

EXHIBIT 2

BROWARD COUNTY DEVELOPMENT REVIEW REPORT

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

PROJECT DESCRIPTION

		Agenda Number	
Name:	ELEMENTARY SCHOOL "P" / WESTON PARK PLAT	Number:	068-MP-01
Applicant:	City of Weston and School Board of Broward County	Comm. Dist.:	8
Agent:	Miller, Legg & Associates, Inc.	Sec/Twp/Rng	24 & 25-50-39
Location:	South Side of S.W. 36 Street, West of South Post Road	Platted Area:	17.142 Acres
City:	Weston	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	Vacant	Effective Plan:	Weston
Proposed Use:	Parcel A: Elementary School Parcel B: Public Park	Plan Designation:	Low (2) Residential; See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Vacant	North:	Agricultural, Irregular (1.83) Residential
South:	Vacant	South:	Low (2) Residential
East:	Single Family Residential	East:	Irregular (1.83) Residential
West:	Vacant	West:	Low (2) Residential
Existing Zoning:	Agricultural/Estate	Proposed Zoning:	N/A

RECOMMENDATION (See Attached Conditions)

DEFERRAL: Until the linen is submitted.

Meeting Date:
 Action Deadline:
 Deferral Dates:

Prepared: MB
 Reviewed:
 Approved:

SERVICES

Wastewater Plant: Sunrise Regional (09/01)

Potable Water Plant: Sunrise

Design Capacity: 20.0000 MGD
 12-Mo. Avg. Flow: 12.3700 MGD
 Est. Project Flow: 0.015900 MGD

Design Capacity: 31.544 MGD
 Peak Flow: 26.000 MGD
 Est. Project Flow: N/A MGD

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

PARKS

SCHOOLS

Dwelling Units	Impact Fee
N/A	N/A

Local:

Regional:

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

ROADS

Zone: 7	Trips/Day	Impact Fee	Admin. Fee
Res. uses:	N/A	N/A	N/A
Non-res. uses:	1,588	\$ 3,568.00*	\$ 111.00*
Total:	1,588	\$ 3,568.00*	\$ 111.00*

TRANSIT

Zone: N/A	Impact Fee
	N/A

* See Staff Comments No. 3 & 4, & Finding No. 1
 See Staff Recommendation No. 35

ELEMENTARY SCHOOL "P" / WESTON PARK PLAT
068-MP-01

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being an elementary school on Parcel "A" and a park on Parcel "B."
- 2) Trafficways approval is valid for 10 months. Approval was received on September 20, 2001.
- 3) Chapter 235.26 Florida Statutes exempts public schools from impact fees and the provision of an alternate source of funds for the impact fees is not required. The amount of the road impact fees assessed for this plat are for the park only.
- 4) The park portion of this plat meets the requirements of the Land Development Code and qualifies for a waiver of road impact fees. Staff recommends, if the waiver is approved, that the alternate source of funding for the road fees be the Reserve Fund for Road Impact Fee Waivers.
- 5) Surface water management plans for this plat must meet the criteria of the Indian Trace Improvement District. A surface water management permit must be obtained from this District prior to any construction.
- 6) This project has previously been reviewed, found to contain wetlands, and received a DPEP Environmental Resource License for dredge and fill activities, License No. DF01-1080, on July 3, 2001, which will expire on July 3, 2006. The Licensee is reminded that mitigation must be constructed concurrent with the licensed wetlands impacts. Should the project design, use, or construction methodology change, it is recommended that the Licensee apply to DPEP's Biological Resources Division for a license modification. See the attached Conceptual Dredge and Fill Review Report.
- 7) The Broward County Department of Planning and Environmental Protection encourages that 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 (list available at the Broward County Department of Planning and Environmental Protection) be removed during the development process. A management plan may be necessary to control re-invasion of same.
- 8) Landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The list of invasive plants is available at the Broward County Department of Planning and Environmental Protection.
- 9) At this time, this site is not included in the Conservation Land and Green Space Inventory, and is not adjacent to a site in the Inventory.

- 10) Any development within the plat limits is subject to the City of Weston's Tree Preservation Code for tree removal, relocation and/or replacement.
- 11) A DPEP Environmental Resource License may be required for any excavation or filling of existing wetlands, lakes, or canals or any other activities regulated under Article XI of the Natural Resource Protection Code which are not currently permitted under License No. DF01-1080, issued July 3, 2001. Contact DPEP's Biological Resources Division for specific license requirements.
- 12) Any discharges to ground or surface waters, excluding stormwater, will require DPEP review and approval prior to discharge.
- 13) 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 Broward County Department of Planning and Environmental Protection 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.
- 14) Engineering and Traffic Engineering Divisions' recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 15) The attached comments have been received from the Broward County Planning Council.
- 16) The attached comments have been received from the Broward County School Board.

FINDINGS

- 1) This plat satisfies the concurrency requirements for the regional road network as specified in Section 5-182(a)(4)a) of the Broward County Land Development Code.
- 2) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.

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 recommendations:

- 1) Along the ULTIMATE right-of-way for Southwest 36 Street except at a 70-foot opening with centerline located approximately 456 feet west of the centerline of Tract A as depicted on the plat of "ROSEWOOD SHORES" (Plat Book 157, Page 28). **This opening is restricted to right turns only.**

Said non-access line will include corner chord(s) and extend south along both sides of Vista Park Boulevard, with centerline located approximately 55 feet east of the west plat limits for a minimum of 500 feet.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 2) 94 feet of right-of-way to comply with the Broward County Trafficways Plan on Southwest 36 Street, a 94-foot Collector.
- 3) Right-of-way for corner chords based on a 30-foot radius at the intersection of Southwest 36 Street and Vista Park Boulevard.
- 4) Right-of-way for an eastbound right turn lane on Southwest 36 Street at the 70-foot opening with 200 feet of storage and 100 feet of transition.

Include the area bounded by the entrance radii: (295 feet from the east limits of the 70-foot opening to the beginning of the storage/end of the transition).

RIGHT-OF-WAY REQUIREMENTS

- 5) Prior to plat recordation, the applicant must obtain a release of the 40-foot Road Reservation (adjacent to the east plat limits) that exists by O.R. Book 5633, Page 142 by the City of Weston.

ACCESS REQUIREMENTS

- 6) The minimum distance from the ULTIMATE right-of-way line of Southwest 36 Street, at any driveway in the 70-foot opening, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 100 feet.
- 7) For the two-way driveway that will be centered in a 70-foot opening: the minimum pavement width shall be 28 feet (two 14-foot lanes), the minimum entrance radii shall be 50 feet.

Alternate pavement width or entrance radii may be approved if acceptable to the Traffic Engineering Division and the Paving and Drainage Section of the Engineering Division.

TRAFFICWAYS IMPROVEMENTS (Bond for and construct)

- 8) Two lanes on Southwest 36 Street, adjacent to this plat.

The applicant may provide evidence acceptable to the Plat Section of the Broward County Engineering Division, demonstrating that the above required construction items currently exist. If new construction of the off-site improvements is determined to be required, the applicant MUST obtain written approval of the cross section and alignment from the Paving & Drainage Section of the Broward County Engineering Division, prior to proceeding with design of the construction plans for the initial 2-lane roadway or Trafficway.

TURN LANE IMPROVEMENTS (Bond For and Construct)

- 9) An eastbound right turn lane on Southwest 36 Street at Vista Park Boulevard with 200 feet of storage* and 100 feet of transition.
- 10) An eastbound right turn lane on Southwest 36 Street at the 70-foot opening with 200 feet of storage* and 100 feet of transition.
- 11) A northbound left turn lane on Vista Park Boulevard at Southwest 36 Street with 200 feet of storage# and 100 feet of transition.
- 12) A westbound left turn lane on Southwest 36 Street at Vista Park Boulevard with 200 feet of storage# and 100 feet of transition.
- 13) A westbound left turn lane on Southwest 36 Street at the 70-foot opening. The applicant must submit the design of this turn lane for review and approval of the Engineering and Traffic Engineering Divisions.

* The length of turn lane storage is measured from the end of taper (transition) to the point of curvature of the driveway radius, or corner chord in the case of intersecting road right-of-way.

Median opening design to include acceptable vehicular turning radii. The length of the storage lane is measured from the end of the taper to the point of curvature of the median opening.

SIDEWALK REQUIREMENTS (Bond For and Construct)

- 14) Along Southwest 36 Street adjacent to this plat.

SIGNALIZATION IMPROVEMENTS (Bond For Construction)

- 15) Bond or letter of credit to extend to two (2) years after completion of the total development. During that time the Traffic Engineering Division will perform the required studies to determine the need for signalization. If no need is determined, the developer may be released from this obligation.
 - A) 100 percent of the installation cost of a traffic signal at the intersection of Southwest 36 Street and Vista Park Boulevard in the amount of \$200,000.

SCHOOL ZONE FLASHER IMPROVEMENTS (Bond For and Construct)

- 16) Bond or letter of credit in the amount of \$50,000 to provide for all improvements and equipment, including pavement markings and signs, necessary for school zone flasher installations on Southwest 36 Street. Prior to construction of school zone flasher improvements, plans prepared by a registered professional engineer shall be approved by the Traffic Engineering Division. This requirement may be waived by the Traffic Engineering Division only if there is sufficient proof provided indicating that there will be no pedestrian traffic to and from the site. Contact the Special Projects Coordinator at 484-9600 Ext. 244 for information concerning waiver letters.

PAVEMENT MARKINGS AND SIGNS (Bond For and Construct)

- 17) A PAVEMENT MARKING AND SIGNING PLAN, three copies, including COST ESTIMATE shall be provided to the Traffic Engineering Division. All pavement markings shall be THERMOPLASTIC. Pavement markings and signing materials shall be fully reflectorized with high intensity materials. NO BONDS shall be released without field inspection and final approval by the Division of all materials, installations and locations.

IMPROVEMENT AGREEMENT REQUIREMENT

- 18) County Commission policy requires a recordable agreement listing all of the plat required improvements. The owner of this plat shall enter into the standard Roadway Improvement Phasing Agreement prior to recordation of the plat. The completion date for all required improvements as listed Exhibit "B" in Improvement Agreement shall indicate completion prior to issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission. Please contact the Engineering Division Plat Section for a copy of the standard Improvement Agreement.

FLORIDA STATUTE CHAPTER 177 REQUIREMENTS

Complete the following corrections to the plat mylar to comply with the requirements of Florida Statutes Chapter 177 as outlined below:

19) SURVEY DATA

- A) The legal description in the title opinion or certificate must match the legal description on the plat.
- B) Add a P.R.M. symbol near the north end of Vista Park Boulevard on Sheet 4.

- C) Add State Plane Coordinates to a P.R.M. near the north end of Vista Park Boulevard on Sheet 4.
- D) The Engineering Division's closure for Vista Park Boulevard does not close. A copy of the closure must be provided.
- E) Check the square footage after the requested closure has been reviewed. The total acreage must be accurate to the nearest square foot.
- F) Land corner coordinates need to be added and verified with resurvey. This applies to the center of Section 24-50-39.
- G) Identify any found physical monuments on the center corner of Section 24-50-39.
- H) P.R.M. coordinates must be accurate within +/-0.05 feet. (Resurvey or adjacent to resurvey sections.) The Engineering Division's State Plane Coordinates need to match with the plat's State Plane Coordinates.
- I) Add and correct the missing distances along Southwest 36 Street.
- J) P.R.M.s need to be labeled either "found" or "set."
- K) Two benchmark elevations must be shown.
- L) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. This applies to the center of Section 24-50-39. The center corner of Section 24-50-39 needs to be certified.
- M) The surveyor must submit digital plat information after all corrections are completed and Engineering Division staff requests digital information.
- N) Correct the reference in the 3rd and 5th call of the legal description for "THE WEST LINE OF SAID SECTION 25" to either **"THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 25"** or **"THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 25."** The label on the plat map needs to match.

20) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

- A) Provide copies for "(O.R.B. 24191, PG. 432, B.C.R.), (O.R.B. 5933, PG. 142, B.C.R.), (O.R.B. 12209, PG. 9, B.C.R.)," and "(O.R.B. 14185, PG. 371, B.C.R.)."

- B) If required, the dedication language shall clearly dedicate public storm water storage and flowage on the on-site lake and drainage easements shown on the plat.

21) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The applicant must provide a valid title certificate or title opinion with submittal of the plat mylar to the Engineering Division. The title must be updated for review of any agreements and for the recordation process.
- B) All record owners must execute the plat with original signatures, seals, and two (2) witnesses to each.
- C) Acknowledgments and seals are required for each signature.
- D) For plats owned by corporations or partnerships, the officers executing must be verified through the Florida Department of State, or by the applicant providing corporate and/or partnership documentation.

22) DRAFTING AND MISCELLANEOUS DATA

- A) In the Legend, remove "**R/W = RIGHT-OF-WAY.**"
- B) Remove "**PRIVATE**" twice from Southwest 36 Street.
- C) Correct "**R = 425.00' $\Delta=17^{\circ}27'26''$ L=129.49' (TOTAL)**" shown on Sheet 4 to the same width as the rest of the boundary plat.
- D) Label "**CENTER OF SECTION 24-50-39.**"
- E) Remove "**SW 1/4, SEC. 24-50-39 UNSUBDIVIDED**" and replace it with "**ACREAGE**" wherever it appears adjacent to the plat.
- F) Label "**WEST BOUNDARY LINE OF ROSEWOOD SHORES (P.B. 157, PG. 28, B.C.R.)**" to match the legal description.
- G) The scale and scale bar must be shown on each drawing sheet with a standard engineering scale of 1"=20', 30', 40', 50', 60' or 100' or as approved by the Engineering Division. The 1"=80' scale needs to be changed. Add a Scale and scale bar to Sheet 4.
- H) The plat original must be drawn with black permanent drawing ink or nonadhered scaled print on a stable base film.
- I) Add a North arrow to Sheet 4.
- J) Label "**PLAT LIMITS**" at every change of direction.

- K) Show the Development Management Division file number "**068-MP-01**" in the lower right hand corners of all sheets and remove "**PLANNING #.**"
- L) Move the label for the "West line of the SE1/4 SEC 24-50-39" on sheet 3 north into the proper section to point at the proper line.
- M) Add a PCP to the intersection of the centerline of Southwest 36 Street and the west plat boundary.
- N) Add a PCP to the centerline of Vista Park Boulevard on the southern most segment. PCP's can be no more than 1000 feet apart.
- O) Insert "Access" to all labels for Access openings.
- P) Add a label for Tract E of Rosewood Shores at the northeast corner of the Plat.
- Q) Revise the note regarding coordinate labeling to indicate northing and easting.
- R) Revise the bearing base note to include a reference line and its bearing.
- S) Add the following to the legend: SEC, centerline symbol, and any symbols or abbreviations added during revisions.
- T) There are proposed plats in progress on the east and west of the subject plat. Should either or both of these plats be recorded prior to the subject plat, it will be necessary to depict the new information.

23) SIGNATURE BLOCKS

- A) The Surveyor's Seal & Certification must be signed and sealed by a 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 Florida Statute Chapter 177.
- B) Correct the block "**BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION.**"
- C) Correct "**DIRECTOR/DESIGNEE**" beneath the signature line in the BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION block.
- D) The required signatures and seals for the INDIAN TRACE DEVELOPMENT DISTRICT must be on the plat prior to submitting the mylars to the Engineering Division.
- E) The plat must include proper dates for signatures.

24) ENGINEERING DIVISION INTERNAL PROCEDURES

The following items are required for plat recordation but are completed by County staff:

- A) Planning Council Administrator Signature.
- B) Completion of Bond Table and PLMASTER Data Base Inputs; reports printed.
- C) County Surveyor Sign-off.
- D) P.R.M.s verified.
- E) Certified Corner Record submittal verification from County and State and/or Surveyor's Affidavit.
- F) Development Order, Development Management Director signature.
- G) Engineering Director Signature.
- H) City / District Final Sign-off: Weston - Shelly Eichner, Pat Rutter, 921-7781.

NOTE: Changes made to the original plat mylar beyond this list of corrections may require additional corrections.

GENERAL RECOMMENDATIONS

- 25) The Standard Roadway Improvement Phasing Agreement shall be secured by letter of credit, surety bond, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to recordation of the plat and/or commencement of construction. Bond amounts shall be based upon the following:

- A) Approved construction plans. Seven (7) sets of construction plans shall be submitted with the required Paving and Drainage Plan Review application, Form PDAPP7-1.094, to the Engineering Division, Paving and Drainage Section. When the construction plans are approved by the Engineering Division, the bond will be calculated at one-hundred (100%) percent of the cost of the improvements.
- B) Engineer's cost estimates prepared by a registered professional engineer or by the Engineering Division (Form 1194125M or 1194125A). When the estimate is approved by the Engineering Division, the bond will be calculated at one-hundred twenty-five (125%) percent of the cost of the improvements. Seven (7) sets of construction plans shall be submitted with the required Paving and Drainage Plan Review application, Form PDAPP7-1.094, to the

Engineering Division, Paving and Drainage Section thirty (30) days prior to commencement of construction or issuance of the first building permit, whichever first occurs.

Bonds for roadway improvements on non-County functionally classified roadways may be posted with the municipality but must be based upon the above criterion. If the municipality holds the bond, the standard improvement agreement must be amended to reflect the municipality as the bond holder. This will create a non-standard agreement which must be approved by the County Commission. Language contained in the bond must be consistent with Section 5-184(d)(2)c) of the Broward County Land Development Code. Prior to approval of the non-standard improvement agreement, the applicant shall submit a letter from the City Engineer listing each bonded improvement, indicating which method was used to calculate the bond amount, stating that plans will be submitted to the County prior to permitting, and shall include copies of the bonds posted.

- 26) Required improvements shall be completed prior to the issuance of Certificate of Occupancy, unless an agreement is approved by the County Commission phasing the installation of improvements to correspond with development phasing.
- 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.
- 28) The developer shall be responsible for the cost of relocating utilities, drainage facilities, traffic control poles, interconnect cables, and related equipment as necessary to complete required improvements.
- 29) The developer shall be responsible for 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.
- 30) PROVIDE SUFFICIENT ROADSIDE RECOVERY AREA wherever a roadway crosses or is adjacent to a body of water. In those cases where it is determined by the Public Works Department that minimum standards for sufficient roadside recovery cannot be met, guardrails must be provided. Request for this determination must be made during the preliminary review process. Where specific approval, by the Department, for use of guardrailing has not been obtained prior to County Commission review, staff recommendations shall be that only sufficient roadside recovery areas be used for construction.
- 31) Reservoir capacity sufficient to accommodate a minimum of 5 vehicles must be provided for guardhouses or gates on any roadway that intersects the trafficway. The area that provides this reservoir capacity must be exclusive of the ULTIMATE right-of-way for the trafficway. A reservoir area must include a space that is 12 feet wide and 22 feet long for each vehicle.

32) 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).
- B) State of Florida Department of Transportation:
 - 1) "Roadway and Traffic Design Standards."
 - 2) "Standard Specifications."
- C) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction."

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

33) As requested by Florida Power & Light, provide the following utility easements:

- A) 15 feet adjacent to Vista Park Boulevard between Southwest 36 Street and south of the access opening on Vista Park Boulevard;
- B) 20 adjacent to Vista Park Boulevard south of the access opening to the south plat boundary; and
- C) 12 feet adjacent to Southwest 36 Street.

For more information, please contact Ann Langer Kennedy at (954)382-5519.

- 34) Comply with road impact fee requirements as per the Broward County Land Development Code. Impact fee amounts are subject to adjustment each October 1. (NOTE: This recommendation does not apply if impact fees are waived.)
- 35) Applicant must pay administrative fees for roads prior to plat recordation as required by the Broward County Land Development Code. (NOTE: This recommendation does not apply if impact fees are waived.)
- 36) Prior to recordation, the applicant shall specify the name and address of an agent of record in a recorded document acceptable to the County. The Development Management Director shall notify the agent of record of the pending expiration of the County's finding of adequacy at least six (6) months prior to the date of said expiration.
- 37) 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 must submit

a current tax letter from the Revenue Collection Division providing proof of payment.

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

- 1) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by ____, 2007, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property 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
- 2) If project water lines, sewer lines, drainage, and the rock base for internal roads are not installed by ____, 2007, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property 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.

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

This plat is restricted to an elementary school on Parcel "A" and a park on Parcel "B." Residential uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

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.



CONCEPTUAL DREDGE AND FILL REVIEW REPORT

October 3, 2001

Plat Name: Elementary School P/ Weston Park Plat

Plat No: 068-MP-01

Location

Section: 24

Township: 50 South

Range: 39 East

Address: south side of SW 36th Street, west of South Post Road

Findings

A license has been issued for dredge and fill activities on this site.

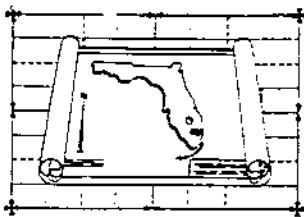
Comments

Conceptual review is not applicable for this site plan. The project has previously been reviewed, found to contain wetlands, and licensed. The licensee shall be reminded that mitigation must be constructed concurrent with the licensed wetlands impacts.

The DPEP Environmental Resource License Number is DF01-1080, issued on July 3, 2001. The license expires on July 3, 2006.

Should the project design, use, or construction methodology change, it is recommended that the Licensee apply to the Department for a license modification.

This report is for informational purposes only and does not constitute waiver or approval of any license or permit that is, or may be, required for any aspect of the project.



BROWARD COUNTY PLANNING COUNCIL

115 SOUTH ANDREWS AVENUE, ROOM 307, FORT LAUDERDALE, FLORIDA 33301

TO: Elliot Auerhahn, Director, Development Management Division
Broward County Department of Planning and Environmental Protection

FROM: Henry A. Snizek, AICP, Director of Planning *HS*

SUBJECT: Elementary School "P"/Weston Park Plat - (068-MP-01)

DATE: October 8, 2001

RECEIVED
OCT 08 2001
DEVELOPMENT MANAGEMENT
DIVISION

The Future Land Use Element of the City of Weston Comprehensive Plan is the effective land use plan for the City of Weston. That plan designates the area covered by this plat for the uses permitted in the "Low (2) Residential" land use category.

Information submitted with the application for review states that the intended use of the parcel is for an elementary school (Parcel A), park uses (Parcel B) and no residential dwelling units within this plat.

Staff notes that 31 dwelling units permitted on this plat by the underlying "Low (2) Residential" classification have been transferred to the adjacent "Isles of Weston Plat" (048-MP-01). (See attachment)

The proposed elementary school, park and no residential dwelling units uses are in compliance with the permitted uses of the effective land use plan.

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

North: Agricultural and Irregular (1.83) Residential
South: Low (2) Residential
East: Irregular (1.83) Residential
West: Low (2) Residential

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.

Attachment
HAS:LLH

cc: The Honorable Eric M. Hersh, Mayor
City of Weston

John R. Flint, City Manager
City of Weston

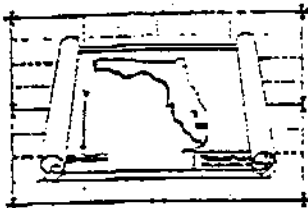
Shelley Eichner, Director, Growth Management Department
City of Weston

Susan M. Tramer, AICP, Administrator
Broward County Planning Council

Sharon L. Cruz, Deputy County Attorney
Broward County Office of the County Attorney

TELEPHONE: (954) 357-6695 FAX: (954) 357-6685

World Wide Web: <http://www.co.broward.fl.us/landuse>



BROWARD COUNTY PLANNING COUNCIL

115 SOUTH ANDREWS AVENUE, ROOM 507, FORT LAUDERDALE, FLORIDA 335

TO: Elliot Auerhahn, Director, Development Management Division
Broward County Department of Planning and Environmental Protection

FROM: Henry A. Snizek, AICP, Director of Planning *[Signature]*

SUBJECT: Isles at Weston Plat - (048-MP-01)

DATE: August 22, 2001

This memorandum updates our previous comments dated August 9, 2001.

Our comments of August 9, 2001 stated that for the proposed development of 655 dwelling units to be considered in compliance with the permitted uses of the effective land use plan, Planning Council staff must receive all of the following:

1. Documentation demonstrating that the adjacent parcel referred to by the agent for the applicant as the "Elementary School 'P' - Weston Park Plat" is permitted 31 dwelling units as per the effective land use plan designation;
2. Confirmation from the Broward County Office of the County Attorney that the owner(s) of the "Isles of Weston Plat" has submitted written documentation demonstrating their right or entitlement to the subject 31 dwelling units from the parcel referred to as the "Elementary School 'P' - Weston Park Plat;"
3. Confirmation from the Broward County Office of the County Attorney that acceptable written documentation has been submitted ensuring that development rights on the parcel referred to as the "Elementary School 'P' - Weston Park Plat" will be reduced by the subject 31 dwelling units.

Regarding item number 1. above, Planning Council staff has received documentation from the agent for the applicant and the City of Weston that the adjacent parcel referred to by the applicant as the "Elementary School 'P' - Weston Park Plat" contains approximately 17.1 gross acres, including adjacent rights-of-way, and is designated "Low (2) Residential" by the City of Weston Future Land Use Element. The subject parcel is permitted 31 dwelling units per the effective land use plan designation.

Regarding item number 2. and 3. above, the Broward County Office of the County Attorney has confirmed that the owner(s) of the "Isles of Weston Plat" has submitted written documentation demonstrating their right or entitlement to the subject 31 dwelling units from the parcel referred to as the "Elementary School 'P' - Weston Park Plat;" and that development rights on the parcel referred to as the "Elementary School 'P' - Weston Park Plat" will be reduced by the subject 31 dwelling units. See attachment.

Elliot Auerhahn, Director, Development Management Division
Isles at Weston Plat (048-MP-01)
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In summary, the proposed development of 655 dwelling units on the 312.09 gross acres of the "Isles of Weston Plat," which includes the transfer of 31 permitted dwelling units associated with the adjacent approximate 17.1 acre gross parcel referred to as the "Elementary School 'P' - Weston Park Plat", is in compliance with the permitted uses and densities of the effective land use plan.

HAS:LLH ✓
Attachment

cc: The Honorable Eric M. Hersh, Mayor
City of Weston

John R. Flint, City Manager
City of Weston

Shelley Eichner, Director, Growth Management Department
City of Weston

Susan M. Tramer, AICP, Administrator
Broward County Planning Council

Andrew Maurodis, Esq. Counsel
Broward County Planning Council

Sharon L. Cruz, Deputy County Attorney
Broward County Office of the County Attorney

BROWARD COUNTY, FLORIDA
DEVELOPMENT MANAGEMENT DIVISION
COMMENTS FOR PLAT REPORT

TO: Chris Akagbosu

DIVISION: Broward County School Board

PLAT NAME: Elementary School P / Weston Park Plat

PLAT NO. 068-MP-01

COMMENTS DUE DATE: October 4, 2001

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.

For your convenience you may e-mail your comments to Peggy Knight at PKNIGHT via the County's Groupwise System or via the Internet at: pknight@co.broward.fl.us.

Your cooperation is greatly appreciated.

Elliot Auerhahn
Development Management Director

☒ 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 print your name and phone number


Authorized Signature


Print Name


Telephone Number

COMMENTS:

NOTES:

The School Board has requested that the following note be added to the plat: "There shall be no residential construction within this plat"