

- d. A substantial interest in a joint venture agreement or real estate syndication which has or can obtain a fee simple title, or _____
- e. A marketable title subject to certain condition which will not substantially restrict development within a reasonable time _____
- f. An executed copy of the warranty deed. _____

- 6. A School Concurrency Availability Determination (SCAD) letter from the Broward County School Board. _____

- 7. All mortgages, including purchase money mortgages, all easements restricting land Use, all liens and all judgments, which may affect the site, must be identified. _____

- 8. The site plan identifies the following: _____
 - a. Identification of any existing site physiograph impacting the proposal such as identification of the 100 year flood plain and water courses. _____
 - b. Existing tree survey, including their location, type, height, trunk diameter at 4 feet above existing ground level and a written statement from a qualified botanist, landscape architect, forester or ecologist explaining their value, their tolerance to the proposed development, and what measures are to be taken to minimize any negative impacts of the development as it is related to vegetation (when applicable). _____
 - c. Existing structures, including their location, current usage, size and condition _____
 - d. Notation of the existing zoning for the site. _____
 - e. Identification on the survey of any utility easement affecting the property. (The site plan should qualify where the connection will be made to existing water and wastewater utility lines at the point of site intersection and the size of the lines.) _____
 - f. Identification of the existing street right-of-way, the width of the improved surface, any related existing drainage swale, and name of the street. _____
 - g. Proposed finished grading by spot elevations and, in particular, at locations along lot lines. _____
 - h. Identification of site drainage improvements to be made in accordance with adopted design standards of the city. _____
 - i. Proposed structures, including their location, use, height, gross floor area, and where applicable, the density, number, size and type of residential dwelling units. The total amount and percentage of site area to be utilized for structural coverage shall be indicated. _____
 - j. Proposed vehicular use areas, including off-street parking areas, driveways, and on-site curb cuts. The total amount and percentage of site area to be utilized for vehicular use areas shall be indicated. _____
 - k. Proposed fences, walls, screen planting and hedges, including their location, type, size and height. _____
 - l. Elevations for the proposed residence. _____

Source: City of Hallandale Beach, Zoning & Land Development Code, Article V