



Application Number 033-MP-85

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

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name			
Plat/Site Number	Plat Book - Page (if recorded)		
Owner/Applicant/Petitioner Name			
Address	City	State	Zip
Phone	Email		
Agent for Owner/Applicant/Petitioner		Contact Person	
Address	City	State	Zip
Phone	Email		
Folio(s)			
Location			
_____ side of _____ at/between/and _____ and/of _____ <i>north side/corner north street name street name / side/corner street name</i>			

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 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</i> , use <i>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 Planning and Development Division?	Project Number		<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Don't Know
Project Name	Jasmine Cove Townhomes		<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 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.			

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	Project Number
Emerald Isles Plat	
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.	144 Garden Apartments consisting of 112- 2 bedroom units & 32- 3 bedroom units
Number and type of units proposed to be deleted by this replat.	108 Garden Apartments and 28 Townhomes
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	36 Garden Apartments to 28 Townhomes

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2/12/2021

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If the answer is "Yes" to any of the questions above	
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) MULTIFAMILY RESIDENTIAL	Land Use Plan Designation(s) MULTIFAMILY RESIDENTIAL
Zoning District(s) RM-16	Zoning District(s) RM-16

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?
MULTIFAMILY RESIDENTIAL	108 CONDOS	2021	YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO

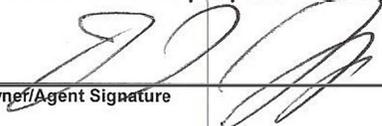
*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

Proposed Use

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
MULTIFAMILY RES.	108 CONDOS		
MULTIFAMILY RES.	25 TOWNHOMES		
	<i>gr 2/12/2021</i>		

NOTARY PUBLIC: Owner/Agent Certification

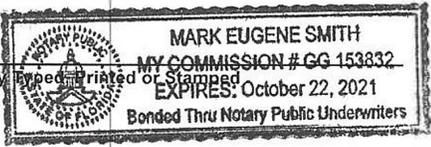
This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.


2/12/2021
 Owner/Agent Signature _____ Date _____

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 12 day of February, 2021, who is personally known to me | has produced _____ as identification.


 Name of Notary MARK EUGENE SMITH
 My Commission # GG 153832
 Expires October 22, 2021
 Bonded Thru Notary Public Underwriters


 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	Acceptance Date	Fee	
03/11/2021	03/12/2021	\$2,090	
Comments Due	Report Due	CC Meeting Date	
04/01/2021	04/12/2021	TBD	
Adjacent City or Cities			
None			
<input checked="" type="checkbox"/> Plats	<input type="checkbox"/> Surveys	<input checked="" type="checkbox"/> Site Plans	<input type="checkbox"/> Landscaping Plans
<input checked="" type="checkbox"/> City Letter	<input type="checkbox"/> Agreements		
<input type="checkbox"/> Other:			
Distribute To			
<input checked="" type="checkbox"/> Full Review	<input type="checkbox"/> Planning Council	<input type="checkbox"/> School Board	<input type="checkbox"/> Land Use & Permitting
<input type="checkbox"/> Health Department	<input type="checkbox"/> Zoning Code Services (BMSD only)		<input type="checkbox"/> Administrative Review
<input type="checkbox"/> Other:			
Received By			
Karina da Luz			



Application Number 033-MP-85

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. <i>PLAT NOTE AMENDMENT TO REDUCE THE NUMBER OF UNITS + TYPE.</i>				
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%; padding: 2px;">DRI Name</td> <td style="width: 50%; padding: 2px;">FQD Name</td> </tr> <tr> <td style="padding: 2px;">Latest Ordinance Number</td> <td style="padding: 2px;">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				
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.	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				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">If YES, LUPA Number</td> </tr> </table>	If YES, LUPA Number			
If YES, LUPA Number					
5.	Does the note represent a change in TRIPS? <input type="checkbox"/> Increase <input type="checkbox"/> Decrease <input checked="" type="checkbox"/> No Change				
6.	Does the note represent a major change in Land Use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
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				
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Name/Title LISA WIGHT - SCAD APPROVAL ATTACHED		
	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, Environ. Licensing & Bldg. Permitting (ELBP) Division.	<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 (ELBP Division).	<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 (ELBP Division).	<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 (ELBP Division).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	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 DEPT.		
	Address 6591 ORANGE DR.		
	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
	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 DEPT.		
	Address 6591 ORANGE DR.		

	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Solid Waste Collector WASTE MANAGEMENT	
	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	FPL - Name/Title KESHA WILLIAMS / ENHANCER	
	AT&T - Name/Title No	
	27. Estimate or state the total number of on-site parking spaces to be provided.	Spaces 321
	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 —

Planning and Development Management Division
1 N. University Drive Suite 102A
Plantation, FL 33324

2/18/2021

Plat Amendment Narrative

Zona 3 Developers LLC is currently proposing to develop 28 New Townhomes at 1,430 A/C Sq. Ft. each, for a total of 40,040 Sq. Ft. within the existing Jasmine Lakes Community generally located South of Griffin Rd. and East of Davie Rd. in the Town of Davie.

The community is located within the Emerald Isles Plat Book 033 Page 85 of the Public Records of Broward County, FL ("Plat").

More specifically, Jasmine Cove Townhomes falls within the Tract "A" which currently has developed 108 Garden Apartments with 28 proposed Garden Apartments Platted to be built. As such, in order to develop the Townhomes Project, the petitioner respectfully requests the following amendment to the respective Note on the Plat

From:

This Plat is restricted to 144 Garden Apartments consisting of 112 - two bedroom Units and 32 - three bedroom units.

To:

This Plat is restricted to 108 Garden Apartments and 28 Townhomes.

Jeffrey Evans,
Manager

2/18/2021

JASMINE COVE TOWNHOMES

SCOPE OF WORK DELEGATION REQUEST / PLAT

This is a Plat Note Amendment for the Emerald Isles Plat for the Jasmine Lakes and Jasmine Cove Communities.

From:

This Plat is restricted to 144 Garden Apartments consisting of 112 - two bedroom units and 32 - three bedroom units.

To:

This Plat is restricted to 108 Garden Apartments and 28 Townhomes.

Jeffrey Evans,
Manager



Zona 3 Developers LLC

13860 Alexandria Ct. Davie, FL 33325
Tel: 954-474-6974
Fax: 954-474-4330
Email: jealarch@comcast.net

10/17/19

Town of Davie
6591 SW 45th St.
Davie, FL 33314

Re: Jasmine Cove Townhomes
Plat Note Amendment

We are proposing to change the current plat note for Emerald Isles
Plat Note for Jasmine Lakes Community.

The current Plat Note is: This Plat Note is restricted to 144 Garden
Apartments consisting of 112 - Two
bedroom units and 32 - three bedroom
units.

The new Plat Note is: This Plat is restricted to 108 Garden
Apartments and ~~36~~²⁸ Townhomes.



Jeffrey Evans,
Manager

