



Resilient Environment Department
URBAN PLANNING DIVISION

1 North University Drive, Box 102A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521 • 954-519-1412

Matthew H. Scott, Esq.
Dunay, Miskel & Backman, LLP
14 Southeast 4th Street, Suite 36
Boca Raton, FL 33432

SUBJECT: **REVISED** Development Review
Report & Notification of Readiness

PLAT NAME: Oaks at Palm Aire

PLAT NO: 024-MP-23

TRANSMITTAL DATE: April 10, 2025

WRITTEN AUTHORIZATION
MUST BE RECEIVED BY: Pending

TRAFFICWAYS EXPIRATION: Pending

Dear Mr. Scott:

As per the requirements Section 5-189(h)(7) of the Broward County Land Development Code, we have completed the revised Development Review Report (DRR) for the above referenced application pursuant to the Project Update Sheet. As a result, the report was revised in order to reflect the decrease in intensity of the proposed development. A copy of the revised Development Review Report is attached.

Please review the attached report carefully. 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 in accordance with Section 5-181.

If there are any objections to the DRR, they must be specified in the "written authorization to proceed." **However, 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.**

Broward County Board of County Commissioners

Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
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Matthew H. Scott, Esq.
April 10, 2025
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Please be reminded 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.

If you have any questions, please contact Christian Dumay at 954-357-6627 or cdumay@broward.org.

Sincerely,
Jennifer Lu-
Chong
Jennifer Lu-Chong, AICP,
Planning Section Supervisor
Urban Planning Division

Digitally signed by
Jennifer Lu-Chong
Date: 2025.04.09
10:45:48 -04'00'

Attachment

cc: Review Agencies
Mayor/Planning Director – Pompano Beach

Clublink US, LLC.
551 South Powerline Road,
Pompano Beach, FL 33069



Resilient Environment Department

URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

| Project Description | | | |
|---------------------|--|----------------------|---|
| Plat Name: | Oaks at Palm Aire | Application Number: | 024-MP-23 |
| Application Type: | New Plat | Legistar Number: | N/A |
| Owner/Applicant: | Clublink US, LLC | Commission District: | 8 |
| Authorized Agent: | Dunay, Miskel & Backman, LLP | Section/Twn./Range: | 05/49/42 |
| Location: | North side of Palm Aire Drive West, and on both sides of Oaks Clubhouse Drive | Folio Number (s): | 4942-05-00-0047; 4942-05-00-0020 |
| Municipality: | City of Pompano Beach | Platted Area: | 15 Acres |
| Previous Plat: | N/A | Replat: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| FS 125.022 Waiver | An extension waiver was granted until September 18, 2025 | | |
| Recommendation: | Deferral: Until the plat mylar is submitted Denial: The residential use proposed on Parcel A is not in compliance with the permitted uses and densities of the effective land use plan | | |
| Meeting Date: | TBD | | |

A location map of the plat is attached as **Exhibit 2**.

The Urban Planning Division (UPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

| Existing and Future Land Use | |
|---------------------------------|--|
| Existing Use: | 25,357 square feet of Golf course/Clubhouse and ancillary warehouse building |
| Proposed Use: | 216 Mid-Rise units on Parcel A; and a 12,000 sq. ft. recreational community center that is accessory to a golf course on Parcel B |
| Plan Designation: | "Low-Medium Residential within a Dashed-Line Area permitting 10,631 dwelling units" (i.e. Parcel A and the southern portion of Parcel B) and the "Recreation Open Space within a Dashed-Line Area (i.e. the northern portion of Parcel B)" |
| Adjacent Uses | Adjacent Plan Designations |
| North: Single-Family Residences | North: Low-Medium Residential within a Dashed-Line |

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| | Area |
|--------------------------------|--|
| South: Single-family Residence | South: Low-Medium Residential within a Dashed-Line Area |
| East: Multi-family Residence | East: Low-Medium Residential within a Dashed-Line Open Space within a Dashed-Line Area |
| West: Townhomes | West: Low-Medium Residential within a Dashed-Line Area |

In accordance with the Land Development Code, mid-rise are Three (3) or more attached dwelling units in a building with four (4) to eight (8) residential stories (exclusive of parking levels).

1. Land Use

Planning Council staff reviewed this application and determined that the City of Pompano Beach Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat for the uses permitted in the “Low-Medium Residential within a Dashed-Line Area permitting 10,631 dwelling units” (i.e. Parcel A and the southern portion of Parcel B) and the “Recreation Open Space within a Dashed-Line Area (i.e. the northern portion of Parcel B)” land use category. The proposed recreational community center use on Parcel B is in compliance with the permitted uses of the effective land use plan. However, the proposed development of 216 dwelling units on Parcel A is not in compliance with the permitted uses and densities of the effective land use plan. Planning Council memorandum is attached.

2. Affordable Housing

This plat is part of the Palm Aire development which permits 10,631 dwelling units. As of this date, the City of Pompano Beach has indicted that all of the 10,631 dwelling units have been proposed by plat or granted development permits.

3. Trafficways

Trafficway approval was received on January 23, 2025, and is valid for 10 months.

4. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and provided comments and recommendations with respect to the safe and adequate access standards of the Broward County Land Development Code, as shown in the attached memorandum. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.

5. Concurrency – Transportation

This plat is located in the Northeast Concurrency Management Area (TCMA), where level of service (LOS) is expressed in terms of bus headways, and where Transportation Concurrency Assessment fees apply per Sec. 5-182.1(a) of Land Development Code. The proposed development generates an increase of 63 Trips per Peak Hour.

| | Existing Use Trips per PM Peak Hour | Proposed Use Trips per PM Peak Hour |
|-----------------|-------------------------------------|-------------------------------------|
| Residential | 0 | 84 |
| Non-residential | 64 | 43 |
| Difference | (127 – 64 = 63) | |
| Total | 63 | |

6. Concurrency - Water and Wastewater Capacity

This plat receives water and wastewater from the utilities listed below:

| | Potable Water | Wastewater |
|-------------------------|-----------------------|---|
| Utility Provider: | City of Pompano Beach | Broward County |
| Plant name: | Pompano Beach (03/23) | Broward County North Regional (BCUD) (BCN4) (12/24) |
| Design Capacity: | 50.00 MGD | 95.00 MGD |
| Annual Average Flow: | 1.89 MGD | 71.35 MGD |
| Estimated Project Flow: | 0.096 MGD | 0.095 MGD |

7. Concurrency – Regional Parks

Broward County reviews all projects for Regional Park impacts (and only projects in the Broward Municipal Service Districts/unincorporated area for local park impacts.)

| | Land Dedication (Acres) |
|----------|-------------------------|
| Regional | 1.296 |
| Local | 0 |

8. Concurrency - Public School

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, the proposed 216 mid-rise dwelling units will generate 8 (4 elementary, 1 middle, and 3 high school) additional students. 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. This determination expires on April 23, 2025, and an updated SCAD letter will be required prior to plat approval. See the attached SCAD letter.

9. Impact Fee

All impact fees (school impact, park impact, transportation impact, and administrative fee) will be calculated by Urban Planning Division, Development and Environmental Review Section, in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for Broward County Development and Environmental review. Fees must be paid prior to the issuance of the building permit.

At the time of plat application, 17,938 square feet of golf course clubhouse and 7,419 square feet of accessory warehouse building exist on this site, which the applicant stated will be replaced. In accordance with the credit provisions of Section 5-182.13 of the Land Development Code, this structure may be eligible for credit towards transportation concurrency impact 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 three (3) years prior to the review of construction plans submitted for County environmental review approval.**

10. Environmental Review

This plat was reviewed by Environmental Permitting Division.

A. Domestic & Non-Domestic Wastewater and Surface Water Management

The Broward County Domestic Wastewater Licensing Program has no objection to the described plat. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact Environmental Permitting Division at 954-519-1483 or WWLicense@broward.org for specific code requirements.

Should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Permitting Division at 954-519-1483 or NDDLICENSE@broward.org.

In accordance with Chapter 27, Article V, Sections 27-198 through 27-200 of the Broward County Code, titled Water Resources Management, prior to any alteration to site grading, a Broward County Surface Water Management License is required. Contact the Environmental Permitting Division at 954-519-1483 or SWMLICENSE@broward.org.

B. Aquatic and Wetland Resources

The Water and Environmental Licensing Section of the Environmental Permitting Division has not yet conducted a site inspection on this project; however, aerial photographs and light detection and ranging data (LIDAR) indicate that this property may contain County jurisdictional wetlands. The applicant must request a wetland determination from the Water and Environmental Licensing Section prior to any land clearing or filling. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging, filling, or other alteration of wetlands. Contact the Environmental Permitting Division at 954-519-1483 or AWRLICENSE@broward.org for specific code requirements.

This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals, or installation of headwalls, end walls, or outfalls is regulated under Chapter 27, 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 or runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements. Contact the Environmental Permitting Division at 954-519-1483 or AWRLICENSE@broward.org for specific code requirements.

The Water and Environmental Licensing Section of the Environmental 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. Landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at Florida Exotic Pest Plant Council (invasive.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or AWRLICENSE@broward.org for specific code requirements.

C. Tree Preservation

This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.

D. Clean-Up and Waste Regulation

As a golf course or former golf course, this site would be subject to the Planning Council's Land Use Policy 2.5.5, requiring mitigation of environmental contamination. The level of environmental contamination must be

determined by conducting a Phase I environmental assessment. A Phase 2 environmental assessment may be required based upon the findings of the Phase I assessment. At a minimum, a Phase II environmental assessment and, if necessary, an Environmental Assessment and Remediation License will be required prior to the Environmental Permitting Division's approval of any construction activity pursuant to Section 27-66(g) and Section 27-353, Broward County Code.

E. Air Program

If any existing facility (e.g. existing structures on site including residential building(s) and/or utility building(s) or facility component (including roof system, insulation, walls, attached piping, mechanical systems, etc.) is planned to be demolished or renovated, the project shall comply with applicable asbestos regulations. More information on the asbestos requirements can be found at: <https://www.broward.org/ePermits/Pages/AsbestosCertificate.aspx>.

Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at ePermits.broward.org at least 10 working-days before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. For assistance, contact Broward County's asbestos program at AsbestosHelp@broward.org or call 954-519-0340.

F. Natural Resources Division

Natural Resources Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

11. Additional Environmental Protection Actions

Approval to connect to any wastewater collection, treatment, or disposal system is approved by the Environmental Permitting Division as a prerequisite prior to issuance of building permits. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

12. Historical and Archaeological Review

This plat was reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Property Appraiser, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) determined that the proposed project will not have an adverse effect on previously recorded resources, however, the subject property(s) contain structures that are at least fifty years old which may be adversely impacted as result of the proposed development.

The site is in a municipality that has been designated a Certified Local Government (CLG). The applicant is advised to contact David Recor, Director, Development Services, City of Pompano Beach at 100 West Atlantic Boulevard, Pompano Beach, FL 33060 or by phone at (954) 786 - 4600 for additional information.

In the event any unmarked human burial remains are discovered, then pursuant to Florida Statutes, Chapter 872.05, all activities 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.

13. Aviation

This property is within 20,000 feet of the City of Fort Lauderdale's Fort Lauderdale Executive Airport and the City of Pompano Beach's Pompano Beach Airpark. 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/Broward County Code of Ordinance's Chapter 5 (Building Regulations and Land Use) including Sec. 5-182.10

(Airports) 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>. To initiate the Broward County Aviation Department Review, please contact AirspaceReview@Broward.org. To initiate the local municipality review, please contact the City of Fort Lauderdale and City of Pompano Beach directly.

14. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat application and provided no objections.

15. Notice to Applicant

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.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available on the Urban Planning Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf.

FINDINGS

Staff reviewed the application and found that it does not meet the requirement of the Land Development Code and does not satisfy requirements for Concurrency:

1. **Denial** The residential use proposed on Parcel A is not in compliance with the permitted uses and densities of the effective land use plan.
2. This plat is located within the Northeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(1)(a) of the Land Development Code.
3. This plat was reviewed by the School Board and satisfies the public-school concurrency requirements of Section 5-182.9(a)(1) of the Land Development Code.
4. This plat satisfies the drainage, water, wastewater and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.
5. This plat satisfies the regional park concurrency requirement of Section 5-182.7 of the Broward County Land Development Code.

RECOMMENDATIONS

Based on the review and findings, staff recommends **DENIAL** of this application, subject to the following conditions which shall assure compliance with the standards and requirements of the Land Development Code:

1. **Denial** The residential use proposed on Parcel A is not in compliance with the permitted uses and densities of the effective land use plan.
2. Conditions attached in the Highway Construction and Engineering Memorandum.

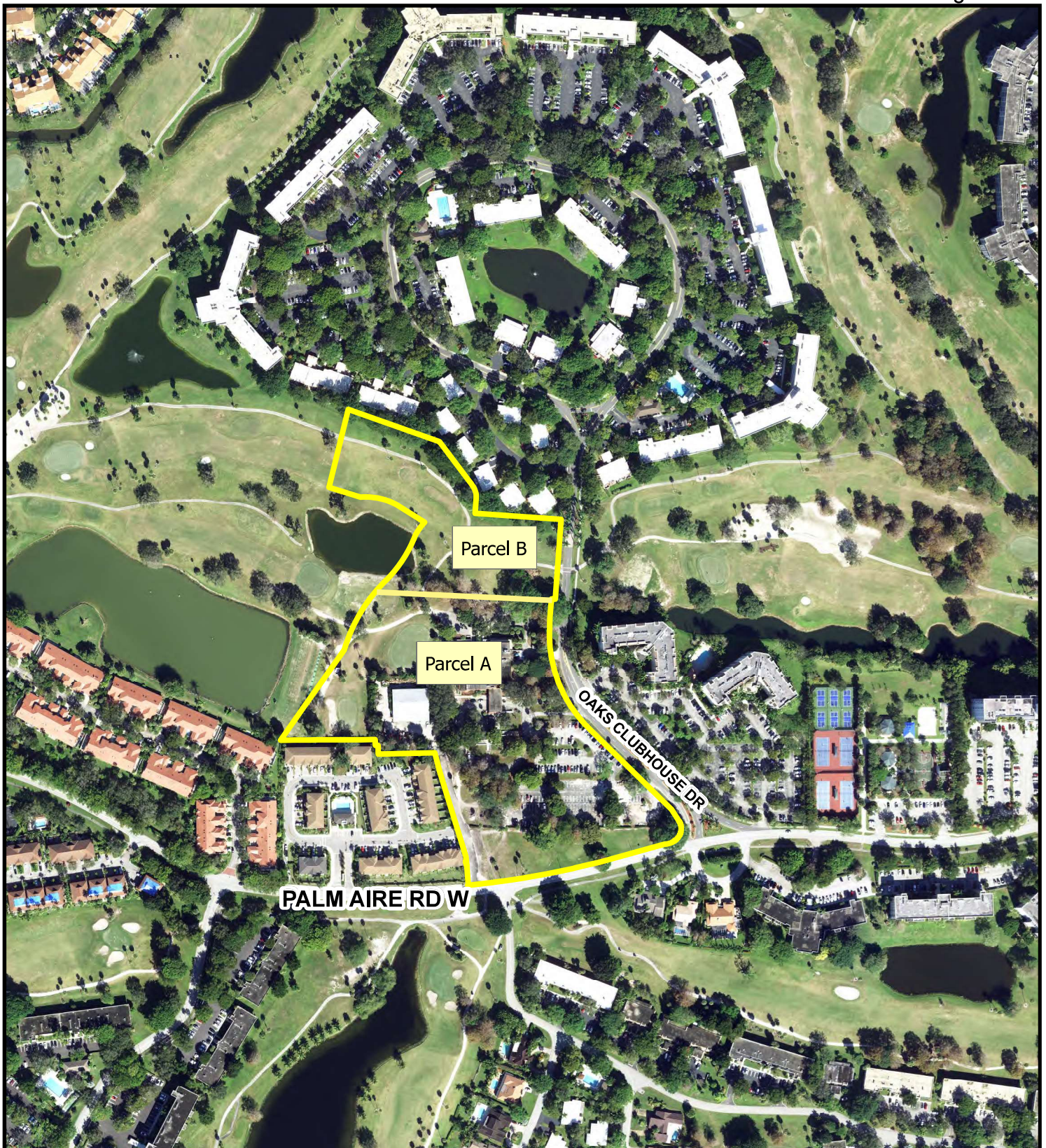
3. Place note on the face of the plat, preceding municipal official's signature, reading:

Concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

4. Place a note on the face of the plat reading:

- a. This plat is restricted to 216 Mid-Rise units on Parcel A; and a 12,000 sq. ft. recreational community center that is accessory to a golf course on Parcel B.
- b. 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.
- c. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

[CLD]



Commission District No. 8
Municipality: Pompano Beach
S/T/R: 05/49/42



024-MP-23
Oaks at Palm Aire



0 187.5 375 750 Feet

Prepared by: Urban Planning Division
Date Flown: January 2024

P&Z

TO: Josie P. Sesodia, AICP, Director
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director



RE: Oaks at Palm Aire (024-MP-23)
City of Pompano Beach

DATE: February 13, 2025

This memorandum updates our previous comments regarding the referenced plat dated September 28, 2023.

The Future Land Use Element of the City of Pompano Beach Comprehensive Plan is the effective land use plan for the City of Pompano Beach. That plan designates the area covered by this plat for the uses permitted in the “Low-Medium Residential within a Dashed-Line Area permitting 10,631 dwelling units” (i.e. Parcel A and the southern portion of Parcel B) and the “Recreation Open Space within a Dashed-Line Area” (i.e. the northern portion of Parcel B) land use categories. This plat is generally located on the northwest corner of Palm Aire Drive West and Oaks Clubhouse Drive.

The proposed recreational community center use on Parcel B is in compliance with the permitted uses of the effective land use plan.

In addition, this plat is part of the Palm Aire development which permits 10,631 dwelling units. As of this date, the City of Pompano Beach has indicated that all of the 10,631 dwelling units have been proposed by plat or granted development permits. Therefore, the proposed development of 216 dwelling units on Parcel A is not in compliance with the permitted uses and densities of the effective land use plan.

Planning Council staff will update these comments as appropriate.

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

| | |
|--------|--|
| North: | Low-Medium Residential within a Dashed-Line Area |
| South: | Low-Medium Residential within a Dashed-Line Area |
| East: | Low-Medium Residential within a Dashed-Line Area and Recreation Open Space within a Dashed-Line Area |
| West: | Low-Medium Residential within a Dashed-Line Area and Recreation Open Space within a Dashed-Line Area |

Oaks at Palm Aire
February 13, 2025
Page Two

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.

BBB:HHA

cc: Gregory P. Harrison, City Manager
City of Pompano Beach

David Recor, Director, Development Services
City of Pompano Beach





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

MEMORANDUM

DATE: March 3, 2025

TO: Josie Sesodia, Director
Urban Planning Division

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

SUBJECT: Application for New Plat -Project Update Sheet
Oaks at Palm Aire Plat (024-MP-23)

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.

P&Z

Broward County Board of County Commissioners
Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
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06-25-2025

STAFF COMMENT

GENERAL RECOMMENDATIONS

- 1 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.

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.

2 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.
 1. Correct the following call in the legal description "THENCE ALONG THE WEST LINE OF OAKS CLUBHOUSE DRIVE RIGHT-OF-WAY THE NEXT SEVEN COURSES..."
- B. Plat boundary perimeter closure shall be within +/- .03 feet.
 1. Submit a plat closure for review.
 2. Submit CAD file to Plat Section Surveyor for review. Email to rchavez@broward.org
- C. 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. Show found monumentation on the line.
 1. Display the label of the found monument and reset PRM where applicable.
- D. Square footage shall be shown for each parcel. The total acreage shall be accurate to the nearest square foot.
- E. Full dimensioning and square footage shall be shown on all dedicated RIGHT-OF-WAY.
- F. P.R.M.s shall be shown at every change of direction, not more than 1,400 feet apart, with a minimum of 4 indicated. P.R.M.s shall be labeled "Found" or "Set". P.C.P.s as appropriate.
 1. Physically describe the PRMs. (size, shape, length, disc type, stamping, etc. (Can be addressed in Legend)) Be specific. Identify and describe any

monuments set or found that differ from this typical.

- G. Two land ties to two independent land corners or one land corner and one other recorded corner shall be shown. Show found monumentation.
- H. 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. This subsection does not restrict a legal entity from employing one professional surveyor and mapper to perform and prepare the boundary survey and another professional surveyor and mapper to prepare the plat.
- I. The platting surveyor shall 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. 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>.
- J. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

3 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Dedication language shall clearly dedicate all right-of-way and easements shown on the plat.
 - 1. The dedication language refers to easements not shown on the plat. Remove the references to these easements in the dedication.
- B. Mortgagee dedication shall clearly join in the dedication of right-of-way.
- C. Proposed right-of-way shall be clearly labeled and dedicated by the plat. If applicable
- D. All proposed easements shall be clearly labeled and dimensioned. Utility easements should be granted to the public (or to the City/Town – but not to any specific utility company). Utility easements created by the plat should NOT be located within any road right-of-way.
- E. All existing easements shall be clearly labeled and dimensioned.
- F. If required, the dedication language shall clearly dedicate public storm water storage and flowage in the on-site lake and drainage easements shown on the plat.

4 TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A. Plat review service charge form, review fee, and one copy of the plat with all changes from the original plat review application highlighted. The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title which shall:

- 1) be based upon a legal description that matches the plat.
 - a) See Survey Data A 1 above. Revise opinion of title accordingly.
- 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.
 - 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.

NOTE: The Opinion of Title provided with the initial submittal of this plat appears to indicate it is based on a title company's documentation. The County Attorney's Office will not accept an opinion that states it is based solely on a title company's documentation without the attorney issuing the Opinion of Title having done any independent investigation of their own. Revise the Opinion of Title to read partly as follows: "...Owner's Policy No. _____, and a certified title search, and such other additional information as I may deem necessary to deliver this Opinion to the Board, covering the period from the beginning to..."

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>

- B. 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.
- C. All mortgagees shall execute the plat with original signatures, seals, and witnesses.
- D. Acknowledgments and seals are required for each signature.

5 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. The Surveyor's Note indicating the origin of the State Plane Coordinates and Grid Bearings needs to be included. Surveyor's Notes shall be shown on all drawing sheets [Bearings (grid or assumed), P.R.M.s, P.C.P.s, Origin of grid bearings and State Plane Coordinates, Origin of B.M. Elevations, Non-Vehicular Access Line, all abbreviations denoted.]
- C. Plat borders shall be 1/2-inch on three sides with a 3-inch margin on the left side.
- D. Location Map and Scale (Depicting 2 major street names; one North/South and one East/West) shall be shown.
 - 1. Revise the depiction of the plat in the location map so that it matches the plat.
 - 2. Also, remove the Key Map for sheet 1
- 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. Adjacent plats shall be identified or identified as "Acreage."
- H. Plat limits shall be labeled and shown with a heavy line.
- I. The Urban Planning Division file number 024-MP-23 shall be shown inside the border in the lower right hand corner on each page.
- J. Tabular data shall be verified.
- K. Lettering on the plat shall be no smaller than 0.10" (10-point font).

6 SIGNATURE BLOCKS

- A. 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.
 - 1. Correct the spelling of Roberto Chavez's last name. It should be Chavez.
- B. The plat shall include proper dates for signatures.
- C. The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by a copy of City (or Town) conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

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

- A. Planning Council Executive Director or Designee Signature
- B. Completion of all POSSE Inputs; Impact Fee and Security reports printed
- C. County Surveyor Signature
- D. PRM's Verified

- E. Development Order, Urban Planning Division Director Signature
- F. Highway Construction and Engineering Director Signature
- G. City/District scanned copy of mylar, as required.

The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

PLAT/SITE PLAN
SBBC-3568-2023
Municipality Number: N/A
Folio #: N/A
Oaks at Palm Aire Plat
October 25, 2024



SCAD Expiration Date: April 23, 2025

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

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION SITE PLAN

| PROJECT INFORMATION | NUMBER & TYPE OF PROPOSED UNITS | OTHER PROPOSED USES | STUDENT IMPACT |
|--|---------------------------------|---------------------|----------------|
| Date: October 25, 2024 | Single-Family: | | Elementary: 4 |
| Name: Oaks at Palm Aire Plat | Townhouse: | | Middle: 1 |
| SBBC Project Number: SBBC-3568-2023 | Garden Apartments: | | |
| County Project Number: N/A | Mid-Rise: 216 | | High: 3 |
| Municipality Project Number: N/A | High-Rise: | | |
| Owner/Developer: Clublink US, LLC | Mobile Home: | | Total: 8 |
| Jurisdiction: Pompano Beach | Total: 216 | | |

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 |
|----------------------------|----------------|----------------|------------------------|----------------|---|----------------------|---------------------------|
| Cypress Elementary | 909 | 909 | 722 | -187 | -10 | 79.4% | 163 |
| Pompano Beach Middle | 1,246 | 1,009 | 1,051 | -195 | -8 | 84.3% | 108 |
| Blanche Ely High | 2,737 | 755 | 1,941 | -1,069 | -42 | 64.5% | 223 |

| Currently Assigned Schools | Adjusted Benchmark | Over/Under LOS-Adj. Benchmark Enrollment | % LOS Cap. Adj. Benchmark | Projected Enrollment | | | | |
|----------------------------|--------------------|--|---------------------------|----------------------|-------|-------|-------|-------|
| | | | | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 |
| Cypress Elementary | 885 | -75 | 92.2% | 708 | 694 | 710 | 718 | 731 |
| Pompano Beach Middle | 1,159 | 27 | 93% | 1,023 | 1,042 | 1,041 | 1,039 | 1,017 |
| Blanche Ely High | 2,164 | -901 | 70.6% | 1,891 | 1,859 | 1,823 | 1,789 | 1,752 |

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: <https://www.browardschools.com/Page/34040>. 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 | 2023-24 Contract Permanent Capacity | 2023-24 Benchmark Enrollment | Over/(Under) | Projected Enrollment | | |
|--------------------------------------|--|---------------------------------|--------------|----------------------|-------|-------|
| | | | | 24/25 | 25/26 | 26/27 |
| Imagine At N Lauderdale | 700 | 391 | -309 | 391 | 391 | 391 |

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

| School(s) | Description of Improvements |
|----------------------|--|
| Cypress Elementary | There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school. |
| Pompano Beach Middle | There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school. |
| Blanche Ely High | There are no capacity additions scheduled in the ADEFP that will 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: <https://www.browardschools.com/Page/34040>. 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

| |
|---|
| <p>The plat site plan application proposes 216 (106 one-bedroom or less and 110 two-bedroom or more) mid-rise units, which are anticipated to generate 8 (4 elementary, 1 middle, and 3 high) students into Broward County Public Schools.</p> <p>Please be advised that this application was reviewed utilizing 2023/24 school year data because the current school year (2024/25) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count and the five-year student enrollment projections. The school Concurrency Service Areas (CSA) serving the project site in the 2023/24 school year include Cypress Elementary, Pompano Beach Middle, and Blanche Ely High Schools. Based on the Public School Concurrency Document (PSCPD), all three 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 as well as approved and vested developments anticipated to be built within the next three years (2023/24- 2025/26), these schools are expected to maintain their current status through the 2025/26 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.</p> <p>Charter schools located within a two-mile radius of the site in the 2023/24 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.</p> <p>To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County.</p> <p>Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2024/25 to 2028/29 regarding pertinent impacted schools are depicted above.</p> <p>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 either the end of the current school year or 180 days, whichever is greater for a maximum of 216 (106 one-bedroom or less and 110 two-bedroom or more) mid-rise units, and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on April 23, 2025. 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. Please be advised that the expiration of the SCAD will require the submission of a new application and fee for a new public school concurrency determination. 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.</p> <p>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.</p> |
|---|

SBBC-3568-2023 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

10/25/2024

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title



Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

MEMORANDUM

DATE: 9/20/2023

TO: Josie P. Sesodia, Director, UPD
PDMDInfo@broward.org

FROM: Ali H. Younes, Environmental Program Manager, EPD

SUBJECT: Plat Review

The Environmental Permitting Division (EPD) has reviewed the application for modifications to the Development Review Report for the subject plat. Pursuant to the request by the applicant, staff reviewed the information contained in the request, the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission.

| REVIEW OF PLAT APPLICATION (Please submit electronically) | |
|---|---|
| Plat Number: 024-MP-23 | Folio: 494205000047;494205000020 |
| Plat Name: Oaks at Palm Aire Plat | |
| Comments Due Date: 10/8/2023 | Return Comments To: PDMDInfo@broward.org |
| Applicant's Request: New Plat Reviews | |
| Division: Environmental Permitting | |

Staff proposes the following disposition:

P&Z

A Service of Broward County Board of County Commissioners
www.Broward.org

PZ23-14000008

06-25-2025

Reviewer's Name: Yvel Rocher

**Program: Domestic and Non-Domestic Wastewater
And Surface Water Management**

Any objection to the plat as submitted.
Answer: No

This plat is subject to the comments noted below.
Answer: Yes

Plat Comments, as needed:

1. The Broward County Domestic Wastewater Licensing Program has no objection to the described plat. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact the Environmental Permitting Division at 954-519-1483 or WWLicense@broward.org for specific code requirements.
2. The Broward County Non-Domestic Wastewater Program has no objection to the described plat because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Permitting Division at 954-519-1483 or NDDLICENSE@broward.org for specific code requirements.
3. In accordance with Chapter 27, Article V, Sections 27-198 through 27-200 of the Broward County Code, titled Water Resources Management, prior to any alteration to the site grading, or construction of a surface water management system, a Broward County Surface Water Management License is required. Contact the Environmental Permitting Division at 954-519-1483 or SWMLicense@broward.org for specific code requirements.

Reviewer's Name: Linda Sunderland

Program: Aquatic and Wetland Resources

Any objection to the plat as submitted.

Answer: No

This plat is subject to the comments noted below.

Answer: Yes

Plat Comments, as needed:

1. The Water and Environmental Licensing Section of the Environmental Permitting Division has not yet conducted a site inspection on this project; however, aerial photographs and light detection and ranging data (LIDAR) indicate that this property may contain County jurisdictional wetlands. The applicant must request a wetland determination from the Water and Environmental Licensing Section prior to any land clearing or filling. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging, filling, or other alteration of wetlands. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.
2. This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals, or installation of headwalls, end walls, or outfalls is regulated under Chapter 27, 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. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.
3. The Water and Environmental Licensing Section of the Environmental 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 Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at Florida Exotic Pest Plant Council (invasive.org).
4. Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

| | |
|---|---|
| Reviewer's Name: Peter Burke | Program: Tree Preservation |
| <p>Any objection to the plat as submitted. Answer: No</p> <p>This plat is subject to the comments noted below. Answer: No</p> <p>Plat Comments, as needed: This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.</p> | |
| Reviewer's Name: David Vanlandingham | Program: Clean-Up and Waste Regulation |
| <p>Any objection to the plat as submitted. Answer: Yes</p> <p>This plat is subject to the comments noted below. Answer: Yes</p> <p>Plat Comments, as needed: 1. As a golf course or former golf course, this site would be subject to the Planning Council's Land Use Policy 2.5.5, requiring mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase I environmental assessment. A Phase 2 environmental assessment may be required based upon the findings of the Phase I assessment. At a minimum, a Phase II environmental assessment and, if necessary, an Environmental Assessment and Remediation License will be required prior to the Environmental Permitting Division's approval of any construction activity pursuant to Section 27-66(g) and Section 27-353, Broward County Code.</p> | |

Reviewer's Name: Alexis Arroyo

Program: Air Program

Any objection to the plat as submitted.

Answer: No

This plat is subject to the comments noted below.

Answer: Yes

Plat Comments, as needed:

1. If any existing facility (e.g. existing structures on site including residential building(s) and/or utility building(s)) or facility component (including roof system, insulation, walls, attached piping, mechanical systems, etc.) is planned to be demolished or renovated, the project shall comply with applicable asbestos regulations. More information on the asbestos requirements can be found at:
<https://www.broward.org/ePermits/Pages/AsbestosCertificate.aspx>

2. Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at ePermits.broward.org at least 10 working-days before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. For assistance, contact Broward County's asbestos program at AsbestosHelp@broward.org or call 954-519-0340.

3. A Parking Facility Air License is required for a Parking Garage for 750 vehicles or more or for a Surface Parking Lot 1,500 or more parking spaces. For more information call 954-519-1270 and ask for Air Licensing.



Coastal Archaeology & History Research, Inc.

Cultural Resource Consultants

Tuesday, August 27, 2024

Christian Dumay, Senior Planner
Broward County, Resilient Environment Department
Urban Planning Divisions
1 North University Drive, Box 102
Plantation, Florida 33324

Re: Comments for Plat - Historic Resource Review
Plat No: 024-MP-24 / Oaks at Palm Aire
Broward County property folio(s): 494205000047, 494205000020

Dear Christian,

I have had an opportunity to review materials relative to Plat No. 024-MP-24 / Oaks at Palm Aire
Broward County property folio(s): 494205000047, 494205000020

- A. In my capacity as the County's archaeological consultant, based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), it is my determination that the proposed project will have not have an adverse effect on any previously recorded resources, however, the subject property(s) contain structures that are at least fifty years old which may be adverse impacted as result of the proposed development.

The subject property contains extant structures believed to be at least fifty years old.

| Parcel | Address | Actual Year Built |
|--------------|----------------------------|-------------------|
| 494205000047 | 3701 Oaks Club House Drive | 1974/1975 |

- B. The subject property is located within the City of Pompano Beach.

1. Archaeological resources within the City of Pompano Beach fall under jurisdiction of Broward County's historic preservation ordinance (B.C. Ord. 2014-32). Pursuant to B.C. Ord. 2014-32, Section 5-536.5(g), if, "in the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be discontinued," and the property owner shall notify the County Historic Preservation Officer of the discovery and undertake certain additional actions.

Contact: Rick Ferrer, Historic Preservation Officer
Broward County
Resilient Environment Department
Urban Planning Division
1 North University Drive, Box 102
Plantation, Florida 33324
Tel.: (954) 357-9731
Email: referrer@broward.org

P&Z

Headquarters / Southeast
5344 White Road
Brooksville, FL 34602

Mid-Atlantic
45835 Patuxent Lane
California, Md 20619

(732) 996-0965
www.CAHRsearch.com

PZ23-14000008

06-25-2025

2. Historical resources (structures and buildings) located within the City of Pompano Beach are outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: David Recor, Director
Pompano Beach
Development Services
100 West Atlantic Boulevard
Pompano Beach, Florida 33360
(954) 786-4600
David.Recor@copbfl.com
(cc: Jean.dolan@copbfl.com)

- C. If unmarked burials are discovered, then, pursuant to Florida State Statutes, 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."

Contact: Broward County Medical Examiner
5301 S.W. 31st Avenue
Fort Lauderdale, Florida 33312
Telephone: (954) 357-5200
Fax: (954) 327-6580
Email: Med_Exam_Trauma@broward.org
Website: <http://www.broward.org/MedicalExaminer>

Please contact me if you have any questions or if you would like additional information regarding these comments.

Sincerely,



Matthew DeFelice, MA
Principal Investigator, CAHR, Inc.

In capacity as: County Archaeological Consultant
Broward County
Resilient Environment Department
Urban Planning Division
1 North University Drive, Box 102
Plantation, Florida 33324
Email: madefelice@broward.org

Cc: Rick Ferrer, Historic Preservation Officer
Broward County, Resilient Environment Department
Urban Planning Division, Historic Preservation Program