



Plat/Site Plan Number 013-MP-20

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-8695 F: 954-357-6521 · Broward.org/Planning

Plat/Site Plan Application

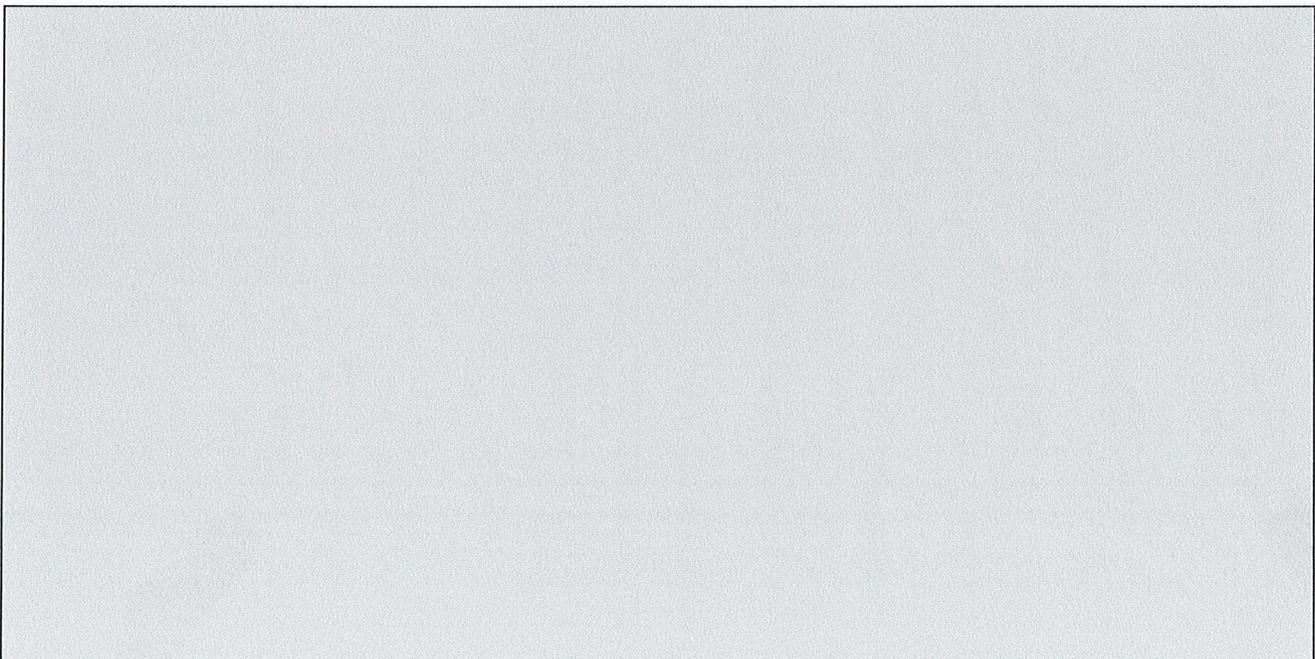
I. Project Information			
Plat/Site Plan Name OAKS PLACE			
Owner/Applicant Name BCD DANIA OAKS, LLC			
Address 20900 NE 30TH AVE., SUITE 200		City AVENTURA	State FL
		Zip 33180	
Phone (305) 357-8081	Email Joel Bary <jb@b2jgroup.com>	FAX	
Agent Pulice Land Surveyors, Inc.		Contact Person Jane Storms	
Address 5381 Nob Hill Rd.		City Sunrise	State FL
		Zip 33351	
Phone (954) 572-1777	Email jane@pulicelandsurveyors.com	FAX (954) 572-1778	
Location West side of SW 40th Ave at/between/and SW 54th St. and/of Stirling Road <small>north side/corner north street name street name / side/corner street name</small>			

II. Application Status			
Has this project been previously submitted?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
		<input type="checkbox"/> Don't Know	
This is a resubmittal of:		<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project
		<input checked="" type="checkbox"/> N/A	
What was the project number assigned by the Planning and Development Division?		Project Number 029-MP-15	<input type="checkbox"/> N/A <input type="checkbox"/> Don't Know
Project Name DANIA OAKS			<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 type="checkbox"/> Yes	<input checked="" 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 checked="" type="checkbox"/> Yes	<input 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.			

CITY: DANIA BEACH **SEC/TWN/R4: 36/50/41**

III. Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979? <input checked="" type="checkbox"/> Yes <input 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 DANIA OAKS (AND SOME PROPERTY TO THE SOUTH)	Project Number 029-MP-15
Is the underlying plat all or partially residential? <input checked="" type="checkbox"/> Yes <input 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. 25 TOWNHOMES	
Number and type of units proposed to be deleted by this replat. NONE	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat. AN ADDITIONAL 35 TOWNHOMES	

IV. 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If the answer is "Yes" to questions 1-4, please see the "Required Documentation" for "School Concurrency Submission Requirements."	



V. Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) LOW MEDIUM RESIDENTIAL L-10	Land Use Plan Designation(s) SAME
Zoning District(s) RM-2	Zoning District(s) SAME

VI. 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.

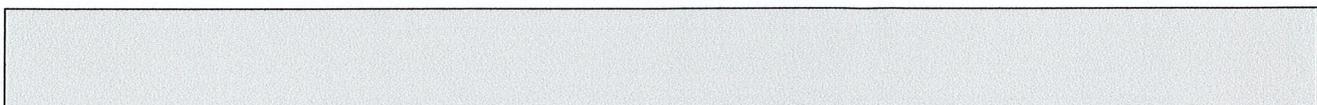
Are there any existing structures on the site? Yes No

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
SINGLE FAMILY HOME	1	present	YES NO	YES NO	HAS WILL NO
			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 id defined by the definition in the Land Development Code.

VII. Proposed Use

RESIDENTIAL USES <input type="checkbox"/> N/A		NON-RESIDENTIAL USES <input type="checkbox"/> N/A	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
Townhomes	57		



VIII. Project Questionnaire

1. Why is this property being platted? Attach an additional sheet(s) if necessary.

The City is requiring the owner to replat into platted lots for the townhomes.

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. Yes No

DRI Name N/A	FQD Name N/A
Latest Ordinance Number N/A	Official Record Book and Page Number N/A

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). Yes No

4. 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. Yes No

5. Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. Yes No

6. 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. Yes 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). Yes No

8. Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If "Yes", please attach sheet(s) and describe fully. Yes No

9. 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). Yes No

10. 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.) Yes No

11. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted. Yes No

Name/Title Lisa Wight

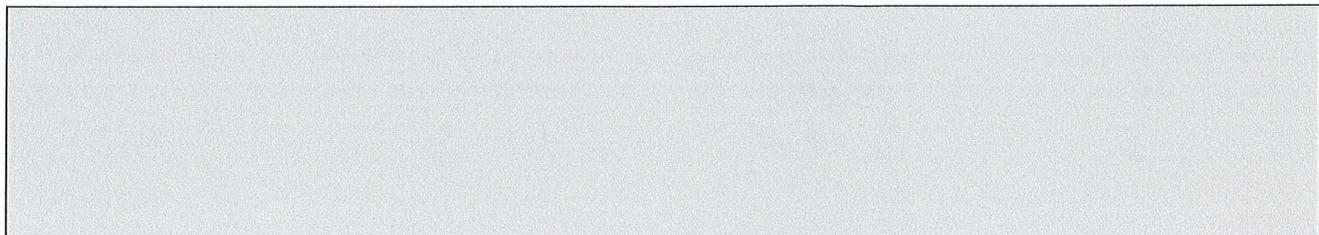
12. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan? Yes No

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 a sheet(s) and describe fully. For information, contact Aquatic and Wetland Resources Section, Environmental Engineering and Permitting Division. Yes 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, Environmental Engineering and Permitting Division. Yes 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", please see Supplemental Documentation Requirement No. 9. For locations, contact Aquatic and Wetland Resources Section, Environmental Engineering and Permitting Division. Yes No

<p>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/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, Planning and Development Management Division.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<p>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, Environ Eng and Permit Division.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<p>18. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Facility Name</td> </tr> <tr> <td style="padding: 2px;">City of Dania Beach</td> </tr> <tr> <td style="padding: 2px;">Address</td> </tr> </table>		Facility Name	City of Dania Beach	Address	
Facility Name					
City of Dania Beach					
Address					
<p>19. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<p>20. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Facility Name</td> </tr> <tr> <td style="padding: 2px;">Address</td> </tr> </table>		Facility Name	Address		
Facility Name					
Address					
<p>21. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<p>22. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Solid Waste Collector</td> </tr> <tr> <td style="padding: 2px;">N/A</td> </tr> </table>		Solid Waste Collector	N/A		
Solid Waste Collector					
N/A					
<p>23. 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.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">FPL - Name/Title</td> </tr> <tr> <td style="padding: 2px;">N/A</td> </tr> <tr> <td style="padding: 2px;">AT&T - Name/Title</td> </tr> <tr> <td style="padding: 2px;">N/A</td> </tr> </table>		FPL - Name/Title	N/A	AT&T - Name/Title	N/A
FPL - Name/Title					
N/A					
AT&T - Name/Title					
N/A					
<p>24. Estimate or state the total number of on-site parking spaces to be provided.</p>	Spaces 				
<p>25. If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including places of worship.</p>	Seating n/a				



IX. 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 Jane Storms Date 6-3-20

**NOTARY PUBLIC
STATE OF FLORIDA, COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 3rd day of June, 2020

By Jane Storms

(NOTARY SEAL)

Signature of Notary Public – State of Florida



LISA STASSUN
Commission # GG 964583
Expires March 21, 2024
Bonded Thru Budget Notary Services

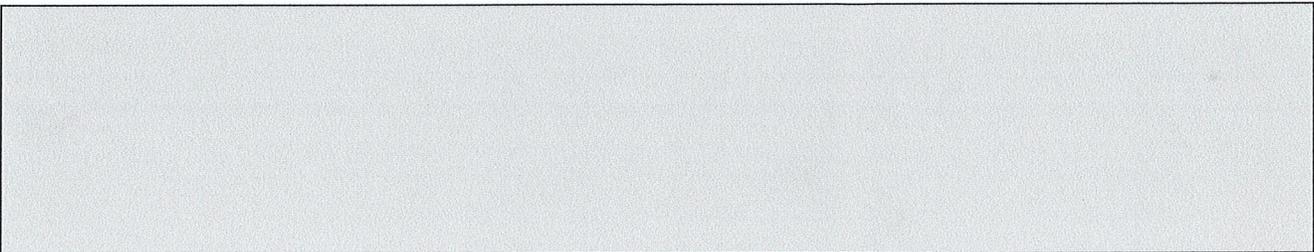
Name of Notary Typed, Printed or Stamped

Personally Known or Produced Identification

ID Type: _____

For Planning and Development Management Use Only

Application Type <u>MUNI PLAT</u>	Time	Application Date <u>6/12/20</u>
Acceptance Date <u>6/24/20</u>	Fee <u>4730</u>	Comments Due <u>08/03/20</u>
Report Due <u>8/21/20</u>	Adjacent City <u>NONE</u>	
<input checked="" type="checkbox"/> Plats	<input checked="" type="checkbox"/> Surveys	<input checked="" type="checkbox"/> Site Plans <u>ACCESS/SITE</u>
		<input type="checkbox"/> Landscaping Plans
		<input type="checkbox"/> Lighting Plans
<input checked="" type="checkbox"/> Other:	Describe <u>TAX ID, APPLICANT NARRATIVE</u>	Received By <u>H.W. CLARKE</u>
Comments <u>TITLE WO</u>		





PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FL 33351

Phone: (954) 572-1777 Fax: (954) 572-1778
surveys@pulicelandsurveyors.com



June 5, 2020

Ms. Karina Da Luz
Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
One North University Dr., Suite 102-A
Plantation, Florida 33324

RE: "OAKS PLACE" PLAT (TBD-MP-20) – CITY OF DANIA BEACH

Dear Karina,

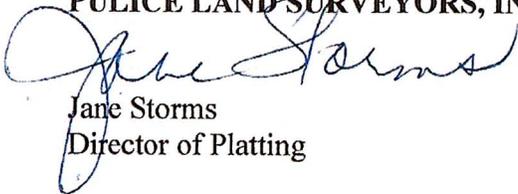
I wanted to send this explanation letter along with the application package for OAKS PLACE plat that you received via Federal Express this morning.

This is a replat of DANIA OAKS (029-MP-15) Plat Book 183 Page 309 together with additional property to the South of the recorded plat.

DANIA OAKS was approved and recorded for 25 townhomes, this replat includes those 25 and has a total of 57 townhomes. (that was the original site plan, hence the School Board letter approving 57) The City required the developer to replat this overall development into lot and block designation.

Should you have any questions or need additional information, please do not hesitate to contact us. Thank you for your assistance with this project

Thank you,
PULICE LAND SURVEYORS, INC.



Jane Storms
Director of Platting