Board of County Commissioners, Broward County, Florida Resilient Environment Department Urban Planning Division

Project Update Sheet

Plat/Site Plan Number 022-MP-24

	uc:	

Use this update form in lieu of filling out a new plat/site plan application form whenever a project goes from one review to another or whenever new information is submitted. Complete the applicable sections of this form <u>only if the information has changed from the previous submittel.</u> If you do not have a copy of your previous application forms, obtain a copy from this office. Any section left blank indicates that the information on the original (previous) application has not changed. Supplemental documentation requirements are listed on the reverse side of the "Project Questionnaire" form, page 3, available from this office. Please type this application or print legibly in <u>black ink.</u>

PROJECT REVISIONS					
Plat/Site Plan Name					
Owner's Name City of Parkland (Owner)	Toll Southeast LP (Company Inc. (A	pplicant)	_ Phone_	
Address City State Zip Code					
Owner's E-mail Address				Fax #	
Agent					
Contact Person					
Address				State	Zip Code
Agent's E-mail Address	N-730-			Fax #	
EXISTING		PROPOS	ED		
Land use plan designation(s)		Land use	plan designa	tion(s)	
Zoning District(s)A credit against impact fees may be		Zoning D	istrict(s)		
property and/or if buildings were detected the following table (attach which are not shown on the survey remonths of this application. Other evand/or number and type of dwelling u	an additional she quired with this ap idence may be ac nits, and date of de	et if necessar pplication, attac cepted if it cle	y). (Note: If ch an additior	buildings nal "as bu ents the u	s have been demolished, ilt" survey dated within <u>18</u> se, gross square footage
LAND USE	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	Remain the	Change	STRUCTURE(S) Has been or will be
	Units	•	same?	Use?	demolished?
*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. Please specify the proposed use in accordance with the land use categories listed on the reverse side of the "Project Characteristics form, page 2, available from this office. Please Note: Residential uses must be expressed based upon DWELLING UNIT TYPES listed on the reverse side of page 2. COMMERCIAL, OFFICE, and CHURCH USES must be expressed in terms of gross building square footage. If there are any unique factors which may affect traffic generation, attach a separate sheet and describe fully.					
must be expressed in terms of gross generation, attach a separate sheet a Has flexibility been allocated or is flex Yes \(\) No \(\) Don't Know If yes, consult Policy 13.01.10 of the	sibility proposed to	be allocated u	ınder the Cou	ınty Land	Use Plan?
RÉSIDENTIAL UNITS			CIDENITIAL	INITO	
Type of Unit	Number of Units		Land Use		Net Acreage or Gross Floor Area
SCHOOL CONCURRENCY (Residen	tial Submissions	Only)			
Does the change to the application ger Is this application exempt or vested pur If the answers to both questions are "N Plat/Site Plan application for submittal	suant to criteria in t o," please see reve requirements.	the Land Develorse side of Pag	e 3, Required	Documer	
Is this application subject to an approve If "Yes," please see reverse side of Pag			•		
requirements.	e o, riequirea Docui	nerranon section	or the Plat?	oite Pian a	pphoation for submittal
FOR PLANNING AND DEVELOPMEN			SE ONLY		
Application Type Project Update	Time1	:46 pm	Application D	ate 2/3/	2025
Acceptance Date 2/13/2025	Fee <u>\$ 0.00</u>	Com	ments Due3	/10/2025	***************************************
Report Due 3/20/2025	Adjacent City	N/A			
Plats Surveys Surveys	Site Plans [Landscaping F		Lighting Plan Duma	
Comments					

Please review all questions on the "Project	
Question Number	Revised information or Attachments Supplied
- A	
	<u>:</u>
· · · · · · · · · · · · · · · · · · ·	
	· · · · · · · · · · · · · · · · · · ·
	*
omments and Additional Information	
. Application was updated to reflect City of Parkland	as Owner & City Signed Application Document.
City of Parkland Signed Consent to Create Plat.	
,	
	note the Executed BSRA and Site Assessment Report was submitted to the
vironmental Permitting Division by Edward G. Rahig,	P.G., LLC. Further, Toll Brothers has applied for an EAR License.
Final SCAD from School Board of Broward County has	s been provided.
. Final SCAD from School Board of Broward County has	s been provided.
Memorandum to address Transportation Concurrence	
Memorandum to address Transportation Concurrence monstrate concurrency standards are met.	y and supplemental details related to FDOT project to increase capacity provided to
Memorandum to address Transportation Concurrence emonstrate concurrency standards are met.	y and supplemental details related to FDOT project to increase capacity provided t
Memorandum to address Transportation Concurrence monstrate concurrency standards are met.	y and supplemental details related to FDOT project to increase capacity provided to
Memorandum to address Transportation Concurrence monstrate concurrency standards are met.	y and supplemental details related to FDOT project to increase capacity provided to
Memorandum to address Transportation Concurrence monstrate concurrency standards are met.	y and supplemental details related to FDOT project to increase capacity provided t
Memorandum to address Transportation Concurrence monstrate concurrency standards are met.	y and supplemental details related to FDOT project to increase capacity provided to
Memorandum to address Transportation Concurrence monstrate concurrency standards are met.	y and supplemental details related to FDOT project to increase capacity provided
Memorandum to address Transportation Concurrence monstrate concurrency standards are met.	y and supplemental details related to FDOT project to increase capacity provided
Memorandum to address Transportation Concurrence monstrate concurrency standards are met.	y and supplemental details related to FDOT project to increase capacity provided
Memorandum to address Transportation Concurrence emonstrate concurrency standards are met. Update Plat including signature block for North Spring	y and supplemental details related to FDOT project to increase capacity provided
Memorandum to address Transportation Concurrence monstrate concurrency standards are met. Update Plat including signature block for North Spring the standards are met.	y and supplemental details related to FDOT project to increase capacity provided
Memorandum to address Transportation Concurrence monstrate concurrency standards are met. Update Plat including signature block for North Spring signature block for North Spring wher/Agent Certification state of Florida	y and supplemental details related to FDOT project to increase capacity provided
Memorandum to address Transportation Concurrence constrate concurrency standards are met. Update Plat including signature block for North Spring wher/Agent Certification state of Florida county of Broward	y and supplemental details related to FDOT project to increase capacity provided get increase capacity provided get increase capacity provided.
Memorandum to address Transportation Concurrence emonstrate concurrency standards are met. Update Plat including signature block for North Spring wner/Agent Certification State of Florida County of Broward This is to certify that I am the owner/agent of	y and supplemental details related to FDOT project to increase capacity provided to get improvement District provided. gs Improvement District provided.
Memorandum to address Transportation Concurrence emonstrate concurrency standards are met. Update Plat including signature block for North Spring wner/Agent Certification State of Florida County of Broward This is to certify that I am the owner/agent of	y and supplemental details related to FDOT project to increase capacity provided gs Improvement District provided. gs Improvement District provided.
Memorandum to address Transportation Concurrence emonstrate concurrency standards are met. Update Plat including signature block for North Spring wher/Agent Certification State of Florida County of Broward This is to certify that I am the owner/agent of triginal application and supplemental document or changes are indicated on this update sheet information supplied on the original application and supplemental documents.	gs Improvement District provided. gs Improvement District provided. f the property described in this application and that all changes to the supplied herein are true and correct to the best of my knowledge. To in the attached supplemental documentation, then this certifies it to the best of my knowledge.
Memorandum to address Transportation Concurrence amonstrate concurrency standards are met. Update Plat including signature block for North Spring with the property of the pr	gs Improvement District provided. gs Improvement District provided. f the property described in this application and that all changes to the supplied herein are true and correct to the best of my knowledge. To in the attached supplemental documentation, then this certifies it to the best of my knowledge.
Memorandum to address Transportation Concurrence emonstrate concurrency standards are met. Update Plat including signature block for North Spring the plat including signature signatur	gs Improvement District provided. If the property described in this application and that all changes to the supplied herein are true and correct to the best of my knowledge, to rin the attached supplemental documentation, then this certifies the station is true and correct to the best of my knowledge. By signing the cation provided by owner/agent.
wner/Agent Certification County of Broward This is to certify that I am the owner/agent or changes are indicated on this upplication, owner/agent on changes are indicated on this upplate shee he information, owner/agent spersonnel for the purpose of verification of owner/agent or changes are indicated on the original application.	gs Improvement District provided. If the property described in this application and that all changes to the supplied herein are true and correct to the best of my knowledge, to rin the attached supplemental documentation, then this certifies the station is true and correct to the best of my knowledge. By signing the cation provided by owner/agent.
Memorandum to address Transportation Concurrence emonstrate concurrency standards are met. Update Plat including signature block for North Spring were Agent Certification State of Florida County of Broward This is to certify that I am the owner/agent of original application and supplemental document on changes are indicated on this update sheet he information supplied on the original application, owner/agent specifically agrees the sersonnel for the purpose of verification of informations updated to before me this Sworn and subscribed to before me this	gs Improvement District provided. If the property described in this application and that all changes to the supplied herein are true and correct to the best of my knowledge, to rin the attached supplemental documentation, then this certifies the station is true and correct to the best of my knowledge. By signing the cation provided by owner/agent.
Memorandum to address Transportation Concurrence emonstrate concurrency standards are met. Update Plat including signature block for North Spring wner/Agent Certification State of Florida County of Broward This is to certify that I am the owner/agent of original application and supplemental document on changes are indicated on this update sheel information supplied on the original applic	gs Improvement District provided. If the property described in this application and that all changes to the supplied herein are true and correct to the best of my knowledge, to rin the attached supplemental documentation, then this certifies the total on its true and correct to the best of my knowledge. By signing the cation is true and correct to the best of my knowledge. By signing the cation provided by owner/agent. Aday of Jensey 12025 He/she is personally known to me or the supplemental documentation.
Memorandum to address Transportation Concurrence emonstrate concurrency standards are met. Update Plat including signature block for North Spring with the property of the pr	gs Improvement District provided. gs Improvement District provided. f the property described in this application and that all changes to the supplied herein are true and correct to the best of my knowledge. To in the attached supplemental documentation, then this certifies the total in the strue and correct to the best of my knowledge. By signing the color of the strue and correct to the best of my knowledge. By signing the color of the strue and correct to the best of my knowledge. By signing the color of the correct to the best of my knowledge. By signing the color of the correct to the best of my knowledge. By signing the color of the correct to the best of my knowledge. By signing the color of the correct to th



Application Number __022-MP-24

URBAN PLANNING 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				
Saltgrass				
Plat/Site Number		Plat Book - Page (if recorded)		
Owner/Applicant/Petitioner Name				
City of Parkland (Owner) & Tol	ll Southeas	t LP Company Inc. (Ap	plicant)	
Address		City	State	Zip
1140 Virginia Drive		Fort Washington	PA	19034
Phone	Email			
561-999-1877	tfalk@tollbro			
Agent for Owner/Applicant/Petitioner		Contact Person	CNILLA	00
Insite Studio		Edwin C. Muller III, AICP,	State	Zip
3601 PGA Boulevard, Suite 220		Palm Beach Gardens	FL	33410
Phone	Email	Faiiii Beach Gardens	1 -	33410
561-249-0940	tfalk@tollbro	others.com		
Folio(s)				
4841-06-00-0085 / 4841-05-01-0134	4			
Location				
south side side of Heron Run Drive at	NW	69th Pl	N 71st Pi	
north side/corner north street name	Detween and	street name / side/corner	street n	ame
Type of Application (this form red	nuired for all	annlications)		
Please check all that apply (use attached	•	• •		
☑ Plat (fill out/PRINT Questionnaire Fo				
☐ Site Plan (fill out/PRINT Questionnal	ire Form, Site Pla	an Checklist)		
☐ Note Amendment (fill out/PRINT Que	estionnaire Form	, Note Amendment Checklist)		
☐ Vacation (fill out/PRINT Vacation Co.	ntinuation Form	, Vacation Checklist, use Vacatio	n Instructio	ns)
☐ Vacating Plats, or	r any Portion Th	ereof (BCCO 5-205)		
☐ Abandoning Stree	ets, Alleyways, F	Roads or Other Places Used for 1	ravel (BCAC	27 29)
☐ Releasing Public	Easements and	Private Platted Easements or Int	erests (BCA	C 27.30)
☐ Vacation (Notary Continuation Form	n <u>Affidavit</u> require	d, fill out Business Notary if needed	d)	

Application Status					
Has this project been previously submitted?	□ Yes	⊠ No		□ Don't P	Cnow
This is a resubmittal of: ☐ Entire Project	☐ Portion of Pro	oject	⊠ N/A		
What was the project number assigned by the Urban Planning Division?	Project Number		⊠ N/A	□ Don't k	Cnow
Project Name			⊠ N/A	□ Don't F	Cnow
Are the boundaries of the project exactly the same as the previously submitted project?	□ Yes	□No		□ Don't K	Cnow
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	□ Yes	□ No		□ Don't K	(now
If yes, consult Policy 13.01.10 of the Land Use I	Plan. A compatibility	determination	n may be	required.	
Replat Status					
Is this plat a replat of a plat approved and/or recorded	after March 20, 197	79? □ Yes	⊠ No	□ Don't	Know
If YES, please answe	r the following ques				
Project Name of underlying approved and/or recorded plat		Project No	ımber		
Is the underlying plat all or partially residential?		☐ Yes	⊠ No	□ Don't	Know
If YES, please answe	r the following ques	tions.			
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 un	its proposed in this	replat.		
School Concurrency (Residential Plats, Rep	lats and Site Pla	an Suhmise	ione)		
(Nesidential Flats, Nep	iats and ofter it	an Oubinio	,,,,,,		
Does this application contain any residential units? (If "	No," skip the remai	ning questior	ns.) I	⊠ Yes	□ No
If the application is a replat, is the type, number, or becchanging?	droom restriction of	the residentia	al units	□ Yes	⊠ No
If the application is a replat, are there any new or add the replat's note restriction?	litional residential u	inits being ac	lded to	□ Yes	⊠ No
Is this application subject to an approved Declaration Agreement entered into with the Broward County School		venants or Ti	ri-Party I	⊐ Yes	⊠ 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)	Land Use Plan Designation(s)
Residential up to 3 dwelling units per acre (R-3)	Residential up to 3 dwelling units per acre (R-3)
Zoning District(s)	Zoning District(s)
A-1 Agricultural District	RS-3 Single Family Residential

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

			EXISTING STUCTURE(S)		CTURE(S)
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	Remain the Same?	Change Use?	Has been or will be Demolished?
Defunct golf course / vacant	N/A	N/A	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.**

Proposed Use						
RESI	DENTIAL USES	NON-RESIDENTIAL USES				
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area			
R-3	52 single-family homes					

NOTARY PUBLIC: O	vner/Ag	ent 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	fli	De (Agent)	Date	15/2024		
		NOTARY F	PUBLIC			
STATE OF FLORIDA COUNTY OF BROWA	RD					
The foregoing instrument w	ras acknow	i i		sical presence online notarization, onally known to me has produced		
Paula Mille		tification.	1 -			
Notary Public	A MILLER - State of Flori I # HH 064882 Ires Nov 29, 20	024		Public – State of Florida		
Notary Seal (or Title or Rank)			Serial Number (if app			
For Office Use Only Application Type						
Application Date		Acceptance Date		Fee		
Comments Due		Report Due		CC Meeting Dale		
Adjacent City or Cities						
□ Plats □ Surv	eys	☐ Site Plans	☐ Landscap	ing Plans		
☐ City Letter ☐ Agre	ements					
☐ Other:						
Distribute To Full Review	□ Plannii	ng Council	l School Board	🛘 Land Use & Permitting		
☐ Health Department		Zoning Code Services (BMSD only)	☐ Administrative Review		
☐ Other:						
Received By						

NOTARY PUBLIC:	Owner/Agent	Certification		
information supplied h	erein is true ar lly agrees to a	d correct to the b llow access to de	est of my knowledge. scribed property at re	his application and that all By signing this application, easonable times by County ent.
Owner/Agent Signature	nando	NOTARY P	Date \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	25
STATE OF FLORIDA COUNTY OF BROW	-			
thisday of	as identifica	, 20 <u>25</u>	1 2	sence □ online notarization, nown to me □ has produced Moralos ate of Florida
Notary Seal (or Title or Rank)			Serial Number (if applicable)	
Notary Seal (or Title or Rank) For Office Use Only Application Type			Serial Number (if applicable)	
For Office Use Only		eptance Date	Serial Number (if applicable)	
For Office Use Only Application Type	Acc	reptance Date		ng Date
For Office Use Only Application Type Application Date	Acc		Fee	ng Date
For Office Use Only Application Type Application Date Comments Due Adjacent City or Cities	Acc		Fee	•
For Office Use Only Application Type Application Date Comments Due Adjacent City or Cities	Rej	port Due	Fee CC Meeti	•
For Office Use Only Application Type Application Date Comments Due Adjacent City or Cities	Rep	port Due	Fee CC Meeti	•
For Office Use Only Application Type Application Date Comments Due Adjacent City or Cities Plats Success City Letter Age	Rep	oort Due ☐ Site Plans	Fee CC Meeti	•
For Office Use Only Application Type Application Date Comments Due Adjacent City or Cities Plats Successful Successfu	Rep Irveys greements	oort Due ☐ Site Plans	□ Landscaping Plan	s 🔲 Lighting Plans
For Office Use Only Application Type Application Date Comments Due Adjacent City or Cities Plats Success City Letter Ag Other: Distribute To Full Review	Rep Irveys greements	oort Due	□ Landscaping Plan	s □ Lighting Plans □ Land Use & Permitting

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 Agent (Agent) 8/15/2024					
NOTARY PUBLIC					
STATE OF FLORIDA COUNTY OF BROWARD					
The foregoing instrument was acknowledged before me by means of physical presence online notarization, this, 20, who pris personally known to me has produced					
Pawa Miller					
Name of Notary Typed Prioted os Stameed PAULA MILLER Notary Public - State of Florida Commission # HH 064882 My Comm. Expires Nov 29, 2024 Bonded through National Notary Assn. H H DG4887					
Notary Seal (or Title or Rank) Serial Number (if applicable)					
For Office Use Only					
Application Type Muni Plat					
Application Date 9/25/2024 LO/02/2024 Report Due Acceptance Date Fee 10/02/2024 \$2,430 CC Meeting Date					
11/01/2024 11/4/2024 TBA					
Adjacent City or Cities N/A					
☐ City Letter ☐ Agreements					
Mother: BCPA receipt, title work					
Distribute To Full Review □ Planning Council □ School Board □ Land Use & Permitting					
☐ Health Department ☐ Zoning Code Services (BMSD only) ☐ Administrative Review					
Mother: N/A					
Christian Danay					