



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

Emanuel Corneille  
HSQ Group, Inc.  
1001 Yamato Road, Suite 105  
Boca Raton, FL 33431

SUBJECT: Development Review Report  
& Notification of Readiness

PLAT NAME: Marquesa

PLAT NO: 025-MP-19

TRANSMITTAL DATE: September 19, 2019

LETTER OF OBJECTIONS OR  
NO OBJECTIONS MUST BE  
RECEIVED BY: February 19, 2020

WRITTEN AUTHORIZATION  
MUST BE RECEIVED BY: July 19, 2020

TRAFFICWAYS EXPIRATION: August 24, 2020

Dear Mr. Corneille:

As per the requirements Section 5-189(d)(7) of the Broward County Land Development Code, we have completed the Development Review Report for the above referenced plat application. A copy of this report is attached.

**LETTER OF OBJECTIONS OR NO OBJECTIONS**

Please review the attached report carefully. Pursuant to Section 5-181(h) of the Land Development Code, either a *Letter of Objections* or a *Letter of No Objections* must be submitted to the Planning and Development Management Division Director within five (5) months of the date of this transmittal. **If either of these letters is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn. Once you submit either one of these letters, it is your responsibility to ensure that it is received by this office.**

A *Letter of Objections* must specify the portions of the Development Review Report the applicant does not agree with and the reasons for the disagreement. The Planning and Development Management Division Director will distribute the letter to the appropriate review agencies and transmit a written response to the applicant or agent within seventeen (17) working days of receipt of the letter. Please be advised that the *written authorization to proceed* (described below) cannot be submitted until after the response to the *Letter of Objections* is transmitted by the Planning and Development Management Division Director.

A *Letter of No Objections* may be combined into a single letter with the *written authorization to proceed* (described below), **provided that the combined letter is received within five (5) months of the date of this transmittal.**

## WRITTEN AUTHORIZATION TO PROCEED

Pursuant to Section 5-181(i) of the Land Development Code, a *written authorization to proceed*, scheduling the application for the next available County Commission plat meeting, must be submitted to the Planning and Development Management Division Director within ten (10) months of the date of this transmittal. **If the *written authorization to proceed* is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn. Once the *written authorization to proceed* is submitted, it is your responsibility to ensure that it is received by this office.**

If there are any objections to the Development Review Report, they must be specified in the *written authorization to proceed*. **If the letter to proceed contains any objections not previously raised in the *Letter of Objections*, staff may recommend deferral of the plat at the County Commission meeting. If any new objections are raised after the submission of the letter to proceed, staff will recommend deferral of the plat at the County Commission meeting.**

## HIGHWAY CONSTRUCTION AND ENGINEERING RECEIPT

Please note that the *written authorization to proceed* will not be accepted without a receipt from the Highway Construction and Engineering Division documenting that the plat mylar has been accepted by that Division. For Highway Construction and Engineering Division submittal requirements, see Section 5-189(c) of the Land Development Code.

## TRAFFICWAYS APPROVAL

A valid Trafficways approval is required in order for a plat to be recommended for approval to the County Commission. The Trafficways expiration date is shown above. You may request, in writing, one 2-month extension if not previously granted. The request for extension must be received prior to the above referenced Trafficways expiration date.

If you have any questions, our office is available to assist you.

Sincerely,



Karina da Luz, Planning Section Supervisor  
Planning and Development Management Division

Attachment

cc: Review Agencies  
Mayor/Planning Director – Margate

TC MC Margate Apartments, LLC. Att: Shahin Ete  
7480 SW 40 Street, Suite 700  
Miami, FL 33155

Board of County Commissioners, Broward County, Florida  
 Environmental Protection and Growth Management Department  
 Planning and Development Management Division  
**DEVELOPMENT REVIEW REPORT**

**PROJECT DESCRIPTION**

Name:	MARQUESA	Number:	025-MP-19
Applicant:	TC MC Margate Apartments, LLC, Att: Shahin Ete	Comm. Dist.:	2
Agent:	HSQ Group, Inc.	Sec/Twp/Rng:	30/48/42
Location:	Northwest Corner of Coconut Creek Parkway and Banks Road	Platted Area:	8.113 Acres
City:	Margate	Gross Area:	N/A
Replat:	Portion of Parcel A, Central Park of Commerce (Plat Book 119, Page 27)		

**LAND USE**

Existing Use:	63,361 Sq. Ft. of Commercial Use	Effective Plan:	Margate
Proposed Use:	220 Mid-Rise Units	Plan Designation:	Transit Oriented Corridor. See attached comments from the Planning Council
Adjacent Uses:		Adjacent Plan Designations:	
North:	Commercial	North:	Transit Oriented Corridor
South:	Commercial	South:	Transit Oriented Corridor
East:	Commercial, Special Res. Facility	East:	Transit Oriented Corridor and Commercial
West:	Commercial	West:	Transit Oriented Corridor
Existing Zoning:	TOC-C	Proposed Zoning:	TOC-C

**RECOMMENDATION (See Attached Conditions)**

**DEFERRAL:** Until the plat mylar is submitted to the Highway Construction and Engineering Division.  
**DEFERRAL:** Until Trafficways approval is received. See Staff Comment No. 3  
**DEFERRAL:** Until the City's objection to the plat application is resolved. See Staff Comment No. 27 and the attached City Letter.

Meeting Date:	Prepared:	HWC
Action Deadline:	Reviewed:	
Deferral Dates:	Approved:	

**SERVICES**

<b>Wastewater Plant:</b>	<b>Margate (06/19)</b>	<b>Potable Water Plant:</b>	<b>Margate (04/19)</b>
<b>Design Capacity:</b>	<b>8.7800 MGD</b>	<b>Design Capacity:</b>	<b>13.500 MGD</b>
<b>12-Mo. Avg. Flow:</b>	<b>6.3800 MGD</b>	<b>Peak Flow:</b>	<b>6.900 MGD</b>
<b>Est. Project Flow:</b>	<b>0.0550 MGD</b>	<b>Est. Project Flow:</b>	<b>0.077 MGD</b>

Comments: Sufficient capacity exists at this time.    Comments: Sufficient capacity exists at this time.

**PARKS**

**SCHOOLS**

Dwelling Units	Impact Fee
220	*

\* See Staff Comment No. 4  
 See Finding No. 2  
 See General Recommendation No. 1

Local:  
  
 Regional:

Land Dedication	Impact Fee	Admin. Fee
County conducts no local review within municipalities	N/A	N/A
0.99 Acre	*	*

\* See Staff Comment No. 5  
 See Finding No. 4  
 See General Recommendation No. 1

**TRANSPORTATION**

Concurrency Zone: North Central	Trips/Peak Hr.	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	86	*	N/A
Non-Res. Uses:	N/A	N/A	N/A
Total:	86	*	N/A

\* See Staff Comment No. 3  
 See Finding No. 1  
 See General Recommendation No. 1

MARQUESA  
025-MP-19

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the uses being 220 mid-rise units. This property is being replatted and redeveloped for residential use.

In accordance with Ordinance 2013-30, effective October 4, 2013, mid-rise units are defined as four (4) or more attached dwelling units in a building with four (4) to eight (8) stories (exclusive of parking levels).

- 2) This plat is a portion of "Parcel A" CENTRAL PARK of COMMERCE (Plat Book 119, page 27) which is currently approved for 200,000 square feet of commercial use.
- 3) Trafficways review is scheduled for October 24, 2019. This plat must be recommended for **DEFERRAL** until Trafficways approval has been received.
- 4) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code, transportation concurrency fees will be assessed in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval and must be paid prior to the issuance of the building permit.
- 5) At the time of plat application, 63,361 square feet of commercial use existed on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182(a)(4) of the Land Development Code, this structure may be eligible for credit towards transportation concurrency fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. **No credit will be granted for demolition occurring more than eighteen (18) months prior to the review of construction plans submitted for County environmental review approval.**
- 6) This plat generates more than one student at one or more levels (i.e., elementary, middle and high), and in accordance with Section 5-182(m)(1)a) of the Land Development Code, is subject to the requirements of public school concurrency. School Board staff has reviewed this application and determined that it satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. Therefore, this plat will be subject to school impact fees which will be assessed in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval and must be paid prior to the issuance of the building permit. **However, this determination expires on January 20, 2020, and an updated SCAD letter will be required prior to plat approval.** See the attached School Capacity Availability Determination received from the School Board.

- 7) In accordance with Land Development Code, regional park impact and administrative fees for the proposed 220 mid-rise units will be assessed in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval and must be paid prior to the issuance of the building permit.
- 8) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 9) This plat is located in the City of Margate and is in a dependent water control district under the jurisdiction of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division. Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances and the criteria of the Cocomar Water Control District. The surface water management licensing requirements of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction. Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
- 10) The attached comment from the Broward County Water and Waste Water Management Division have advised that the proposed plat is located in the Cocomar Water Control District with the Water Management Division as the de facto operator of the canal and easement. However, the proposed plat indicates the 20-foot canal maintenance easement carries over from the underlying plat (Central Park).
- 11) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. For additional information, please contact the Water and Environmental Licensing Section at 954-519-1483.
- 12) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the

boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

- 13) This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals is regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements.
- 14) The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of south Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section.
- 15) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:  
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>
- 16) Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Margate if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.

- 17) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 18) A demolition notice of the existing use will be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
- 19) The subject plat is in the vicinity of known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division must approve any dewatering activities at this site.
- 20) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 21) This property is within 20,000 feet of Fort Lauderdale Executive Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>.
- 22) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) by the County's consulting archaeologist indicates that the proposed development will not have an adverse effect on any known historical or archeological or paleontological sensitivity. The subject property is located in the City of Margate and within the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. Pursuant to B.C. Ord 2014032, Section 5-536.5(g), if any archaeological materials are discovered during the course of development, the property owner must notify the Broward County Historic Preservation Officer, Richard (Rick) Ferrer, of the Planning and Development Management Division

at 954-357-9731 or [rferrer@broward.org](mailto:rferrer@broward.org), and the project may proceed in accordance with Ordinance 2014-32, Section 5-536.5(g). In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org).

- 23) The attached letter dated September 5, 2019, from Florida Power & Light indicates that they have several locations with existing facilities that serve or adjacent to the plat. For any removal or relocation of FPL facilities, they must be contacted prior to. In addition, for any new construction project planned, FPL has requested that the applicant provide a utility easement. For additional information, please contact Bryan Smith at 954-956-2047.
- 24) This plat is served by BC Transit Route 60 on Banks Road and Coconut Creek Parkway and bus stop ID #s 5117 and 4142.
- 25) The attached memorandum from the Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division indicates that they have reviewed the plat application and have determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 26) The attached comments from the Broward County Planning Council indicates that this plat is in compliance with the effective Land Use Plan. This plat is located in an area that was the subject of the Broward County Land Use Plan (BCLUP) amendment PC 07-2/PCT 07-2, which amended various future land use designations to the "Margate Transit Oriented Corridor". This amendment was approved by the Broward County Commission on September 11, 2007, subject to the following voluntary restriction:
  - 15 percent (277) of all new residential units to be "affordable" housing: and
  - Completion of archaeological surveys.

In addition, this plat is also subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Transit Activity Center" (O.R.B. 45267, PGS. 1630-1635).

- 27) Please see the attached Letter of Objection from the City of Margate concerning this plat application. Applicant is advised to respond to the City's objection.
- 28) The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state

or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

- 29) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at:  
[www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf](http://www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf)

## FINDINGS

### CONCURRENCY REVIEW

- 1) This plat is located within the North Central Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This plat has been reviewed by the School Board and satisfies the public school concurrency requirements of Section 5-182(m)(1)a) of the Land Development Code. **However, this determination will expire on January 20, 2020, and an updated School Capacity Availability Determination (SCAD) letter will be required prior to plat approval.** See the attached School Capacity Availability Determination received from the School Board.
- 3) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.
- 4) This plat satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

## GENERAL RECOMMENDATIONS

- 1) Transportation concurrency fees, school impact fees and regional park impact and administrative fees will be assessed during the review of construction plans submitted for County environmental review approval by the Development Management and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code and must be paid prior to the issuance of the building permit. Regional park impact and administrative fee amounts are subject to adjustment each October 1.
- 2) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.

3) Place a note on the face of the plat reading:

A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by \_\_\_\_\_, **2024**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or

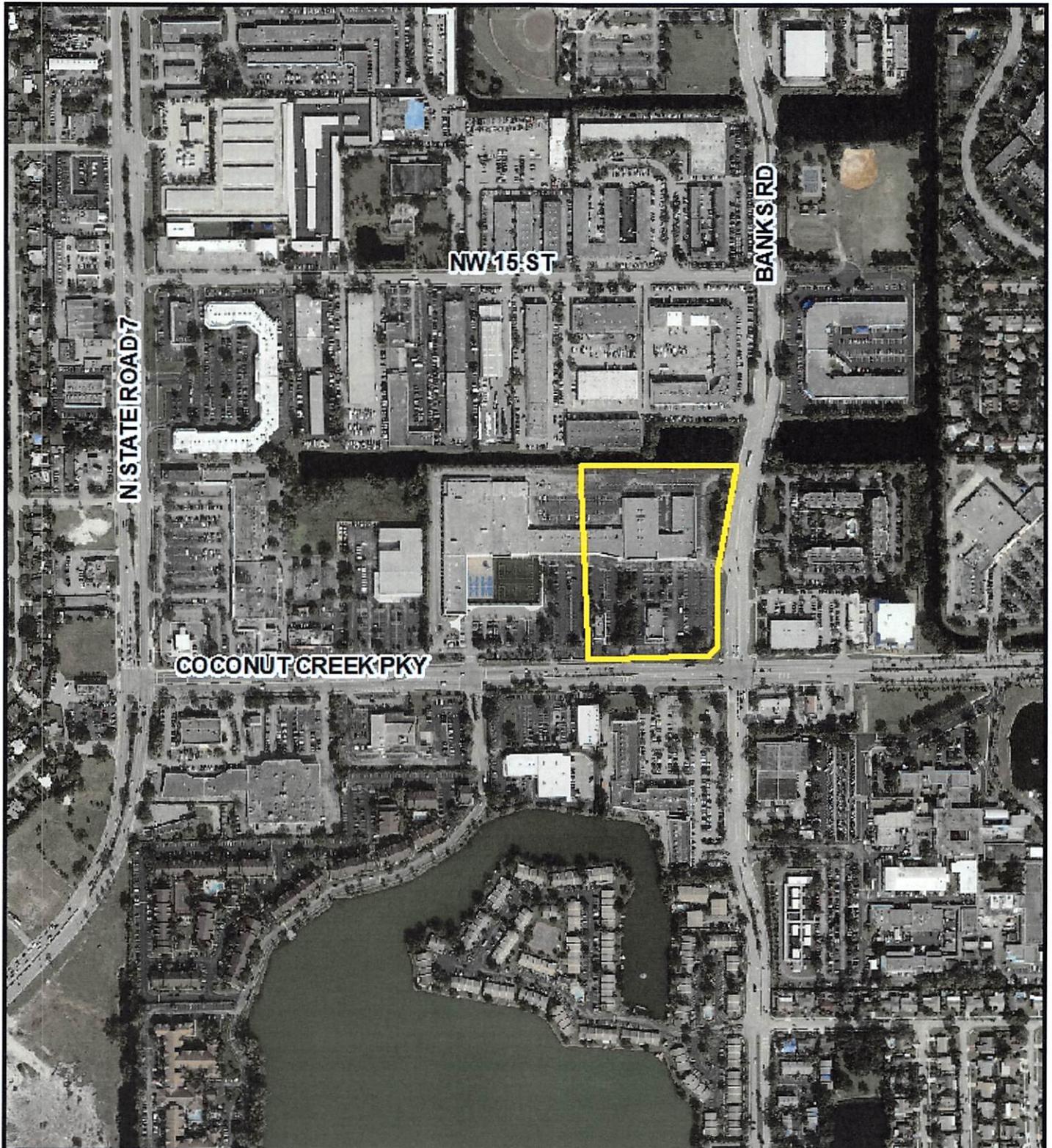
B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by \_\_\_\_\_, **2024**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

C) This plat is restricted to 220 mid-rise units.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

D) Any structure within this plat must comply with Section 2B.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

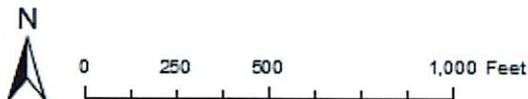
4) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



**Commission District No. 2**  
**Municipality: Margate**  
**S/T/R: 30/48/42**



**025-MP-19**  
**Marquesa**



Prepared by: Planning and Development Management Division  
Date Flown: January 2018

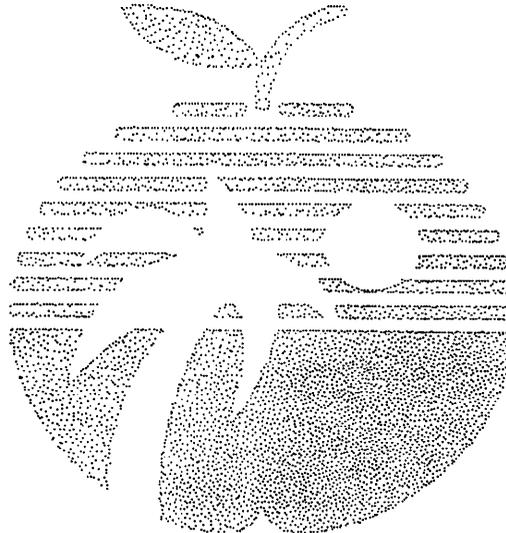
**The School Board of Broward County, Florida  
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION**

**PLAT**

**SBBC-2275-2017**

**County Number: 025-MP-18 Municipality Number:  
Marquesa Plat**

**July 17, 2019**



**Growth Management  
Facility Planning and Real Estate Department  
600 SE 3rd Avenue, 8th Floor  
Fort Lauderdale, Florida 33301  
Tel: (754) 321-2177 Fax: (754) 321-2179  
[www.browardschools.com](http://www.browardschools.com)**

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: July 17, 2019	Single-Family:		Elementary: 6
Name: Marquessa Plat	Townhouse:		Middle: 3
SBBC Project Number: SBBC-2275-2017	Garden Apartments:		
County Project Number: 025-MP-18	Mid-Rise: 220		High: 5
Municipality Project Number:	High-Rise:		Total: 14
Owner/Developer: TC MC Margate Apartments, LLC	Mobile Home:		
Jurisdiction: Margate	Total: 220		

**SHORT RANGE - 5-YEAR IMPACT**

Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark* Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
Liberty	1,282	1,386	979	-407	-22	70.6%	16
Margate	1,328	1,439	1,211	-228	-10	84.2%	7
Coconut Creek	2,884	2,884	1,836	-1,348	-53	53.3%	11

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				19/20	20/21	21/22	22/23	23/24
Liberty	995	-391	71.8%	974	965	956	947	938
Margate	1,218	-221	84.6%	1,224	1,235	1,244	1,255	1,272
Coconut Creek	1,547	-1,337	53.6%	1,532	1,573	1,614	1,655	1,696

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dss/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

\*This number represents the higher of: 100% gross capacity or 110% permanent capacity. \*\*The first Monday following Labor Day. \*\*\*Greater than 100% exceeds the adopted Level of Service (LOS).

### CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2018-19 Contract Permanent Capacity	2018-19 Benchmark Enrollment	Over(Under)	Projected Enrollment		
				19/20	20/21	21/22
Ascend Career Academy	1,000	216	-784	216	216	216
Broward Math And Science Schools	400	356	-44	356	356	356
Suned High North Broward	400	309	-91	309	309	309
West Broward Academy	910	558	-354	556	556	556

### PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Liberty	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Margate	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Coconut Creek	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsar/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

### Comments

The application proposes 220 (two or more bedroom) midrise units, which is anticipated to generate 14 (8 elementary, 3 middle and 5 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2018/19 school year include Liberty Elementary, Margate Middle and Coconut Creek High Schools. Based on the Public School Concurrency Planning Document (PSCPD), the impacted schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of: 100% gross capacity or 110% permanent capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2018/19- 2020/21), these schools are expected to maintain their current status through the 2020/21 school year. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

Charter schools located within a two-mile radius of the site in the 2018/19 school year are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2018/19 to 2022/23 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid for 180 days for a maximum of 220 (two or more bedroom) midrise units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on January 12, 2020. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

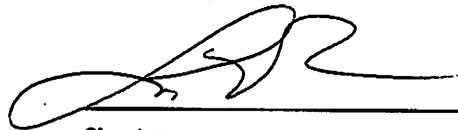
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**SBBC-2275-2017 Meets Public School Concurrency Requirements**

Yes  No

**Reviewed By:**

7/17/19  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature

**Lisa Wight**  
\_\_\_\_\_

**Name**

**Planner**  
\_\_\_\_\_

**Title**

BROWARD COUNTY, FLORIDA  
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION  
COMMENTS FOR PLAT REPORT

TO: Joe Heilman  
DIVISION: WWS / Water Management Division  
PLAT NAME: **MARQUESA** Plat No. 025-MP-19

**COMMENTS DUE DATE: September 5, 2019**

Please find an application for the above Plat which was submitted to you for verification of the standards of the Broward County Land Development Code, as amended.

To comply with the review requirements mandated by the Code, your written comments must be submitted to this office by the date indicated above. **If your comments are not received by the above date, we will understand that to mean you have no objection to the plat as submitted.**

For your convenience you may e-mail your comments to Howard Clarke at: [PDMDInfo@broward.org](mailto:PDMDInfo@broward.org) or call 954-357-5760.

Your cooperation is greatly appreciated.

Karina da Luz  
Planning Section Supervisor  
Planning and Development Management Division

- NO OBJECTION TO THE PLAT AS SUBMITTED.
- THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.
- THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

*In the space provided please sign, print your name and phone number*

Susan Juncosa  
Authorized Signature  
Susan Juncosa  
Print Name  
954 - 831 - 0778  
Telephone Number

COMMENTS: Resubmit

**To:** Karina da Luz, Planning Section Supervisor  
Planning and Development Management Division  
**From:** Susan Juncosa, Natural Resource Specialist  
Water Management Division

**Date:** 8/28/2019

**RE:** Plat No. 025-MP-19

**Plat Name:** Marquesa

**Comments from Water Management Division**

The proposed plat is a replat of a portion of Parcel "A", Central Park of Commerce. The proposal carries over the 20' canal maintenance easement from the Central Park plat. However, the Central Park plat shows that the canal and the 20' canal maintenance easement were dedicated to the 'Margate Waterway Association, Inc.'

No record for 'Margate Waterway Association, Inc.' was found in the Florida Department of State's Division of Corporations ("Sunbiz.org"). Records with Broward County Property Appraiser show that the Central Park of Commerce plat was sub-divided and the canal parcel became assigned to the City of Margate by Escheatment Tax Deed (see Folio Number 484230170240). It thus appears that the Broward County Water Management Division is the de facto operator of the canal and easement as the area is within the Cocomar Water Control District.

It should be noted that the widened canal segment north of this parcel was excavated to provide storm water storage for the original development, "The Shoppes at Central Park" and other properties. As the canal is no longer under the ownership or control of the properties, when the 'Marquesa' property is developed, an alternative for the storage in the canal must be provided

Finally, it should be noted that Chapter 27, Section 199 (c) (5) a.9 states that:

*"No beautification or erection of any structure that will prohibit or limit access of maintenance equipment or vehicles in the right-of-way or easements will be allowed."*



September 5th, 2019

Re: Marquesa Plat No. 025-MP-19

Per your request, FPL has no objection to the proposed plat report for : Marquesa Plat No. 025-MP-19 with these stipulations.

It appears FPL does have several locations with existing facilities that serve or are adjacent to the existing site.

Should any FPL facilities need to be removed or relocated, then the applicant will pay for the total costs of any relocation or replacement of those FPL facilities as deemed necessary by FPL or requested by the applicant. Additionally, the applicant will pay for any costs associated with any relocation of FPL facilities due to requests to relocate any overhead facilities to underground, new turn lanes, de-acceleration lanes, road right-of-way vacations etc.

FPL will require a complete set of plans prior to construction. These would include site, civil, landscape, and electrical. As the FPL engineering, design, and construction process encompasses about a six to eight month schedule it is imperative that complete plans be provided well in advance of construction.

For the new construction project planned for this site the customer will need to provide any additional easement requirements needed by FPL. These easements will be provided by instrument and will be provided prior to construction or installation of FPL facilities.

If I can be of assistance feel free to contact me at 954-956-2022 my fax is 954-956-2020.

Sincerely,

Nicholas Panzo  
Associate Engineer  
Office 954-956-2022; Fax 954-956-2020



Public Works Department

**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

**M E M O R A N D U M**

DATE: September 6, 2019

TO: Josie Sesodia, Director  
Planning and Development Management Division

FROM: David (D.G.) McGuire, Construction Project Manager  
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner  
Transportation Department, Service Development

SUBJECT: Application for New Plat  
Marquesa (025-MP-19)

The Highway Construction and Engineering Division, Traffic Engineering, and the Transportation Department, Transit Division have reviewed the application for a new plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), and any previously recorded plats.

As a result of our review, staff has determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code.

STAFF COMMENT

RATIONAL NEXUS REVIEW

- 1 This plat has been evaluated by staff for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code. Staff has made a finding that the proposed development meets the threshold for rational nexus and this report includes right-of-way dedication requirements.

STAFF RECOMMENDATIONS

NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following comments:

- 2 Along the ultimate right-of-way for Coconut Creek Parkway (SR814) except at 50-foot opening with centerline located approximately 145 feet east of the west plat limits. This opening is restricted to right turns only.
- 3 Along the ultimate right-of-way of Banks Road except at a 50-foot opening with centerline located approximately 42 feet south of the north plat limits.
- 4 Said non-vehicular access line shall include a corner chord at the intersection of Coconut Creek Parkway (SR814) and Banks Road. The corner chord shall be based upon a 35-foot radius from the intersection of the two property lines.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 5 Sufficient right-of-way width to accommodate a 12-foot-wide westbound right turn lane on Coconut Creek Parkway (SR814) at the 50-foot opening with 150 feet of storage and 50 feet of transition beyond the width required to meet the Trafficway Palm of Broward County. Design of this turn lane is to include a bike lane meeting the current minimum standards.
- 6 Twelve feet of right-of-way for that part of a southbound right turn lane on Banks Road at the 50-foot opening that lies within this ownership; with 150 feet of storage and 50 feet of transition.

ACCESS EASEMENT REQUIREMENTS

- 7 Provide a 24-foot-wide ingress/egress easement in the 50-foot opening on Banks Road and connecting to western parcel line. The dimensions may be modified to more closely approximate the proposed driveway dimensions. Any proposed modifications are subject to the review and approval of the Highway Construction and Engineering Division prior to plat recordation.
- 8 Provide a 24-foot-wide ingress/egress easement in the 50-foot opening on Coconut Creek Parkway (SR814) and connecting to western parcel line. The dimensions may be modified to more closely approximate the proposed driveway dimensions. Any proposed modifications are subject to the review and approval of the Highway Construction and Engineering Division prior to plat recordation.

**BUS SHELTER REQUIREMENTS (Easement)**

- 9 A 4-foot-wide x 20 feet long bus shelter easement on Banks Road commencing 160 feet south of the north plat limit (measured along the east property line) and continuing south for 20 feet.
- 10 A 4-foot-wide x 20 feet long bus shelter easement on Coconut Creek Parkway commencing 160 feet west of the east plat limit and continuing west for 20 feet.

**ACCESS REQUIREMENTS**

- 11 The minimum distance from the non-vehicular access line of Banks Road, at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 100 feet.
- 12 The minimum distance from the non-vehicular access line of Coconut Creek Parkway (SR814), at any driveway in the 50-foot opening, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 100 feet.

**TRAFFICWAYS IMPROVEMENTS (Secure and Construct)**

- 13 A two-way driveway on Banks Road, at the 50-foot opening, with a minimum pavement width of 24 feet and a minimum entrance radius of 30 feet.
- 14 The removal of all southbound right turn lanes on Banks Road at locations no longer consistent with approved openings in the non-vehicular access line. Removal shall include the construction of the curb, gutter, and sidewalk necessary to restore the roadway.
- 15 The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

**TURN LANE IMPROVEMENTS (Secure and Construct)**

- 16 Westbound right turn lane on Coconut Creek Parkway (SR814) at the 50-foot opening with 150 feet of storage and 50 feet of transition. Design of this turn lane is to include a bike lane meeting the current minimum standards.

**SIDEWALK REQUIREMENTS (Secure and Construct)**

- 17 Along Coconut Creek Parkway (SR814) adjacent to this plat.
- 18 Along Banks Road adjacent to this plat.

**SIDEWALK FOR BUS LANDING PAD (Secure and Construct)**

- 19 An 8 foot wide x 40 foot long expanded sidewalk with a maximum cross slope of 2% for the bus landing pad (design must extend to the face of curb and gutter) on Banks Road commencing 140 feet south of the north plat limit (measured along the east property line) and continuing south for 40 feet. Design is subject to review by the Service and Capital Planning Section of the Transit Division and the Paving and Drainage Section of the Highway Construction and Engineering Division.

- 20 An 8-foot-wide x 40-foot-long expanded sidewalk with a maximum cross slope of 2% for the bus landing pad (design must extend to the face of curb and gutter) on Coconut Creek Parkway commencing 140 feet west of the east plat limit and continuing west for 40 feet. Design is subject to review by the Service and Capital Planning Section of the Transit Division and the Paving and Drainage Section of the Highway Construction and Engineering Division.

**COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)**

- 21 The developer shall be responsible for replacement of communication conduit/interconnect/signalization that is damaged by construction of the required improvements. The security amount for communication conduit/interconnect along Banks Road and Coconut Creek Parkway (SR814) shall be determined by the Traffic Engineering Division.

**PAVEMENT MARKINGS AND SIGNS (Secure and Construct)**

- 22 Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below. Design and installation of the required markers and/or signs are subject to approval by Florida Department of Transportation for projects located on a FDOT jurisdictional roadway.

**IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS**

- 23 Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction & Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.

The Installation of Required Improvements Agreement shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to NVAL Amendment Agreement recordation and/or commencement of construction. Security amounts shall be based upon the one of the following:

- a. Approved construction plans. When security is based on approved construction plans, the security will be calculated at one hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
- b. Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.

- c. All forms are available on the Highway Construction & Engineering Division's web page at: <http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

**IMPROVEMENT PLAN SUBMITTAL (Pre-construction and Security Release Requirements)**

- 24 Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.
- 25 Communication Conduit/Interconnect plans (3 sets and a cost estimate) shall be submitted to the Traffic Engineering Division. Any easements necessary for relocation and maintenance of the conduit must be provided and shown on the submitted plans. No security shall be released without field inspection and final approval of all materials, installations and locations by the Traffic Engineering Division.

**GENERAL RECOMMENDATIONS**

- 26 Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.
- 27 All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:
- A) United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).
    - 1) State of Florida Department of Transportation:
    - 2) "Roadway and Traffic Design Standards."
    - 3) "Standard Specifications."
    - 4) "FDOT Transit Facilities Guidelines."
  - B) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

All standard forms are available for downloading from the Highway Construction and Engineering Division's website:

<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>.

- 28 This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant shall request a current tax letter be forwarded from the Revenue Collection Division to HCED Plat Section.

#### F.S. 177 PLAT REVIEW COMMENTS

The following comments note the corrections necessary for the plat mylar to comply with the requirements of Florida Statutes Chapter 177. If additional clarification is necessary, please contact Jason Espinosa at (954) 577-4593 or via email at [JESPINOSA@BROWARD.ORG](mailto:JESPINOSA@BROWARD.ORG).

Please note that additional changes made to the plat mylar beyond this list of corrections may necessitate additional review time; delay recordation; and result in additional review fees.

All resubmittals shall include a paper copy of the plat with changes from the original plat review application highlighted.

#### 29 SURVEY DATA

- A) The legal description in the title opinion or certificate shall match the legal description on the plat. The plat drawing shall follow the legal description.
- B) Full dimensioning and square footage shall be shown on all dedicated right(s)-of-way.
- C) Two land ties to two independent land corners or one land corner and one other recorded corner shall be shown. Show found monumentation at both corners.
- D) Show any monumentation at the Point of Commencement.
- E) The bearing reference line must be a well-established and monumented line. Depict said line with its monumentation and tie to the plat boundary. Insufficient monumentation is shown for the line called out. Review and revise as necessary.
- F) The boundary survey submitted with this plat shall be performed and prepared under the responsible direction and supervision of a professional surveyor and mapper preceding the initial submittal of the plat to the local governing body.
- G) The platting surveyor shall submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. For section corners which have Certified Corner Records on file, the surveyor shall submit an affidavit confirming that the section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available at: <http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx>.
- H) The surveyor shall submit digital plat information after all corrections are completed and Highway Construction & Engineering Division staff requests digital information.

#### 30 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A) Owner dedication language shall clearly dedicate all right(s)-of-way, easements, and special purpose parcels shown on the plat.
- B) Mortgagee dedication language shall clearly join in the dedications indicated on the plat, if applicable. Proposed right(s)-of-way shall be clearly and distinctly labeled and dedicated by the plat.
- C) Depict the entire right-of-way width of Coconut Creek Parkway and Banks Road adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat. Refer to the Adjacent Right-of-Way Report.
  - 1) Verify the width of the right-of-way for Coconut Creek Parkway east of Banks Road. Refer to P.B. 119, PG. 27, B.C.R. and revise as necessary.

- 2) Review the instrument recorded in D.B. 327, PG. 327, B.C.R. as it pertains to a source of right-of-way for Coconut Creek Parkway and revise as necessary.
- 3) Verify the first page of the document that created the easterly portion of right-of-way for Banks Road south of Coconut Creek Parkway. Review and revise as necessary.
- D) Data for the centerline of right(s)-of-way and of construction (if they are different) including: bearings, distances, curved line data (including: arc distances, central angles, radii, chord and chord bearing or azimuths) shall be shown.
- E) Existing canals shall be identified by instrument.
  - 1) Review the label and use of the 30-foot-wide strip north of and abutting the west end of the north plat boundary. Refer to P.B. 119, PG. 27, B.C.R. Revise as necessary.
- F) All proposed easements shall be clearly labeled and dimensioned. Utility easements should be dedicated to the public (or to the City/Town – but not to any specific utility company). Utility easements created by the plat shall not be located within any road right-of-way.
- G) Depict and label with type, width, and recording information for any applicable existing easements within the plat as identified in the title work or provide evidence of their release/vacation.
  - 1) Verify the location of the south end of the 12' FPL Easement per O.R.B. 12069, PG. 13, B.C.R. and revise as necessary.

### 31 TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The original plat mylar, plat review service charge form, review fee, and a paper copy of the plat (including all changes from the original plat review application highlighted) shall be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title that shall:
  - 1) be based upon a legal description that matches the plat;
  - 2) be based upon a search of the public records within forty-five (45) days of submittal;
  - 3) contain the names of all owners of record;
  - 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state;
  - 5) contain a listing of all easements and rights-of-ways of record lying within the plat boundaries, and;
  - 6) contain a listing of all easements and rights-of-ways which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.
- B) The title shall be updated for review of any agreements and the recordation process. Standard format for Title Certificates, Opinions of Title, the Adjacent Right-of-way Report, and a Guide to Search Limits of Easements and Right-of-way may be obtained by contacting the Highway Construction & Engineering Division or by visiting our web site: <http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx>

- C) The Dedication on the original mylar shall be executed by all record owners with original signatures. For property owned by an individual (or by individuals), the plat shall be executed in the presence of two witnesses for each signature. Property owned by corporations shall be executed by at least one of the following officers: The President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer shall also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat shall be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust shall provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.
- D) All mortgagees shall execute the plat with original signatures, seals, and witnesses.
- E) Acknowledgments and seals are required for each signature.

32 DRAFTING AND MISCELLANEOUS DATA

- A) Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B) Verify the name of the parcel per P.B. 85, PG. 16, B.C.R. north of this plat. Review and revise as necessary.
- C) Plat borders shall be 1/2-inch on three sides with a 3-inch margin on the left side.
- D) The Surveyor's Certification shall be signed and the plat sealed by professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of FS Chapter 177. The printed name and registration number of the professional surveyor and mapper shall appear directly below the Surveyor's Certificate, along with the printed name, address, and certificate of authorization number of the legal entity, if any. A professional surveyor and mapper practicing independently of a legal entity shall include his or her address.
- E) The plat original shall be drawn with black permanent drawing ink; or nonadhered scaled print on a stable base film.
- F) The sheet size shall be 24 inches by 36 inches.
- G) The Planning and Redevelopment Division file number 025-MP-19 shall be shown inside the border in the lower right-hand corner on each page.
- H) Lettering on the plat shall be no smaller than 0.10" (10-point font).

33 SIGNATURE BLOCKS

- A) The Surveyor's Certification shall be signed, and the plat shall be sealed by professional surveyor and mapper, state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of FS Chapter 177. The printed name and registration number of the professional surveyor and mapper shall appear directly below the Surveyor's Certificate, along with the printed name, address, and certificate of authorization number of the legal entity, if any.

- B) The plat shall include space for signature by the Highway Construction and Engineering Director and Surveyor indicating that the plat has been reviewed for conformity with Chapter 177, Part 1, Florida Statutes.
- C) The plat shall include space for signature by the Broward County Environmental Protection and Growth Management Department.
- D) The plat shall include space for signature by Records Division - Minutes Section (County Commission).
- E) The plat shall include space for signature by Planning Council Chair and Executive Director.
- F) If applicable, the plat shall include space for approval of Drainage District, City, special improvement district, or taxing district (including space for seals). The language preceding the designated municipal official's signature on the plat drawing shall include the following wording:

"No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due."

- G) The plat shall include proper dates for signatures.
- H) The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by a copy of the City of Margate conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

**34 HIGHWAY CONSTRUCTION & ENGINEERING DIVISION INTERNAL PROCEDURES (These items are required for plat recordation but are completed by County staff)**

- A) Planning Council Administrator Signature
- B) Completion of all POSSE Inputs; Impact Fee and Security reports printed
- C) County Surveyor Signature
- D) PRM's Verified
- E) Development Order, Planning & Redevelopment Director signature
- F) Engineering Director Signature
- G) City/District scanned copy of mylar, as required.

TO: Josie P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Marquesa (025-MP-19)  
City of Margate

DATE: August 29, 2019

The Future Land Use Element of the City of Margate Comprehensive Plan is the effective land use plan for the City of Margate. That plan designates the area covered by this plat for the uses permitted in the "Transportation Oriented Corridor" land use category. This plat is generally located on the northwest corner of Banks Road and Coconut Creek Parkway

Regarding the proposed residential use, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Transit Oriented Corridor" as recorded in Official Record Book 45267, Pages 1630-1635.

The effective land use plan shows the following land uses surrounding the plat:

North:	Transportation Oriented Corridor
South:	Transportation Oriented Corridor
East:	Transportation Oriented Corridor and Commercial
West:	Transportation Oriented Corridor

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PC 07-2/PCT 07-2, which amended various future land use designations to the "Margate Transit Oriented Corridor." Said amendments were adopted by the Broward County Commission on September 11, 2007, subject to the following voluntary restrictions:

- 15 percent of all new residential units to be "affordable" housing; and
- Completion of archaeological surveys.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

**Marquesa**  
**August 29, 2019**  
**Page Two**

BBB:JMB

cc: Cale Curtis, City Manager  
City of Margate

Robert Massarelli, Director, Development Services  
City of Margate

BROWARD COUNTY, FLORIDA  
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION  
COMMENTS FOR PLAT REPORT

TO: City Planner

DIVISION: City of Margate

PLAT NAME: MARQUESA

Plat No. 025-MP-19

**COMMENTS DUE DATE: September 5, 2019**

Please find an application for the above Plat which was submitted to you for verification of the standards of the Broward County Land Development Code, as amended.

To comply with the review requirements mandated by the Code, your written comments must be submitted to this office by the date indicated above. **If your comments are not received by the above date, we will understand that to mean you have no objection to the plat as submitted.**

For your convenience you may e-mail your comments to Howard Clarke at: [PDMDInfo@broward.org](mailto:PDMDInfo@broward.org) or call 954-357-5760.

Your cooperation is greatly appreciated.

Karina da Luz  
Planning Section Supervisor  
Planning and Development Management Division

NO OBJECTION TO THE PLAT AS SUBMITTED.

THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.

THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

*In the space provided please sign, print your name and phone number*



Authorized Signature

Robert M. Snrulli

Print Name

954-884-3684

Telephone Number

COMMENTS: Resubmit



August 21, 2019

Karina da Luz  
Planning Section Supervisor  
Planning and Development Management Division  
1 North University Drive, Suite 102A  
Plantation, FL 33324

Re: Plat application 025-MP-19

Ms. da Luz,

Thank you for the opportunity to review plat application 025-MP-19 and provide comment. The purpose of this letter is to inform you of the status of the Marquesa plat application and to express an objection to approving the plat application at this time.

The applicant submitted a plat application for the Marquesa project to the Margate Development Review Committee (DRC), which was reviewed at the March 13, 2018 and November 13, 2018 meetings. At these meetings the applicant was given a number of issues to resolve before proceeding to the remainder of the process. At present time, the issues remain unresolved. In addition to a successful DRC review, Section 31-18 of the Margate Code of Ordinances requires a plat application to be reviewed and approved by the Margate Planning and Zoning Board and the Margate City Commission. These reviews have not yet taken place.

Further complicating the situation is that the Marquesa application includes a request for 128 residential flex units. Article II of the Broward Administrative Rules Document provides that any such assignment of residential flex units requires an official action by the governing body of a municipality. No such official action has taken place.

For the reasons described above, **the City of Margate OBJECTS** to the approval of plat application 025-MP-19 for the Marquesa project. This objection does not prejudice any future applications submitted for this project. The City of Margate will conscientiously review any application when given an opportunity to do so.

**City Commission**

Mayor Anthony N. Caggiano  
Vice Mayor Tommy Ruzzano  
Antonio V. Arserio  
Arlene R. Schwartz  
Joanne Simone

**City Manager**

Cale Curtis

**City Attorney**

Janette M. Smith

**City Clerk**

Joseph J. Kavanagh

**Development Services Department**

901 NW 66<sup>th</sup> Avenue, Suite C, Margate, FL 33063 • Phone: (954) 979-6213

[www.margatefl.com](http://www.margatefl.com) • [dsd@margatefl.com](mailto:dsd@margatefl.com)

If you have any questions concerning this objection, please do not hesitate to contact me at 954-884-3686, or by email at [rmassarelli@margatefl.com](mailto:rmassarelli@margatefl.com).

Sincerely,



Robert Massarelli, AICP  
Director of Development Services

RM/ap

Cc: City Commission  
City Manager  
Development Services Department



Our Best.  
Nothing Less.

Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

July 30, 2019

City Planner  
City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

RE: Municipal notification of a proposed Plat adjacent to the city limits:

**MARQUESA**

**Plat No. 025-MP-19**

Written comments must be received on or before September 5, 2019

As per Broward County Commission Policy effective March 24, 1998, we are forwarding a copy of a plat application to all municipalities that are adjacent to the plat.

Enclosed is a copy of the above referenced application.

If your municipality desires to comment on this application, the comments must be in writing and received at the Planning and Development Management Division on or before the above referenced date.

Any written comments received will be forwarded to the applicant along with the comments from other agencies reviewing the application.

If you have any questions, please contact Howard Clarke at [PDMDInfo@broward.org](mailto:PDMDInfo@broward.org) or call 954-357-5760.

Sincerely,

Karina da-Luz, Planning Section Supervisor  
Planning and Development Management Division