

## **PLAT NOTE AMENDMENT NARRATIVE**

**PROJECT NAME:** Manors Plat (Manors Townhouses)  
**LOCATION:** NE 17<sup>th</sup> Court at Old Dixie Highway  
**AUTHOR:** Linda C. Strutt, AICP

The Manors Plat was approved by the County Commission in 2004 and recorded in 2005. In 2006 the plat restriction note and non-vehicular access line were amended to permit up to 16 townhouses and widen the access opening.

Both the plat and the plat note amendment agreement were recorded with the County finding of adequacy expiration date required by Broward County. Broward County sets this date at five years from the date of County Commission approval of the plat. The plat and the subsequent recorded amendment agreements established the expiration date for the County finding of adequacy as April 13, 2009. After that date, no building permits can be issued until the County makes a new finding that the application meets the County's adequacy requirements.

Although impact fees were paid to the County, no building permits were issued or infrastructure constructed prior to the April 2009 deadline so a new finding of adequacy by Broward County is needed for the current owner to obtain building permits for the townhouse project proposed for this site. A site plan is being submitted to the City which will be reviewed by the City for compliance with the City's adequacy requirements.

The applicant does not propose to change the current plat restriction note or non-vehicular access line. The applicant is only seeking a letter from the City indicating approval of the revised plat language. The specific request being made by the applicant is to change the April 13, 2009 date in the current expiration of finding of adequacy note to a date five years from County Commission approval of this request for a new finding of adequacy. At this time, it is estimated that County Commission review will be scheduled for October 2013 with the new expiration date in October 2018. Until the request is approved by the County, the exact date is unknown.

### **Current Note:**

This plat is restricted to 16 townhouse units.

If a building permit for a principal building (excluding dry models, sales and construction offices) is not issued by April 13, 2009, then the County's finding of adequacy shall expire and no additional building permits shall be issued for the amended uses until such time as Broward County makes a subsequent finding that the applicant 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

If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by April 13, 2009, then the County's finding of adequacy shall expire and no additional building permits shall be issued for the amended uses until such time as Broward County shall make a subsequent finding that the applicant satisfies the adequacy requirements set forth within 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.

**Proposed Note:**

This plat is restricted to 16 townhouse units.

If a building permit for a principal building (excluding dry models, sales and construction offices) is not issued by \_\_\_\_\_, 2018, then the County's finding of adequacy shall expire and no additional building permits shall be issued for the amended uses until such time as Broward County makes a subsequent finding that the applicant 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

If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by \_\_\_\_\_, 2018, then the County's finding of adequacy shall expire and no additional building permits shall be issued for the amended uses until such time as Broward County shall make a subsequent finding that the applicant satisfies the adequacy requirements set forth within 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.