



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102A · Plantation, FL 33324 · T: 954-357-6634 · F: 954-357-6521 · Broward.org/Planning

Application Number 038-MP-22

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name FRONTIER SQUARE			
Plat/Site Number		Plat Book - Page (if recorded)	
Owner/Applicant/Petitioner Name Town of Davie Community Redevelopment Agency			
Address 8800 SW 36th Street		City Davie	State FL
Phone 954-797-1041		Email pholste@davie-fl.gov	
Agent for Owner/Applicant/Petitioner Calvin, Giordano & Associates, Inc.		Contact Person Hoyt Holden, AICP	
Address 1800 Eller Drive, Suite 600		City Fort Lauderdale	State FL
Phone 954-292-2671		Email Hholden@cgasolutions.com	
Folio(s) 50412701-0550,0551,0552,0560,0570:50412704-0680,0700,0710:50412705-0010,0020,0022,0024			
Location North <u>side of</u> Orange Drive <u>at/between/and</u> Davie Road <u>and/of</u> SW 65th Way north side/corner north street name street name / side/corner street name			

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?		☒ Yes	☐ No
		☐ Don't Know	
This is a resubmittal of:		☒ Entire Project	☐ Portion of Project
		☐ N/A	
What was the project number assigned by the Urban Planning Division?	Project Number 026-MP-19	☐ N/A	☐ Don't Know
Project Name Frontier Square		☐ N/A	☐ Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?		☐ Yes	☒ No
		☐ Don't Know	
Has the 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.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979? ☐ Yes ☒ No ☐ 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? ☐ Yes ☒ No ☐ 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.)	☐ Yes ☒ No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	☐ Yes ☒ No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	☐ Yes ☒ No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	☐ 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) Regional Activity Center	Land Use Plan Designation(s) Regional Activity Center
Zoning District(s) RAC-TC	Zoning District(s) RAC-TC

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

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or <u>will</u> be Demolished?
Veterinary Clinic (professional office)	4499 sq. ft.	2022	YES NO	YES NO	HAS WILL NO
Non-professional office	3666 sq. ft.	2022	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
		Commercial	140,000 GFA
		Hotel	60-rooms

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.

Hoyt Holden, AICP

Digitally signed by Hoyt Holden, AICP
Date: 2022.10.21 11:42:08 -04'00'

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 21st day of October, 2022, who ☒ is personally known to me | ☐ has produced _____ as identification.

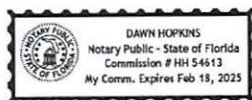
Dawn Hopkins

Name of Notary Typed, Printed or Stamped

Dawn Hopkins

Digitally signed by Dawn Hopkins
Date: 2022.10.21 12:19:22 -04'00'

Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

HH054613

Serial Number (if applicable)

For Office Use Only

Application Type

New Plat

Application Date

11/01/2022

Acceptance Date

11/08/2022

Fee

\$4,780.00

Comments Due

11/28/2022

Report Due

12/09/2022

CC Meeting Date

TBA

Adjacent City or Cities

N/A

☒ Plats

☒ Surveys

☒ Site Plans

☐ Landscaping Plans

☐ Lighting Plans

☐ City Letter

☐ Agreements

☒ Other: BCPA Receipts, titlework

Distribute To

☒ Full Review

☐ Planning Council

☐ School Board

☐ Land Use & Permitting

☐ Health Department

☐ Zoning Code Services (BMSD only)

☐ Administrative Review

☒ Other: N/A

Received By

Christian Dumay



Application Number _____

Development and Environmental Review Online Application Questionnaire Form

Type of Application		
☒ Plat	☐ Site Plan	☐ Note Amendment

Project Questionnaire					
Please answer the questions marked for the type of application checked.					
X	1. Why is this property being platted? Attach an additional sheet(s) if necessary. The proposed development is comprised of 12 folios from several different plats recorded prior to June 4, 1953. Thus County Commission approval of a re-plat is required prior to project development.				
X	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 ☐ Yes ☒ No or Official Record Book and Page Number. <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <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				
X	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. Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? ☐ Yes ☒ No				
	5. Does the note represent a change in TRIPS? ☐ Increase ☐ Decrease ☐ No Change				
	6. Does the note represent a major change in Land Use? ☐ Yes ☐ No				
X	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. ☐ Yes ☒ No				
X	8. Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. ☐ Yes ☒ No				
X	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. ☒ Yes ☐ No				
X	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). ☐ Yes ☒ 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.	☒ Yes ☐ 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).	☐ Yes ☒ 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.)	☐ Yes ☒ No
☒	14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.	☐ Yes ☒ No
	Name/Title	
☒	15. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?	☐ Yes ☒ 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.	☐ Yes ☒ 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).	☐ Yes ☒ 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).	☐ Yes ☒ 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.	☐ Yes ☒ 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).	☐ Yes ☒ No
☒	21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.	☒ Yes ☐ No
	Facility Name Town of Davie Water Treatment Plant System 5 Address 7351 SW 30th Street, Davie, FL 33314	
☒	22. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.	☐ Yes ☒ 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.	☒ Yes ☐ No
	Facility Name Town of Davie Wastewater Treatment Plant System 2 Address 3500 NW 76th Avenue, Davie, FL 33024	

☒	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.	☐ Yes ☒ No
☒	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector.	☐ Yes ☒ No
	Solid Waste Collector	
☒	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.	☒ Yes ☐ No
	FPL – Name/Title Erich Dautel on 9-11-2019 about release of existing easements, new easement needs to underground and harden.	
	AT&T – Name/Title	
☒	27. Estimate or state the total number of on-site parking spaces to be provided.	Spaces 595*
☒	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 700-1000**

*Includes 547 automobile, 36 bicycle and 12 motorcycle spaces as shown on site plan parking tabulation table.

** 413 seats for restaurant and additional seating estimate to be determined when entertainment space shown on the site plan tabular summary is programmed in the future.

FRONTIER SQUARE PLAT

Additional Responses to Project Questionnaire

February 16, 2022

9. Does the owner have any financial interest in properties near or adjacent to this project?

The Town of Davie and the Town of Davie CRA own other properties in the general vicinity including Town Hall immediately to the West of the proposed plat across SW 65th Way.

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.

The Town has put out to bid the Davie Road Phase III Improvement project, BCHED #200507001 reviewed and approved by Broward County Highway Construction and Engineering Division during the permitting process that does incorporate transit related improvements such as transit shelters while providing additional right of way dedications and or easements to provide solely for wider sidewalks, landscaping and hardscape and on-street parking. Additionally, on April 15, 2022, the Town of Davie submitted a Trafficway Plan amendment with the Broward County Planning Council to designate this area of Davie Road as a Context Sensitive Corridor which would discourage turn lane and bus bay dedications that are the antithesis to the creation of a pedestrian-oriented destination with a large plaza for gatherings and outdoor special events.