



## **CITY OF LAUDERDALE LAKES**

### **CITY COMMISSION WORKSHOP**

#### **NOTICE OF WORKSHOP TO BE CONDUCTED BOTH IN PERSON AND THROUGH THE USE OF COMMUNICATIONS MEDIA TECHNOLOGY (HYBRID WORKSHOP)**

The City Commission of the City of Lauderdale Lakes, Florida will be conducting a Workshop held in part through the use of Communications Media Technology (CMT) and in-person attendance in accordance with City of Lauderdale Lakes Emergency Ordinance 2020-010, adopted by the City Commission on December 8, 2020. The City of Lauderdale Lakes City Hall facility is open to the public for this meeting, subject to compliance with applicable City administrative policies, procedures and CDC guidance, which include, without limit, requirements for social distancing and the wearing of facial coverings. The public may also attend this meeting through the following access locations:

- Watch the meeting via Lakes Live TV
- Watch the meeting on Comcast Cable Channel 78
- Join the meeting via Zoom
- Join the meeting via telephone

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#### **\*\*INSTRUCTIONS FOR HYBRID WORKSHOP AND PUBLIC PARTICIPATION\*\***

##### **Watch the meeting via Lakes Live TV:**

Go to [www.lauderdalelakes.org](http://www.lauderdalelakes.org)

Scroll down to Lakes Live TV

Select "Live" to watch it live or "On Demand" to watch it at a later date

##### **Watch the meeting via Comcast/Xfinity Channel 78:**

If you are a Comcast/Xfinity customer, please go to Channel 78 to view the meeting.

##### **Join the meeting via Zoom:**

<https://us06web.zoom.us/j/86188335228>

##### **Join the meeting via telephone:**

US: 1 301 715 8592 or 1 312 626 6799

Meeting ID: 861 8833 5228

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If any member of the public require additional information about the City Commission Workshop or has questions about how to submit a petition from the public, please contact the City Clerk:

Venice Howard, City Clerk  
City of Lauderdale Lakes  
4300 NW 36th Street  
Lauderdale Lakes, FL 33319  
954-535-2707  
[cityclerk@lauderdalelakes.org](mailto:cityclerk@lauderdalelakes.org)



## City of Lauderdale Lakes

Office of the City Clerk

4300 Northwest 36 Street - Lauderdale Lakes, Florida 33319-5599

(954) 535-2705 - Fax (954) 535-0573

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### CITY COMMISSION WORKSHOP AGENDA

City Commission Chambers

June 27, 2022

5:00 PM

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. DISCUSSION**

REVIEW OF THE JUNE 28, 2022 CITY COMMISSION MEETING AGENDA

**4. DISCUSSION OF PROPOSED ORDINANCE(S)**

**5. ADDITIONAL WORKSHOP ITEMS**

**A. DISCUSSION REGARDING THE REMODELING OF THE GEREFFI ROOM**

This is a discussion of the project scope which includes the construction activities for remodeling the Gereffi Room in accordance with the construction contract documents.

**B. DISCUSSION REGARDING REPORT OF DELINQUENT TAXES FY 2022**

**C. DISCUSSION REGARDING THE CASSIA ESTATES BY PULTE HOME GROUP**

This is a discussion of the Cassia Estates Development and certain issues pertaining to sidewalks and garbage containers.

**D. DISCUSSION REGARDING THE CASSIA COMMONS BY PULTE HOME GROUP**

This is a discussion of the Cassia Commons Development and certain issues pertaining to sidewalks and garbage containers.

**E. DISCUSSION REGARDING BSO'S PROPOSAL TO INSTALL LICENSE PLATE READER CAMERAS (LPR) IN CERTAIN LOCATIONS WITHIN THE CITY**

**F. DISCUSSION REGARDING CITY COMMISSION EXPENSES**

**G. DISCUSSION REGARDING THE 911 COMMUNICATION CENTER WITH BROWARD SHERIFF'S OFFICE (MAYOR HAZELLE ROGERS)**

**H. DISCUSSION REGARDING ECONOMIC DEVELOPMENT ADVISORY BOARD TO RESEARCH AND PURSUE ESTABLISHING A LOCAL LAUDERDALE LAKES CHAMBER OF COMMERCE (SPONSORED BY MAYOR HAZELLE ROGERS)**

**I. DISCUSSION REGARDING INVOCATIONS/PRAYER SERVICE DURING CITY COMMISSION MEETINGS (SPONSORED BY MAYOR HAZELLE ROGERS)**

**6. REPORTS**

**A. COVID-19 UPDATE**

**B. UPDATE ON AMERICAN RESCUE PLAN ACT FUNDING**

**C. PETITIONS FROM THE PUBLIC**

1. 52nd Avenue between Oakland Park Blvd. & 41st Street - Speeding concerns at Hawaiian Gardens
2. 2999 NW 36th Lane - Issues at Bella Vista
3. 4515 N State Road 7 - Central Charter School Site Plan

**FUTURE MEETINGS:**

City Commission Hybrid Workshop on Monday, July 11, 2022 at 5:00 P.M.

City Commission Hybrid Meeting on Tuesday, July 12, 2022 at 7:00 P.M.

**PLEASE TURN OFF ALL CELL PHONES DURING THE MEETING**

If a person decides to appeal any decision made by the Board, Agency, or Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (FS 286.0105)

Any person requiring auxiliary aids and services at this meeting may contact the City Clerk's Office at (954) 535-2705 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 or 1-800-955-8771.

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**Mayor Hazelle Rogers - Vice-Mayor Marilyn Davis**

**Commissioner Veronica Edwards Phillips - Commissioner Karlene Maxwell-Williams - Commissioner Beverly Williams**

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## CITY OF LAUDERDALE LAKES

### Agenda Cover Page

Fiscal Impact:

Contract Requirement:

Title

REVIEW OF THE JUNE 28, 2022 CITY COMMISSION MEETING AGENDA

Summary

Staff Recommendation

**Background:**

**Funding Source:**

**Fiscal Impact:**

**Sponsor Name/Department:**

**Meeting Date:** 6/27/2022

#### ATTACHMENTS:

Description

Type

☐ June 28th CC Meeting Agenda

Cover Memo



## CITY COMMISSION MEETING AGENDA

City Commission Chambers

June 28, 2022

7:00 PM



**Mayor Hazelle Rogers - Vice-Mayor Marilyn Davis**  
**Commissioner Veronica Edwards Phillips - Commissioner Karlene Maxwell-Williams - Commissioner Beverly Williams**



## City of Lauderdale Lakes City Commission Meeting

### Welcome to the City Commission Meeting

We are pleased that you have demonstrated an interest in the City of Lauderdale Lakes by attending a City Commission Meeting. We hope you enjoy the meeting and will attend more of these meetings in the future.

### GENERAL RULES AND PROCEDURES FOR PUBLIC PARTICIPATION AT CITY COMMISSION MEETINGS:

Please turn off or silence cell phones. Any person requiring Auxiliary Aids and services must contact the City Clerk's Office at 954-535-2705 at least 24 hours prior to the meeting.

If you or someone you know is hearing or speech impaired, please call Florida Relay Service at 1-800-955-8770 or 8771.

- **Who May Speak** - Any individual who wishes to address the City Commission may do so providing it is accomplished in an orderly manner and in accordance with the procedures outline in Sec. 2-54 (2) of the Code of Ordinances.
- **Petitions From the Public** - Each person desiring to petition the City Commission will be allotted three minutes under the applicable order of business for the City Commission meeting. Petitions from the Public shall not exceed 30 minutes in aggregate time. The Mayor at his/her discretion may allow more time than the allotted time.
- **Speaking on items not on the Agenda** - Each person who wishes to address the City Commission must sign in with the City Clerk before 7:00 p.m.
- **Speaking on an item on the Agenda** - Individuals wishing to speak on an item on the Agenda need to submit a public comment form by accessing the following link  
<https://www.lauderdalelakes.org/FormCenter/City-Clerk-10/Public-Meeting-Comment-Form-58> to be recognized by the Mayor.

The City Commission Meeting is a business meeting and as such, please conduct yourselves in a respectful and professional manner, both in tone of voice, as well as choice of words.

Please direct your comments to the City Commission as a body through the presiding office and not to the audience or individual City Commissioner.

As your City Commission, we will abide by the debate and decorum rules which provides for each City Commissioner to speak 10 minutes at a time on each subject matter. After every Commissioner have spoken, the Mayor will provide for other comments.

The above represents a summarization of the rules and procedures as adopted by Ordinance. Copies of the Code Section related to rules and procedures are available from the City Clerk's office.



## City of Lauderdale Lakes

Office of the City Clerk

4300 Northwest 36 Street - Lauderdale Lakes, Florida 33319-5599

(954) 535-2705 - Fax (954) 535-0573

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **INVOCATION AND PLEDGE OF ALLEGIANCE**
  - A. INVOCATION PROVIDED BY PASTOR ASHELEY HEPBURN - MAGNOLIA PARK CHURCH OF CHRIST, MIAMI GARDENS, FL
  - B. PLEDGE OF ALLEGIANCE LED BY TANICHA SAINTIGENE - 2022 MAYOR SAMUEL S. BROWN SCHOLAR
4. **PROCLAMATIONS/PRESENTATIONS**
  - A. PRESENTATION TO THE HISTORIC PRESENTATION ADVISORY BOARD (SPONSORED BY COMMISSIONER BEVERLY WILLIAMS)
  - B. PRESENTATION TO 2022 MAYOR SAMUEL S. BROWN SCHOLARSHIP RECIPIENTS
    - Kyndell Baskin
    - Mario Belle
    - Tanicha Saintigene
    - Courtnie Williams
5. **APPROVAL OF MINUTES FROM PREVIOUS MEETING**
  - A. JUNE 13, 2022 CITY COMMISSION WORKSHOP MINUTES
  - B. JUNE 14, 2022 CITY COMMISSION MEETING MINUTES
6. **PETITIONS FROM THE PUBLIC**
7. **CONSIDERATION OF ORDINANCES ON SECOND READING**
  - A. PUBLIC HEARING - ORDINANCE 2022-001 AMENDING CHAPTER 2 – ADMINISTRATION, ARTICLE II. – CITY COMMISSION, DIVISION 2. – RULES OF PROCEDURE, SECTION 2-54. – ORDER OF BUSINESS; PROVIDING FOR ORDER OF BUSINESS AND PROCEDURES FOR CITY COMMISSION WORKSHOPS

This ordinance serves to amend the rules of procedures and order of business for city commission workshop meetings.
  - B. PUBLIC HEARING - ORDINANCE 2022-002 AUTHORIZING ISSUANCE OF CAPITAL IMPROVEMENT REVENUE BOND WITH A NOT TO EXCEED AMOUNT OF \$7,000,000 TO FINANCE CERTAIN CAPITAL IMPROVEMENTS

This Ordinance authorizes the issuance of Capital Improvement Revenue Bond Series 2022 in an amount not exceed \$7 Million.
8. **CONSIDERATION OF ORDINANCES ON FIRST READING**
  - A. PUBLIC HEARING - ORDINANCE 2022-003 APPROVING, WITH CONDITIONS, APPLICATION NO. 03-RZ-21 AND AMENDING THE TEXT OF THE LAUDERDALE LAKES



LAND DEVELOPMENT REGULATIONS; FURTHER AMENDING THE CITY OF LAUDERDALE LAKES' OFFICIAL ZONING MAP DESIGNATION FROM COMMUNITY BUSINESS (B2) DISTRICT TO COMMUNITY FACILITIES (CF) DISTRICT

This is a proposed ordinance initiated by Assistance Unlimited, Inc., to amend the zoning designation and official zoning map from the Community business (B-2) district to CF - Community Facilities to allow for the expansion of the existing charter school and daycare center.

**9. CONSIDERATION OF RESOLUTIONS ON CONSENT AGENDA**

**10. CONSIDERATION OF RESOLUTIONS ON REGULAR AGENDA**

- A.** RESOLUTION 2022-067 APPROVING, WITH CONDITIONS, APPLICATION NO. 03-PL-21, FURTHER AUTHORIZING AND DIRECTING THE CITY MANAGER TO PROVIDE A STATEMENT OF NO-OBJECTION TO BROWARD COUNTY GOVERNMENT AS IT PERTAINS TO APPLICATION NO. 03-PL-21, PROVIDING FOR AMENDMENT TO THE NOTE ON THE FACE OF THAT CERTAIN PLAT KNOWN AS "OAKLAND COMMERCIAL PROPERTIES NORTH"

This resolution serves to amend the plat notation change request adding a new tract (Tract A-3) which limits the designated land area to a 80,000 SF K-8 Charter School and 15,000 square foot daycare/preschool.

- B.** RESOLUTION 2022-068 APPROVING, WITH CONDITIONS, APPLICATION NO. 03-VA-21, DATED MAY 5, 2021, SUBMITTED TO THE CITY OF LAUDERDALE LAKES BY KIMLEY-HORN & ASSOCIATES AS AGENT FOR AND ON BEHALF OF ASSISTANCE UNLIMITED, INC., REQUESTING VARIANCES FROM CHAPTER 10 OF THE CITY OF LAUDERDALE LAKES LAND DEVELOPMENT REGULATIONS

This resolution serves to approve a (4) Variances from Chapter 10 section 1001.9 (c) perimeter landscaping of the City's LDRs.

- C.** RESOLUTION 2022-069 APPROVING, WITH CONDITIONS, THE REVISED FINAL SITE PLAN APPLICATION NO. 04-SP-21 SUBMITTED BY KIMLEY-HORN & ASSOCIATES, ON BEHALF OF AND AS AGENT FOR ASSISTANCE UNLIMITED, INC., REQUESTING APPROVAL OF THAT CERTAIN FINAL SITE PLAN PREPARED BY JOSHUA D. HORNING, P.E. OF KIMLEY HORN AND ASSOCIATES

This resolution is a request for a Final Site Plan approval to replace the existing one story school building with a new +/- 110,000 sq. ft 3 story school facility with 74 classrooms.

- D.** RESOLUTION 2022-070 AWARDING AND AUTHORIZING THE MAYOR AND THE CITY CLERK TO EXECUTE, AND ATTEST, RESPECTIVELY THOSE CERTAIN CONTRACTS TO ARZ BUILDERS, INC., IN AN AMOUNT NOT TO EXCEED TWO HUNDRED SIXTY-EIGHT THOUSAND, SIX HUNDRED SIXTY-ONE AND 63/100 (\$268, 661.63) DOLLARS AND TO GARABAR, INC., IN AN AMOUNT NOT TO EXCEED THREE HUNDRED SIXTY-SEVEN THOUSAND, SEVEN HUNDRED SEVENTY AND NO/100 (\$367,770.00) DOLLARS, PURSUANT TO THAT CERTAIN INVITATION TO BID NO. ITB 22-6210-08B, FOR CITYWIDE FACILITIES HARDENING (INSTALLATION OF IMPACT WINDOWS AND DOORS); PROVIDING FOR A TOTAL AMOUNT NOT TO EXCEED SIX HUNDRED FIFTY-FIVE THOUSAND FIVE HUNDRED TWENTY-FOUR AND 58/100 (\$655,524.58) DOLLARS

This resolution is to approve the contract award to ARZ Builders, Inc. (\$367,770) and Garabar, Inc. (\$268,661.63) to install impact windows and doors.

- E.** RESOLUTION 2022-071 RATIFYING THE CITY MANAGER'S FILING OF THE CITY'S FISCAL YEAR 2022, PERIOD 8 (MAY); FINANCIAL ACTIVITY REPORTS, AS PREPARED BY THE DEPARTMENT OF FINANCIAL SERVICES

This resolution serves to ratify the filing and presentation of the City's Fiscal Year May FY 2021-2022 (Period 8) Financial Activity Reports prepared by the Financial Services Department.

- F.** RESOLUTION 2022-072 AWARDING CONTRACT TO SECURPOINT CORPORATION IN AN AMOUNT NOT TO EXCEED FORTY THOUSAND AND NO/100 DOLLARS (\$40,000.00) (INCLUDING CONTINGENCY), PURSUANT TO THAT CERTAIN REQUEST FOR PROPOSAL NO. 22-3410-04R, CITYWIDE SECURITY AND ACCESS CONTROL SYSTEMS

This resolution awards the RFP22-3410-04R, Citywide Security and Access Control System in an

amount up \$40,000 with an additional maintenance agreement of \$4,800 annually.

- G.** RESOLUTION 2022-073 AWARDING AND AUTHORIZING THE MAYOR AND THE CITY CLERK TO EXECUTE, AND ATTEST, RESPECTIVELY THAT CERTAIN CONTRACT TO SAFA CONSTRUCTION, LLC, IN AN AMOUNT NOT TO EXCEED ONE HUNDRED THOUSAND AND NO/100 (\$100,000.00) DOLLARS PURSUANT TO THAT CERTAIN INVITATION TO BID NO. ITB22-6210-11B FOR THE PUBLIC WORKS CANOPY PROJECT

This resolution awards the ITB22-6210-11B, Public Work Canopy Project to Safa Construction in an amount up to \$100,000.

- H.** RESOLUTION 2022-074 APPOINTING A MEMBER TO THE ECONOMIC DEVELOPMENT ADVISORY BOARD (SPONSORED BY COMMISSIONER KARLENE MAXWELL-WILLIAMS)

This resolution appoints Dr. Neva Alexander to the Economic Development Advisory Board.

**11. CORRESPONDENCE**

**12. REPORT OF THE MAYOR**

**13. REPORT OF THE VICE MAYOR**

**14. REPORTS OF THE CITY COMMISSIONERS**

**15. REPORT OF THE CITY MANAGER**

**16. REPORT OF THE CITY ATTORNEY**

**17. ADJOURNMENT**

**PLEASE TURN OFF ALL CELL PHONES DURING THE MEETING**

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**Mayor Hazelle Rogers - Vice-Mayor Marilyn Davis**

**Commissioner Veronica Edwards Phillips - Commissioner Karlene Maxwell-Williams - Commissioner Beverly Williams**

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## CITY OF LAUDERDALE LAKES

### Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

Title
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DISCUSSION REGARDING THE CASSIA ESTATES BY PULTE HOME GROUP
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Summary
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This is a discussion of the Cassia Estates Development and certain issues pertaining to sidewalks and garbage containers.

Staff Recommendation
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**Background:**

**Funding Source:**

**Fiscal Impact:**

**Sponsor Name/Department:** Tanya Davis-Hernandez, AICP/Development Services Director

**Meeting Date:** 6/27/2022

**ATTACHMENTS:**

Description	Type
□ Cassia Estates - Site Plan	Backup Material
□ Cassia Estates- Color Site Plan	Backup Material

## LEGAL DESCRIPTION

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LOCATION MAP  
S 30, T 4SS, R 42E  
IIT to ICA&I

SHEET DESCRIPTION

SHEET NO.

OVERALL SITE PLAN /  
SITE DATA & NOTES

SP1

## SITE PLAN

SP2 - SP4

## DEVELOPMENT TEAM

**OWNER:**  
Pulte Home Company, LLC  
4400 PGA Boulevard, Suite 700  
Palm Beach Gardens, FL 33410  
(561) 268-5799

**ARCHITECT:**  
Pulte Home Company, LLC  
4400 PGA Boulevard, Suite 700  
Palm Beach Gardens, FL 33410  
(561) 268-5799

SURVEYOR:  
Crav. l Thompson & Anodote:s Inc.  
3553 S3ld StrHt  
FO-1.A.0.,joJo, Ft. 33309  
(CS.0) 73 U 400

**AGENT:**  
OsoiQn and Entitlement ComultInts, LLC  
2115 S. S. C. ....  
Roya! Pam Beach, FL 33411  
(561) 707-3100

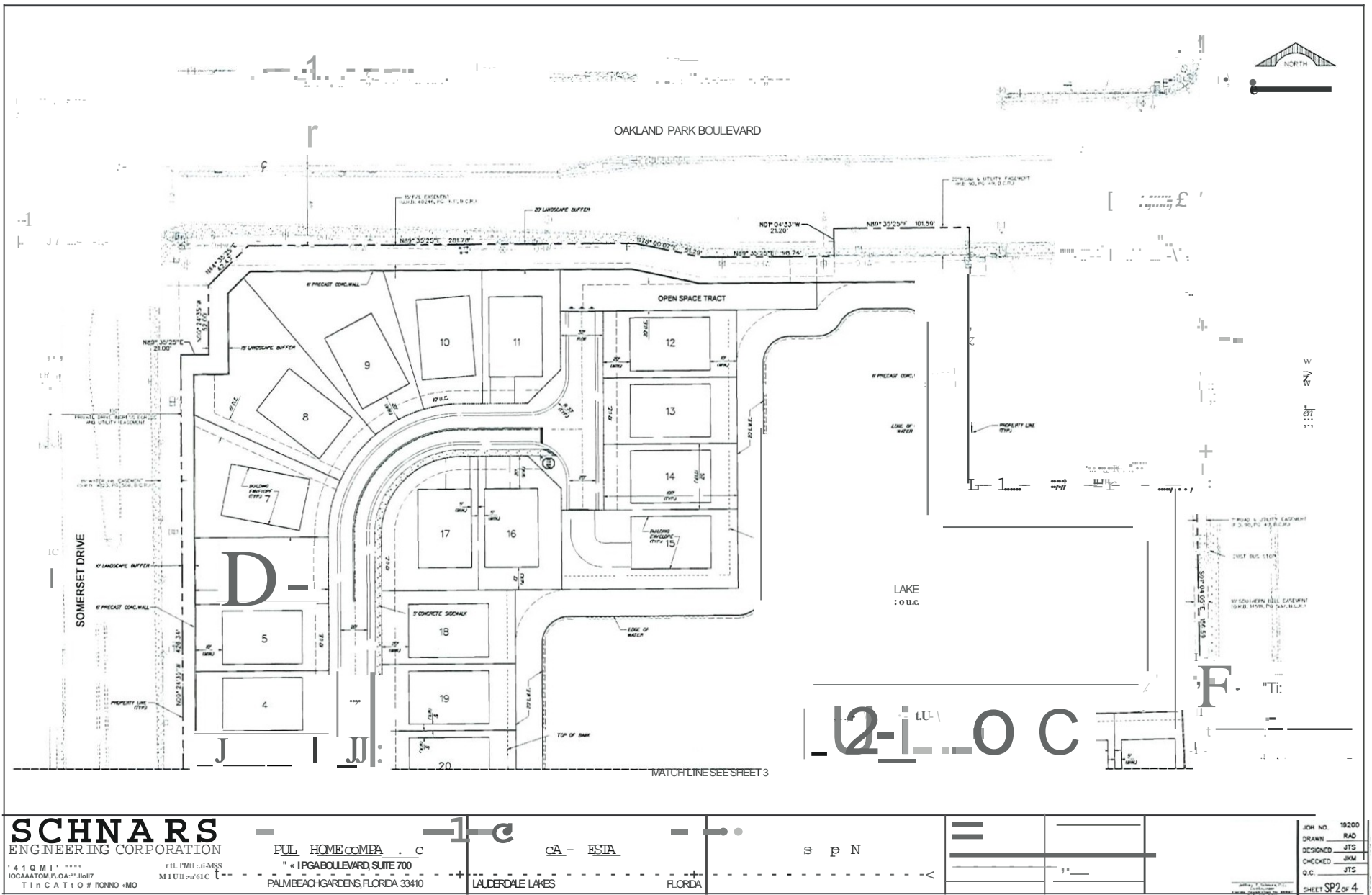
**ENGINEER;**  
Schaeffler Engineering  
Boca Raton, FL 33487  
(561) 221-6455

**LANDSCAPE ARCHITECT:**  
Oswin Oeslin Landscape, U.C.  
2135 S. 14th Court  
Royal Palm Beach, FL 33411  
(561) 707-3110

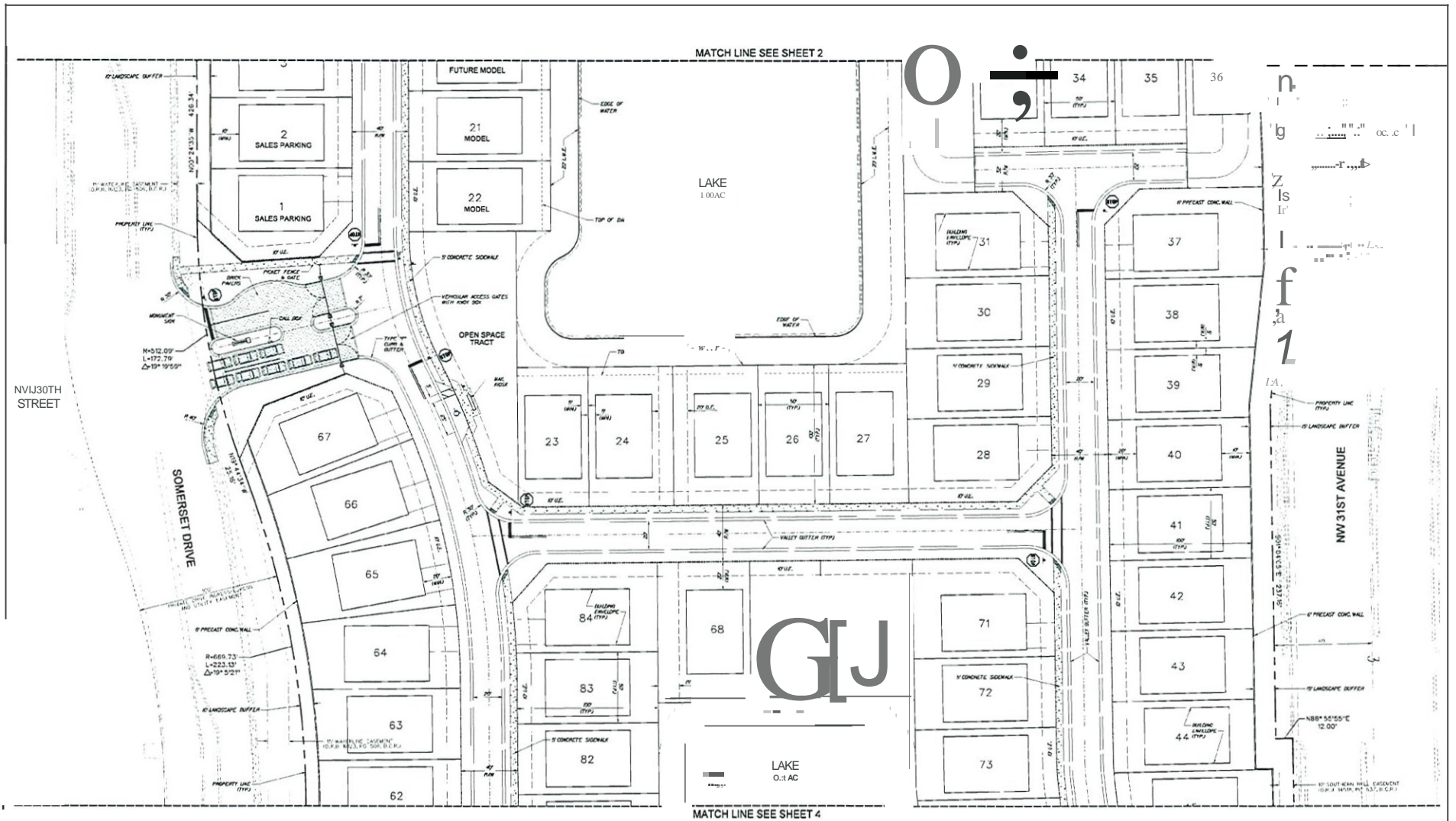
Pulte Home Company, LLC  
4400 PGA Boulevard, Suite 700  
Palm Beach Gardens, Florida 33410

**SCHNARS**  
ENGINEERING CORPORATION  
947 CUNT MOORE ROAD • BOCA RATON, FLORIDA 33487  
TEL: (561) 261-6455 • FAX: (501) W-5182  
CERTIFICATE OF AUTHORIZATION No. 8640

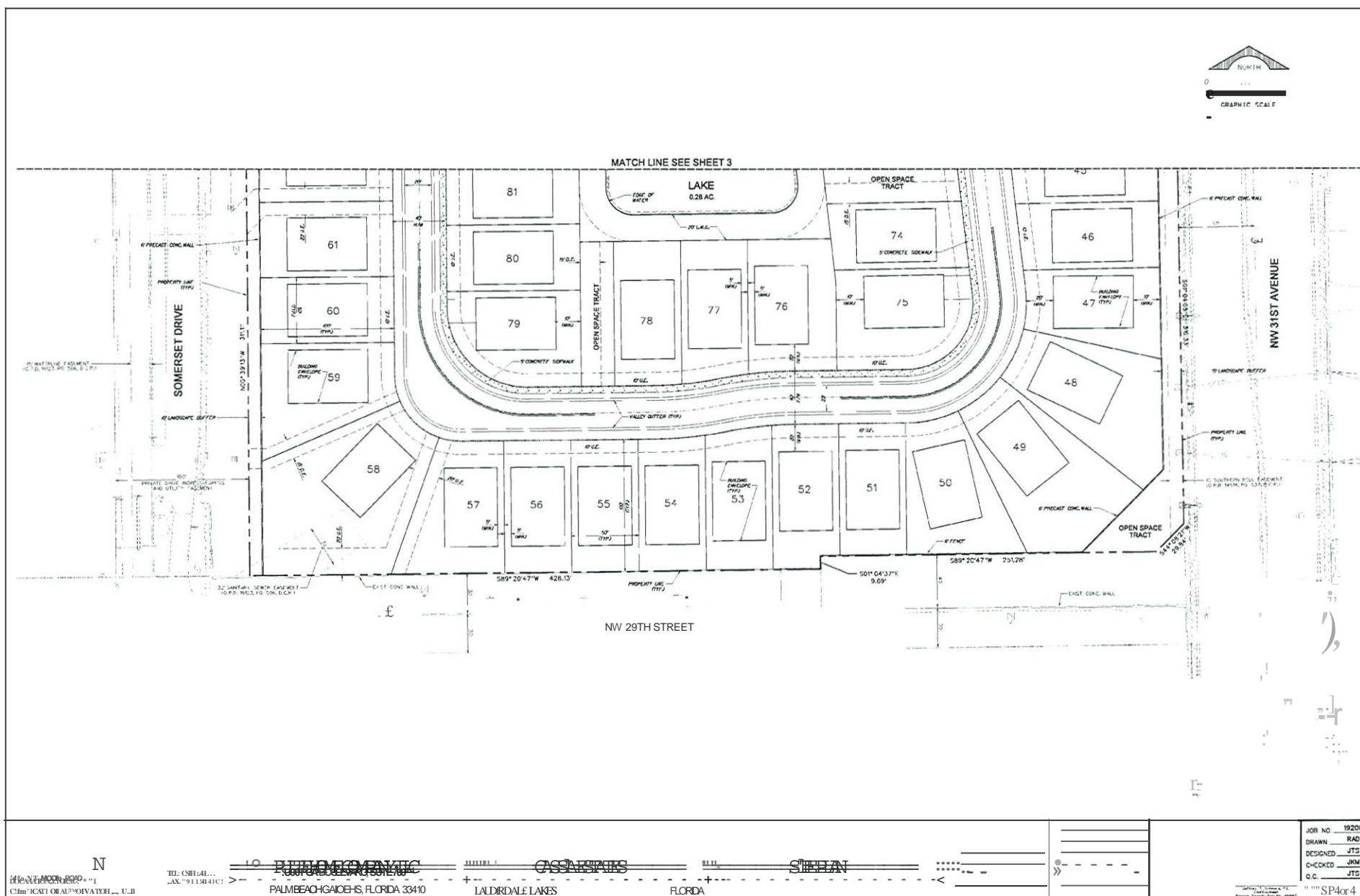








<p><b>!C-1-11\1F1!10</b></p> <p>ENGINEERING CORPORATION - PLATE HOME COMPANY, LLC</p> <p>10001 MOORECROFT</p> <p>10001 MOORECROFT</p> <p>10001 MOORECROFT</p> <p>10001 MOORECROFT</p>	<p>10001 MOORECROFT</p> <p>10001 MOORECROFT</p> <p>10001 MOORECROFT</p> <p>10001 MOORECROFT</p>	<p>10001 MOORECROFT</p> <p>10001 MOORECROFT</p> <p>10001 MOORECROFT</p> <p>10001 MOORECROFT</p>	<p>10001 MOORECROFT</p> <p>10001 MOORECROFT</p> <p>10001 MOORECROFT</p> <p>10001 MOORECROFT</p>	<p>10001 MOORECROFT</p> <p>10001 MOORECROFT</p> <p>10001 MOORECROFT</p> <p>10001 MOORECROFT</p>	<p>10001 MOORECROFT</p> <p>10001 MOORECROFT</p> <p>10001 MOORECROFT</p> <p>10001 MOORECROFT</p>	<p>10001 MOORECROFT</p> <p>10001 MOORECROFT</p> <p>10001 MOORECROFT</p> <p>10001 MOORECROFT</p>
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## CITY OF LAUDERDALE LAKES

### Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

Title
-------

DISCUSSION REGARDING THE CASSIA COMMONS BY PULTE HOME GROUP
---

Summary
---------

This is a discussion of the Cassia Commons Development and certain issues pertaining to sidewalks and garbage containers.

Staff Recommendation
----------------------

**Background:**

**Funding Source:**

**Fiscal Impact:**

**Sponsor Name/Department:** Tanya Davis-Hernandez, AICP/Development Services Director

**Meeting Date:** 6/27/2022

**ATTACHMENTS:**

Description	Type
□ Cassia Commons- Color Site Plan	Backup Material
□ Cassia Commons - Site Plan Pg 1	Backup Material
□ Cassia Commons- Site Plan	Backup Material





SITE PLAN  
FOR

PROJECT NO. 19200W  
March 2021

# Cassia Commons

Lauderdale Lakes, Florida

## LEGAL DESCRIPTION

A PORTION OF PARCEL "A", SOMERSET PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 00°29'42" WEST, ON THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 510.10 FEET; THENCE NORTH 89°58'40" EAST A DISTANCE OF 398.05 FEET; THENCE SOUTH 10°05'41" EAST, ON A EAST LINE OF SAID PARCEL "A", A DISTANCE OF 13.16 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ON A EAST LINE OF SAID PARCEL "A" AND ON SAID CURVE TO THE RIGHT, WITH A RADIUS OF 569.73 FEET, A CENTRAL ANGLE OF 10°03'21", AN ARC DISTANCE OF 169.83 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°07'20" EAST, ON A EAST LINE OF SAID PARCEL "A", A DISTANCE OF 311.32 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°58'40" WEST, ON THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 429.47 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF LAUDERDALE LAKES, BROWARD COUNTY, FLORIDA AND CONTAINING 218,025 SQUARE FEET OR 5.0052 ACRES, MORE OR LESS.



LOCATION MAP  
S 30, T 49S, R 42E  
NOT TO SCALE

## INDEX OF SHEETS

SHEET DESCRIPTION	SHEET NO.
OVERALL SITE PLAN / SITE DATA & NOTES	SP1
SITE PLAN	SP2 - SP3
SITE PLAN DETAILS	SP4

## DEVELOPMENT TEAM

### OWNER:

Pulte Home Company, LLC  
1475 Centrepark Blvd., Suite 140  
West Palm Beach, FL 33401  
(561) 206-1458

### HOME DESIGN:

Pulte Home Company, LLC  
4400 PGA Boulevard, Suite 700  
Palm Beach Gardens, FL 33410  
(561) 268-5799

### SURVEYOR:

Caulfield & Wheeler, Inc.  
7900 Glades Road, Suite 100  
Boca Raton, FL 33434  
(561) 392-1991

### AGENT:

Design and Entitlement Consultants, LLC  
1127 Royal Palm Beach Blvd., Unit 411  
Royal Palm Beach, FL 33411  
(561) 707-3410

### ENGINEER:

Schnars Engineering Corporation  
947 Clint Moore Road  
Boca Raton, FL 33487  
(561) 241-6455

### LANDSCAPE ARCHITECT:

Divine Design Landscape, LLC  
1127 Royal Palm Beach Blvd., Unit 411  
Royal Palm Beach, FL 33411  
(561) 707-3410

## OWNER:

Pulte Home Company, LLC  
1475 Centrepark Blvd., Suite 140  
West Palm Beach, Florida 33401

**SCHNARS**  
ENGINEERING CORPORATION

947 CLINT MOORE ROAD • BOCA RATON, FLORIDA 33487

TEL: (561) 241-6455 • FAX: (561) 241-6182

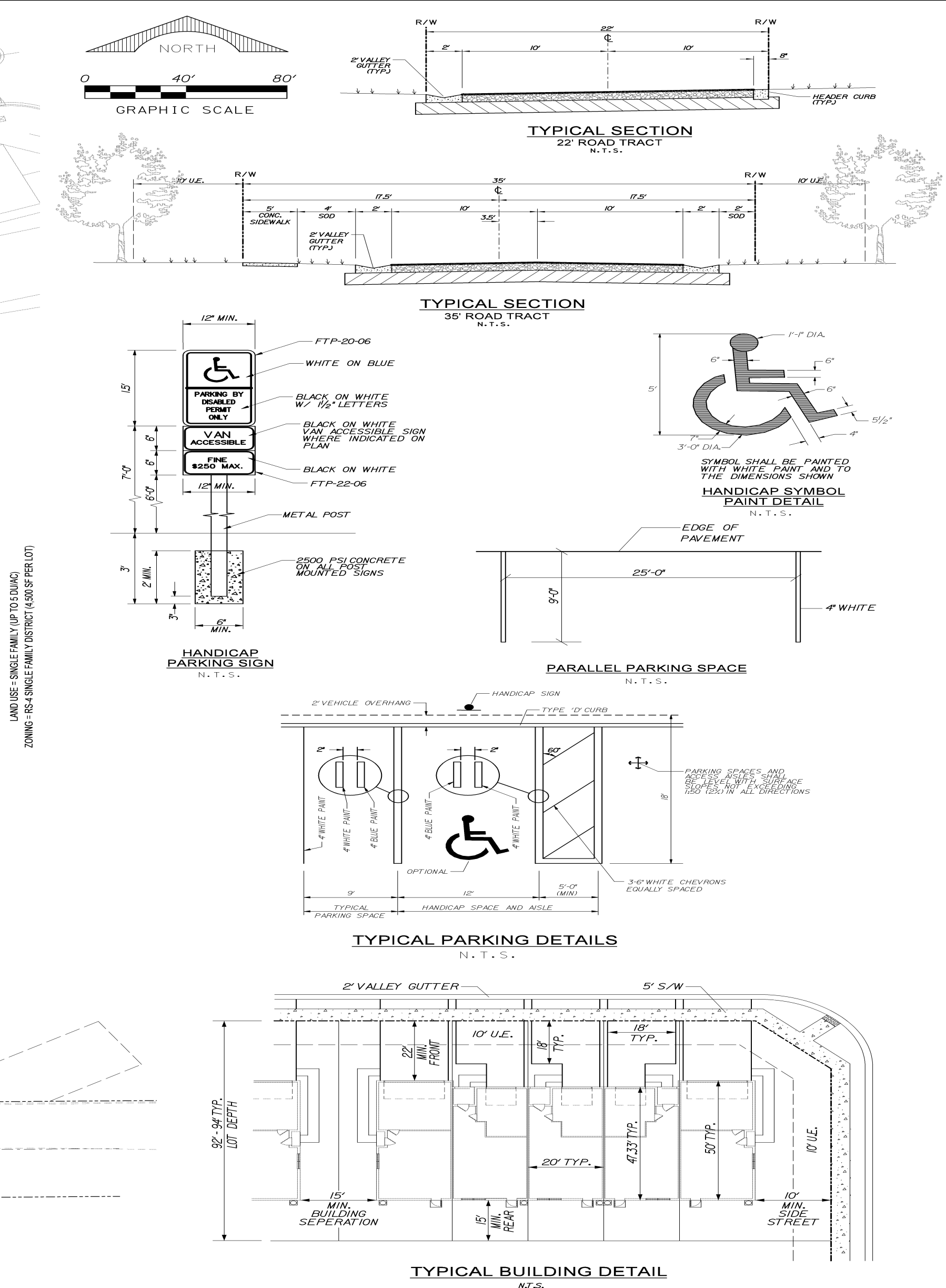
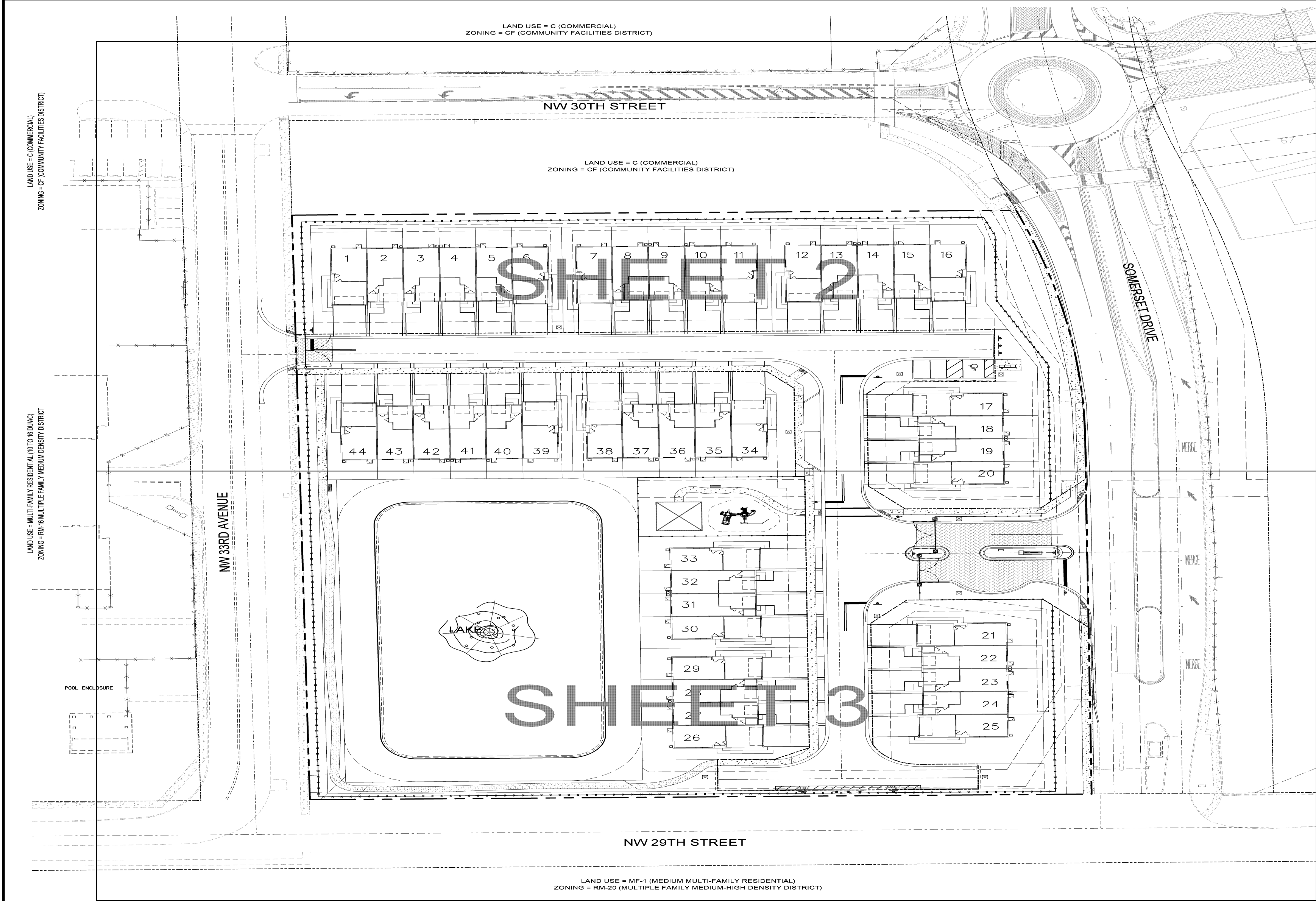
CERTIFICATE OF AUTHORIZATION No. 6640

This item has been digitally signed and sealed by Jeffrey T. Schnars, P.E. on 03/02/2021. Printed copies of this document are not considered signed and sealed and the signature.

Digitally signed  
by Jeffrey T.  
Schnars  
Date: 2021.06.16  
17:04:36 -04'00'

Jeffrey T. Schnars, P.E.  
Florida Professional Engineer, #0007  
2021 Exp. 12/31





<b>SITE DATA</b>		
SITE AREA :	5.01 AC.	218,025 SF
TOTAL DWELLING UNITS :	44 - 2 STORY (3 BEDROOM) TOWNHOMES	100%
TOTAL DENSITY :	20' x 92' MIN. LOT SIZE	8.78 DU / AC
EXISTING LAND USE :	C - COMMERCIAL	
EXISTING ZONING :	B2 - COMMUNITY BUSINESS DISTRICT	
PROPOSED LANDUSE :	LOW-MEDIUM RESIDENTIAL (8 DU / AC - 9.9 DU / AC)	
PROPOSED ZONING :	RM-10 - MULTIPLE FAMILY LOW-MEDIUM DENSITY DISTRICT	
<b>SITE COVERAGE</b>		
LOT COVERAGE AREAS :	2.27 AC.	98,932 SF
BLDG. FOOTPRINTS :	0.98 AC	42,640 SF
DRIVEWAYS :	0.44 AC	19,020 SF
SIDEWALKS / PATIOS :	0.07 AC	3,050 SF
PERVIOUS :	0.78 AC	34,222 SF
ROAD TRACT :	0.94 AC	41,003 SF
PAVEMENT :	0.69 AC	29,947 SF
DRIVEWAYS :	0.05 AC	2,268 SF
SIDEWALKS :	0.08 AC	4,084 SF
PERVIOUS :	0.11 AC	4,704 SF
BUFFER TRACTS :	0.53 AC	23,096 SF
SIDEWALKS :	0.05 AC	2,014 SF
PERVIOUS :	0.48 AC	21,082 SF
LAKE TRACT :	1.00 AC	43,443 SF
LAKE BANK :	0.37 AC	15,883 SF
LAKE SURFACE :	0.63 AC	27,560 SF
RECREATION TRACTS :	0.25 AC	10,749 SF
PLAY LOT :	0.09 AC	3,677 SF
SHADE STRUCTURE :	0.01 AC	625 SF
SIDEWALK :	0.02 AC	860 SF
FITNESS TRAIL :	0.13 AC	5,567 SF
MISC. OPEN SPACE TRACT :	0.02 AC	790 SF
MAIL KIOSK :	0.01 AC	143 SF
PERVIOUS :	0.01 AC	647 SF
<b>LANDSCAPED OPEN SPACE</b>		
LAKE TRACT :	1.00 AC	43,443 SF
BUFFER TRACTS :	0.53 AC	23,096 SF
RECREATION TRACTS :	0.25 AC	10,749 SF
MISC. OPEN SPACE TRACT :	0.02 AC	790 SF
TOTAL OPEN SPACE :	1.80 AC	78,076 SF
TOTAL PERVIOUS :	1.97 AC	85,782 SF
TOTAL IMPERVIOUS :	3.04 AC	132,243 SF
<b>MINIMUM SITE REQUIREMENTS</b>		
	REQUIRED	PROVIDED
MINIMUM LOT AREA:	1,600 SF	1,840 SF
MINIMUM LOT WIDTH:	20 FT	20 FT
MINIMUM LOT DEPTH:	80 FT	92 FT
MAXIMUM BLDG. HEIGHT:	30 FT	30 FT
MAXIMUM BLDG. PLOT COVERAGE:	40%	19.8%
MINIMUM LANDSCAPE OPEN SPACE:	35%	35.9%
MINIMUM FRONT YARD:	22 FT	25 FT
MINIMUM SIDE YARD:	10 FT	10 FT
MINIMUM SIDE YARD STREET:	20 FT	10 FT
MINIMUM REAR YARD:	15 FT	17 FT
MINIMUM BUILDING SEPERATION:	20 FT	15 FT
MINIMUM MULTI-FAMILY FLOOR AREA:		
THREE BEDROOM UNIT:	1,150 SF	1,547 SF
<b>PARKING REQUIREMENTS</b>		
	REQUIRED	PROVIDED
44 MULTI-FAMILY D.U.	1 GARAGE & 1 DRIVEWAY SPACE PER UNIT	1 & 2 GARAGE & 2 DRIVEWAY SPACES PER UNIT
GUEST SPACES	88 SPACES	150 SPACES
TOTAL	88 SPACES	159 SPACES (INCLUDES 1 H/C)
<b>GENERAL NOTES</b>		
<ul style="list-style-type: none"><li>ALL INTERNAL STREETS SHALL BE PRIVATE &amp; MAINTAINED BY H.O.A.</li><li>ALL PROPOSED UTILITY LINES SHALL BE PLACED UNDERGROUND.</li><li>20' LAKE MAINTENANCE EASEMENT SHALL BE MAINTAINED BY H.O.A.</li><li>GROUNDWATER IS TO BE USED AS IRRIGATION SOURCE.</li></ul>		
<b>FIRE DEPARTMENT NOTES</b>		
<ul style="list-style-type: none"><li>WATER MAINS AND FIRE HYDRANTS SHALL BE OPERATIONAL FOR ANY PROPOSED BUILDING CONSTRUCTION WITHIN A 300 FT. RADIUS FROM THE FIRE HYDRANT LOCATION.</li><li>PEDESTRIAN GATES TO HAVE A KEY PAD CONTROL FOR RESIDENT ACCESS. GATE TO UNLOCK AUTOMATICALLY DURING MECHANICAL FAILURE TO ALLOW ALL GATES TO MANUALLY OPEN BY PUSHING SWING GATES. DURING POWER FAILURE GATES WILL SWITCH TO BATTERY OPERATED SYSTEM.</li><li>VEHICULAR ACCESS GATES TO BE EQUIPPED WITH KNOX KEY ELECTRONIC SWITCH TO OPEN THE GATE PER CITY FIRE DEPARTMENT REQUIREMENTS. SWITCH IS TO BE MOUNTED ON THE GATE BOX OR ON A SEPARATE PEDESTAL TO MEET FIRE DEPARTMENT REQUIREMENTS. VEHICLE GATES TO UNLOCK AUTOMATICALLY DURING MECHANICAL FAILURE TO ALLOW VEHICLE GATES TO MANUALLY OPEN BY PUSHING SWING GATES. DURING POWER FAILURE GATES WILL SWITCH TO BATTERY OPERATED SYSTEM.</li></ul>		
<b>ORIGINAL: MARCH 2021</b>		6
<b>REVISIONS:</b>		7
1 6/15/21 CITY COMMENTS		8
2		9
3		10
4		11
5		12
<b>JOB NO. 19200</b>		<b>DRAWN RAD</b>
<b>DESIGNED JTS</b>		<b>CHECKED JKM</b>
<b>Q.C. JTS</b>		<b>SHEET SP1 of 4</b>

**SCHNARS**

ENGINEERING CORPORATION

947 CLINT MOORE ROAD  
BOCA RATON, FLORIDA 33487  
CERTIFICATE OF AUTHORIZATION No. 6640

TEL: (561) 241-6455  
FAX: (561) 241-5182

OWNER:	PULTE HOME COMPANY, LLC
	1475 CENTREPARK BLVD., SUITE 140
	WEST PALM BEACH, FLORIDA 33401

PROJECT:	CASSIA COMMONS
	LAUDERDALE LAKES
	FLORIDA

TASK:	OVERALL SITE PLAN
	SITE DATA & NOTES

ORIGINAL: MARCH 2021	6
REVISIONS:	7
1 6/15/21 CITY COMMENTS	8
2	9
3	10
4	11
5	12

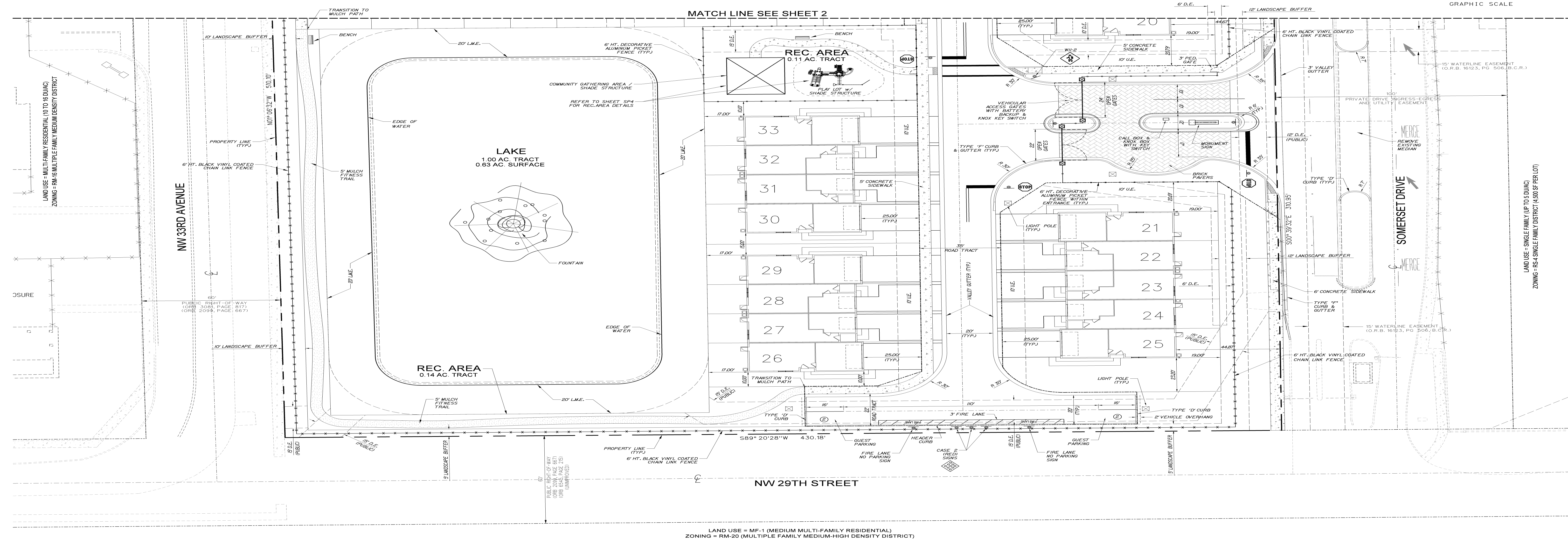
JOB NO. 19200	DRAWN RAD
DESIGNED JTS	CHECKED JKM
Q.C. JTS	SHEET SP1 of 4

This item has been digitally signed and sealed by Jeffrey T. Schnars, P.E. on 6/16/2021. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.









**SCHNARS**  
ENGINEERING CORPORATION  
947 CLINT MOORE ROAD  
BOCA RATON, FLORIDA 33487  
CERTIFICATE OF AUTHORIZATION No. 6640

OWNER:  
**PULTE HOME COMPANY, LLC**  
1475 CENTREPARK BLVD., SUITE 140  
WEST PALM BEACH, FLORIDA 33401

PROJECT:  
**CASSIA COMMONS**  
  
**LAUDERDALE LAKES** **FLORIDA**

TASK:  
**SITE PLAN**

ORIGINAL: MARCH 2021  
REVISIONS:  
1 6/15/21 CITY COMMENTS  
2  
3  
4  
5

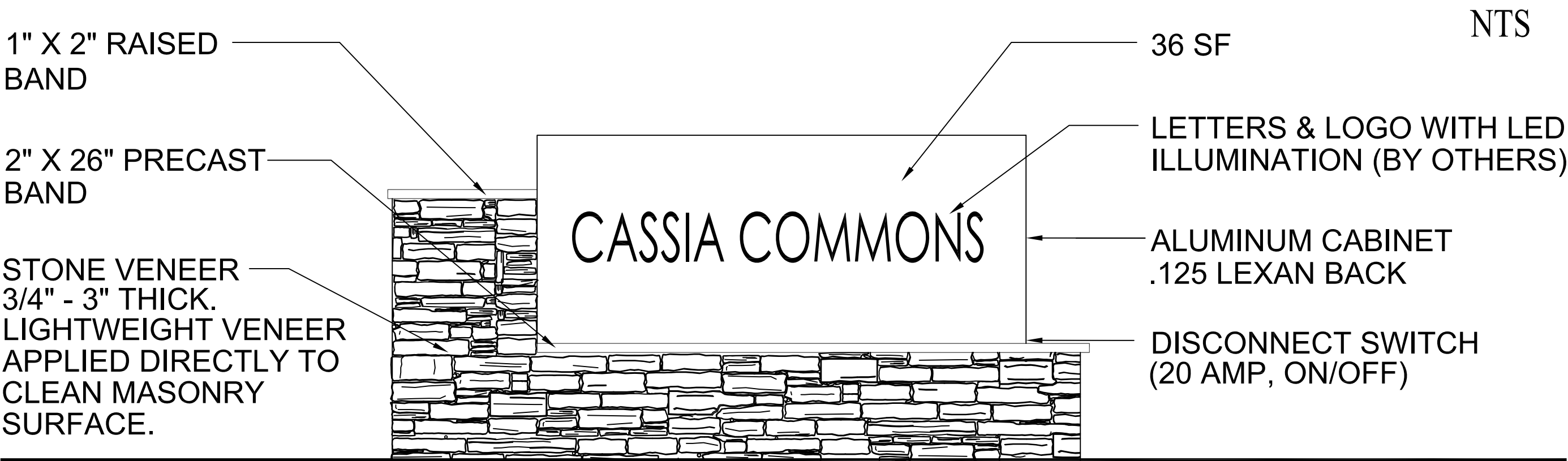
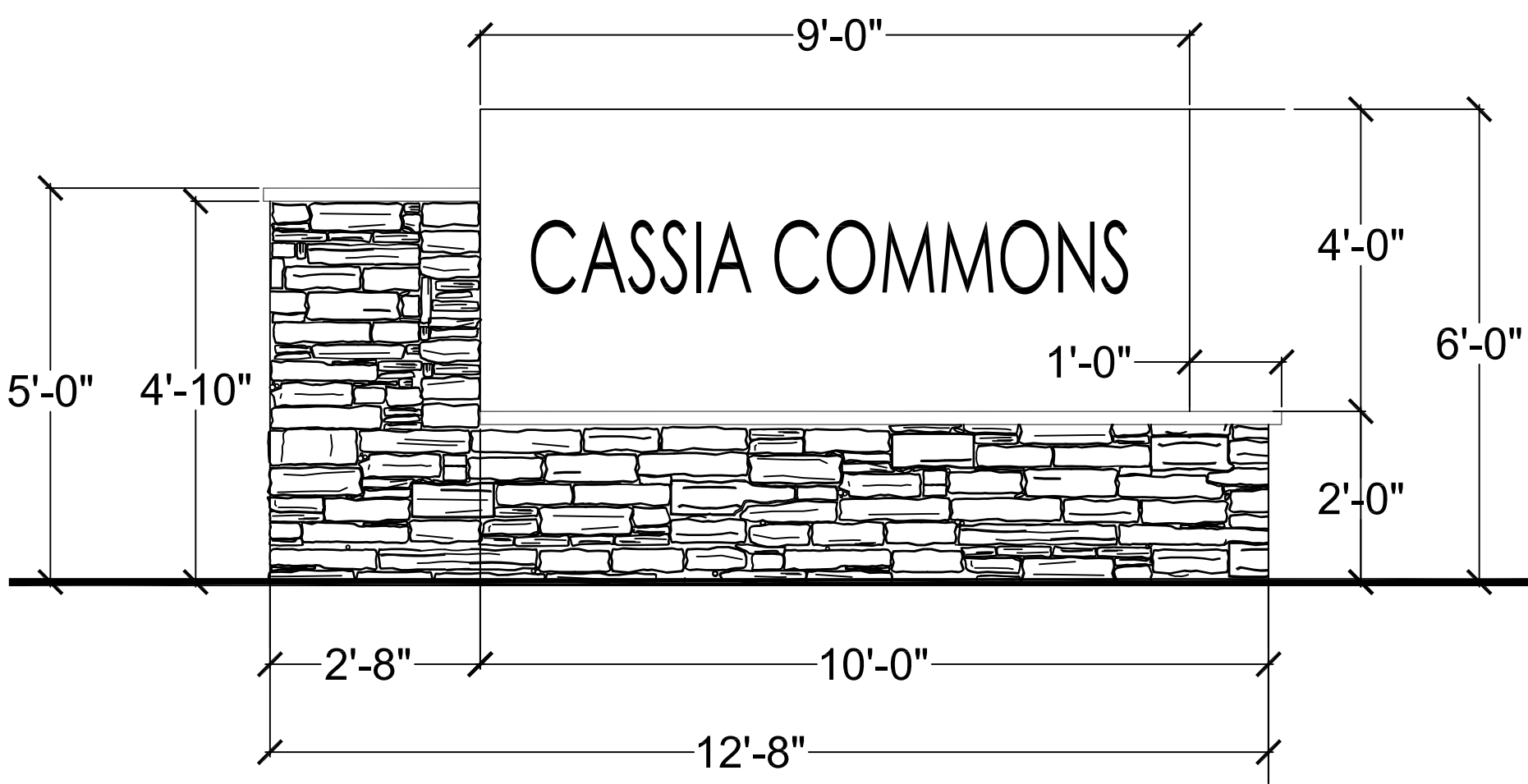
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JEFFREY T. SCHNARS, P.E.  
Professional Engineer  
Florida Registration No. 48697  
JOB NO. 19200  
DRAWN RAD  
DESIGNED JTS  
CHECKED JKM  
Q.C. JTS  
SHEET SP3 OF 4

This item has been digitally signed and sealed by Jeffrey T. Schnars, P.E. on 6/16/2021. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Conceptual Monument Sign Details



- NOTES:
- LETTERING AND LOGO TO BE SIMILAR TO ENTRY SIGN AT CASSIA ESTATES.
  - FINAL DETAILS FOR SIGNAGE TO BE SUBMITTED WHEN A SIGN PERMIT IS APPLIED FOR.
  - FINAL DETAILS FOR SIGNAGE TO MEET ALL CODE REQUIREMENTS OF LAUDERDALE LAKES UPON PERMIT APPLICATION SUBMITTAL.

Sail Shade Structure Detail (Shade Structure Only)

Or Similar Specification NTS



Shade Structure Detail - LW-SQ-24-04-MX

From RCP Shelters, Inc. Or Similar Specification NTS



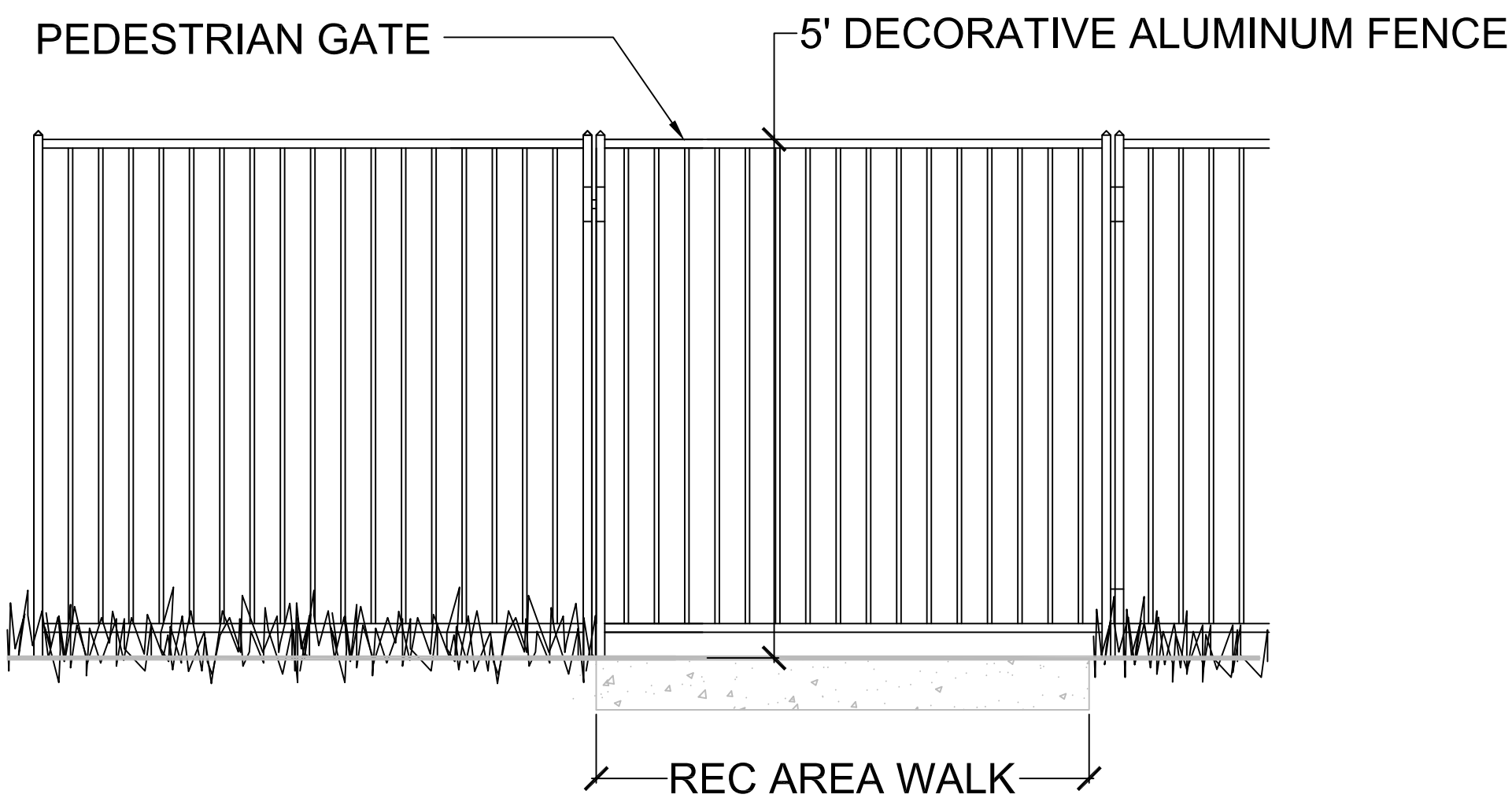
Tot Lot Play Structure - 2 to 12 Year Old

Or Similar Specification NTS



Rec Area Fence Detail

Or Similar Specification NTS



Bench Detail

8 Foot Bench or Similar Specification NTS





## CITY OF LAUDERDALE LAKES

### Agenda Cover Page

Fiscal Impact:

Contract Requirement:

Title
COVID-19 UPDATE
Summary
Staff Recommendation

**Background:**

**Funding Source:**

**Fiscal Impact:**

**Sponsor Name/Department:**

**Meeting Date:** 6/27/2022

#### ATTACHMENTS:


Description	Type
<input type="checkbox"/> Admin Policy	Backup Material



**MONICA CEPERO**, County Administrator

115 S. Andrews Avenue, Room 409 • Fort Lauderdale, Florida 33301 • 954-357-7354 • FAX 954-357-7360

## MEMORANDUM

**DATE:** April 19, 2022  
**TO:** Mayor, Vice-Mayor, and Board of County Commissioners  
**FROM:** Monica Cepero, County Administrator   
**SUBJECT:** **Administrative Policy Regarding Facial Coverings and Social Distancing on County Property (Amended 04/19/2022)**

To maintain the health and welfare of all Broward County employees and the public we serve, and based on updated [CDC guidance](#) as of February 25, 2022, I am amending the administrative policy regarding facial coverings and social distancing. Effective April 19, 2022, all County employees, County contractors, and members of the public are **strongly encouraged**, to wear a facial covering and practice social distancing while indoors on County property.

County property includes, but is not limited to the following:

- All County government buildings
- County courthouses (subject to the requirements and protocols issued by the Florida Supreme Court, the Chief Justice of the Florida Supreme Court, the Fourth District Court of Appeal, the Chief Judge of the Fourth District Court of Appeal, or the Chief Judge of the Seventeenth Judicial Circuit)
- Buses and indoor bus depots
- Libraries
- Airport and airport facilities (subject to the requirements and regulations of the Federal Aviation Administration and the Transportation Security Administration)
- Port Everglades seaport facilities (subject to requirements of the Department of Homeland Security and the United States Coast Guard, as well as any applicable requirements during terminal operations as may be imposed by the individual cruise lines)
- Other indoor spaces operated by the County on County-owned or County-leased properties

The health and safety of County employees remains a top priority, and we will continue to do our best to maintain a healthy work environment.

cc: Drew Meyers, County Attorney  
Bob Melton, County Auditor  
Kimm Campbell, Assistant County Administrator  
Kevin Kelleher, Assistant County Administrator  
Alan Cohen, Assistant County Administrator  
Department, Office, and Division Directors

## CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact:

Contract Requirement:

Title
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PETITIONS FROM THE PUBLIC
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Summary
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- |  |
|--|
| <ol style="list-style-type: none"><li>1. 52nd Avenue between Oakland Park Blvd. &amp; 41st Street - Speeding concerns at Hawaiian Gardens</li><li>2. 2999 NW 36th Lane - Issues at Bella Vista</li><li>3. 4515 N State Road 7 - Central Charter School Site Plan</li></ol> |
|--|

Staff Recommendation
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**Background:**

**Funding Source:**

**Fiscal Impact:**

**Sponsor Name/Department:**

**Meeting Date:** 6/27/2022

## CITY OF LAUDERDALE LAKES

### Agenda Cover Page

Fiscal Impact:

Contract Requirement:

Title

FUTURE MEETINGS

Summary

City Commission Hybrid Workshop on Monday, July 11, 2022 at 5:00 P.M.

City Commission Hybrid Meeting on Tuesday, July 12, 2022 at 7:00 P.M.

Staff Recommendation

**Background:**

**Funding Source:**

**Fiscal Impact:**

**Sponsor Name/Department:**

**Meeting Date:** 6/27/2022