note Amendment in support of Downtown Davie. The existing plat for the site is Downtown Davie (Book 176, Page 66) and is located on the south side of Griffin Road between SW 64th Avenue and SW 62nd Avenue. The developer has already built Buildings A,B,C,D,E, and F. This request will support a change to the uses of the remaining building to be built (Building G). The plat note change will decrease commercial use and increase student housing equivalents (dwelling units) as described in the note below.

The following is the current and proposed plat note:

Current Note

This plat is restricted to 65,900 square feet of commercial use, 69 garden apartments, 113 mid-rise units (including 6 live/work units) and 128 dwelling units with an ancillary community center and parking garage. The permanent residence of school aged children is prohibited within the plat except for six (6) live/work units.

Proposed Note

This plat is restricted to 65,500 square feet of commercial use; 69 garden apartment units, 113 mid-rise units (including 6 live/work units) and 264 student housing units (132 dwelling unit equivalent) with an ancillary community center and parking garage. The permanent residence of school aged children is prohibited within this plat with the exception of the 6 live work units.

Below is a breakdown of the existing and proposed uses that encompass the currently proposed development.

Existing (already built):

- Residential (Building A,B,C,D,E,F).....226 Units
- Commercial (Building B&C).....32,687 Gross Square Feet

Proposed (Building G):

- Residential.....24 Units

The KEITH Team looks forward to discussing and presenting the Plat Note Amendment application with Broward County Staff.

Respectfully Submitted,

Michael Amodio

Michael Amodio, AICP
Planner

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