

INFANTE II PLAT
Plat Book 168, Page 11
March 8, 2016
Rev. April 7, 2016

BACKGROUND

777 Properties, Inc. (“Applicant”) is the owner of land which is subject to the INFANTE II Plat recorded in Plat Book 168, Page 11 of the Public Records of Broward County, Florida (“Plat”). The Plat was originally approved on July 7, 1998. There have been subsequent amendments to the Plat. The last amendment was recorded on June 12, 2003 in Official Records Book 35375, Page 1797. The purpose of this amendment is to reduce the commercial square footage and add 100 midrise residential units on Parcel A-2 of the Plat. The corresponding reduction by 9,225 square feet of commercial use means there is no net increase in trips as a result of this plat note amendment, and therefore no traffic impact.

CURRENT NOTE VS. PROPOSED NOTE:

The current vs. proposed plat note language is as follows:

Current Plat Note:

Parcel A-2 (see attached legal description) is restricted to 96,500 feet of commercial use. The remainder of the plat is restricted to 138 townhouses units and 45 moderate, affordable townhouse units.

Proposed Plat Note:

Parcel A-2 is restricted to 87,275 square feet of commercial use and 100 midrise units. The remainder of the plat is restricted to 138 townhouse units and 45 moderate, affordable townhouse units. The permanent residence of school aged children is prohibited within Parcel A-2. Free standing banks or banks with drive thru facilities are not permitted on Parcel A-2 without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.