

A request to amend the note on the plat has been filed with the Development and Environmental Regulation Division. This plat was approved by the County Commission on September 21, 1993, for a mixture of commercial, industrial, community facility and park uses on 206.93 acres. The property is located on the north and south sides of Copans Road, between Powerline Road and the Florida Turnpike, in the City of Pompano Beach. The plat was recorded on July 15, 1994.

This plat has been the subject of a number of requests to amend the note. The current note, which was approved by the County Commission on March 21, 2006, restricts the plat as follows:

This plat is restricted to 1,938,000 square feet of industrial use on Parcels 1-16 and 18-20; 67,850 square feet of commercial use and 100,000 square feet of industrial use on Parcel 17; 342,000 square feet of industrial use on Parcels 22; 32,500 square feet of elementary school and 32,500 square feet of secondary school on Parcel 23; and a passive park on Parcel 21. Commercial/retail uses (except on Parcel 17) are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

On May 11, 2010, the Commission approved a delegation request to amend the note to eliminate 67,850 square feet of commercial use, add 631,169 square feet of industrial use and designate the industrial square footages to specific parcels. The May 11, 2010 note amendment has not been recorded. The applicant has submitted a revision to that request to clarify the existing uses on Parcels 4, 5, 6, 7, and 16, with no change to the total square footage approved on May 11, 2010. The requested note reads as follows:

Parcel 1 is restricted to 87,039 square feet of existing industrial development;
Parcel 2 is restricted to 123,062 square feet of existing industrial development;
Parcel 3 is restricted to 61,195 square feet of existing industrial development;
Parcels 4, 5 and 16 are restricted to 232,120 square feet of industrial use (172,120 square feet of existing and 60,000 square feet of proposed);
Parcel 6 and Parcel 7 are restricted to 187,895 square feet of existing industrial development;
Parcel 8 is restricted to 159,140 square feet of existing industrial development;
Parcel 9 is restricted to 73,986 square feet of existing industrial development;
Parcels 10 and 11 are restricted to 142,770 square feet of existing industrial development;
Parcels 12 and 13 are restricted to 182,610 square feet of existing industrial development;
Parcels 14 and 15 are restricted to 182,000 square feet of industrial development (139,950 square feet existing, 42,050 square feet proposed);
Parcels 17-20 are restricted to 1,237,352 square feet of industrial development (215,432 square feet existing, 1,021,920 proposed);
Parcel 21 is restricted to a passive park.
Parcel 22 is restricted to 342,000 square feet of industrial use;

Parcel 23 is restricted to 32,500 square feet of elementary school and 32,500 square feet of secondary school;

Commercial/retail uses and freestanding office buildings are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Industrial buildings may have no more than 30% ancillary office per bay or single tenant building.

It should be noted that the County Commission approved the Alpha 250 North Plat (007-MP-08) on March 19, 2009, which replats the northern portion of Alpha 250 except for Parcel 23, along with some unplatted property. The purpose of this request is to allocate development rights to specific parcels and transfer unused development rights to the property north of Copans Road (Alpha 250 North Plat).

This request was evaluated by the Reviewing Agencies. The attached memorandum from the Broward County Planning Council indicates that the effective land use plan designates the area covered by this plat for the uses permitted in the "Industrial" land use category and that this proposal is in compliance with the permitted uses of the effective land use plan.

The Aviation Department has indicated that the property is located within 20,000 feet of the Pompano Beach Airport. Any proposed construction or the use of construction cranes must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance 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:

<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

The attached comments from the Historical Commission indicate that there is little potential for the discovery of unrecorded archaeological and/or historical cultural resources within the proposed project boundary.

This project is within the Broward County Water and Wastewater Services (WWS) service area. A BCWWS Developer's Agreement or BCWWS Utility Connection Permit will be required before water/sanitary sewer construction can begin. The configuration of water/sanitary sewer facilities may change per subsequent detailed plan review associated with the BCWWS Developer's Agreement or BCWWS Utility Connection Permit. For Developer Coordination Information access the WWS Web page at:

www.broward.org/waterservices/eei00600.htm

The Natural Resources Planning and Management Division has reviewed this request and at this time, this site is not included in the Conservation Land, Green Space or Open Space Inventory. However, the plat is adjacent to Conservation Land Site 279 which is located at the northwest corner of Copans Road and Blount Road. Site 279 was not acquired through the bond program. The Environmental Review Report, coordinated by the Development and Environmental Regulation Division, is attached.

The attached letter from the City of Pompano Beach indicates no objections to this request.

This request represents a decrease of 31 pm peak hour trips. Therefore, this plat with the amended note satisfies the regional road concurrency requirements of Section 5-182(a)(5) and the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.

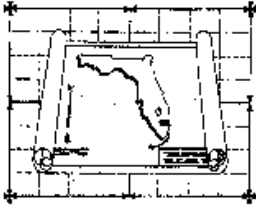
The road impact fees previously assessed for Parcels 1-20 were paid in their entirety. Road impact fees for Parcel 22 (Parcel E of the Alpha 250 North Plat) will be assessed in accordance with the fee schedule in effect during the review of construction plans submitted for County Environmental Review.

Staff recommends **APPROVAL** of this request provided the applicant records a document acceptable to the County Attorney's Office to amend the note on the plat prior to **August 31, 2011**.

The note amendment must include language stating that any structure within this plat must comply with Section IV D.1.f., Development Review requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

DD:AS



BROWARD COUNTY PLANNING COUNCIL

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

TO: David M. Danovitz, AICP, Assistant Director
Development and Environmental Regulation Division
Broward County Environmental Protection and Growth Management Department

FROM: Henry A. Sniezek, AICP, Executive Director

RE: Delegation Request for Alpha 250
(006-MP-93) City of Pompano Beach

DATE: July 16, 2010

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat. The proposal is to change the restrictive note on the plat:

FROM: This plat is restricted to 1,938,000 square feet of industrial use on Parcels 1-16 and 18-20; 67,850 square feet of commercial use and 100,000 square feet of industrial use on Parcel 17; 342,000 square feet of industrial use on Parcel 22; 32,500 square feet of elementary school and 32,500 square feet of secondary school on Parcel 23; and a passive park on Parcel 21.

TO: This plat is restricted to 87,039 square feet of existing industrial development on Parcel 1; 123,062 square feet of existing industrial development on Parcel 2; 61,195 square feet of existing industrial development on Parcel 3; 232,120 square feet of industrial development on Parcels 4, 5 and 16 (172,120 square feet of existing and 60,000 square feet proposed); 187,895 square feet of existing industrial development on Parcels 6 and 7; 159,140 square feet of existing industrial development on Parcel 8; 73,986 square feet of existing industrial development on Parcel 9; 142,770 square feet of existing industrial development on Parcels 10 and 11; 182,610 square feet of existing industrial development on Parcels 12 and 13; 182,000 square feet of industrial development on Parcels 14 and 15 (139,950 square feet of existing and 42,050 square feet proposed); 1,237,352 square feet of industrial development on Parcels 17-20 (215,432 square feet of existing and 1,021,920 square feet proposed); a passive park on Parcel 21; 342,000 square feet of industrial development on Parcel 22; and 32,500 square feet of elementary school and 32,500 square feet of secondary school on Parcel 23.

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 "Industrial" land use category. This plat is generally located on the northeast and southeast corners of the intersection of Copans Road and Blount Road.

Alpha 250
July 16, 2010
Page Two

The existing and proposed industrial uses on Parcels 1-20 and 22, the passive park on Parcel 21 and the elementary and secondary schools on Parcel 23 are in compliance with the permitted uses of the effective land use plan.

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.

HAS:GCF

cc: Dennis Beach, City Manager
City of Pompano Beach

Robin Bird, Director, Development Services
City of Pompano Beach



Broward County Historical Commission
151 SW. 2nd Street Fort Lauderdale, Florida 33301
Tel: 954 765 4671 Fax: 954 765 4437

July 27, 2010

Annette Stravino
Broward County Development and Environmental Regulation Division
One North University Drive, Building A,
Plantation, Florida 33324

**Comments for Plat Report:
Alpha 250 Plat 006-MP-93**

Annette Stravino,

The Broward County Historical Commission has had opportunity to review material for **Alpha 250 Plat 006-MP-93**, generally north of NW 24th Street 9W. Copans Road) and on east and west of NW 17th Ave (Blount Road), Section 21, Township 48s, Range 42e, City of Pompano Beach, Broward County, Florida.

Review of archive materials (aerial photography, topographical maps, etc) located at the Broward County Historical Commission, as well as the Florida Master Site File (2009) and other resources indicate that no archaeological or historical cultural resources have been previously located within the project boundaries, however; no systematic survey of the parcel has been conducted.

Based on available information there appears little potential for discovery of unrecorded archaeological and/or historical cultural resources within the proposed project boundary, therefore; the Broward County Historical Commission recommends no additional actions at this time.

As with many parcels that have not been subject to prior systematic survey, there is minimal potential that unanticipated cultural resources may be discovered. If in the event that archaeological features or artifacts are discovered during the course of development, the Broward County Historical Commission *shall* be notified within twenty four (24) hours of the discovery and sufficient time should be provided to allow proper recordation, recovery, or preservation of the find (Broward Co. Florida Ord. 92-38).

Additionally, if in the event that any unmarked human burial remains are discovered then work in the vicinity of the burial find is to halt immediately until a determination can be made, in accordance with State Statutes Chapter 872, by either the state archaeologist or the county medical examiner as to jurisdiction, custody and disposition of the remains. Should this occur this office is to be contacted immediately to facilitate the coordination of the find.

Please contact the Historical Commission with any questions you may have.

Sincerely,
Matthew DeFelice, County Archaeologist

Broward County Board of County Commissioners

Sue Gunzburger • Kristin D. Jacobs • Albert C. Jones • Ken Keechl • Ilene Lieberman • Stacy Ritter • John E. Rodstrom, Jr. • Diana Wasserman-Rubin • Lois Wexler
www.broward.org

**ENVIRONMENTAL REVIEW AND COMMENTS REPORT
TO THE DEVELOPMENT AND ENVIRONMENTAL REGULATION DIRECTOR**

Application: Delegation Request (To amend the note to delete 67,850 square feet of commercial use and to add 631,169 square feet of industrial use.)
File Number: 006-MP-93
Project Name: Alpha 250
Comments Due: July 27, 2010
Development Type: Industrial (3,011,169 Square Feet), **Passive Park** (25.08 Acres) and **School** (32,500 Square Feet Elementary and 32,500 Square Feet Secondary)

The Development and Environmental Regulation Division of the Broward County Environmental Protection and Growth Management Department has coordinated with other divisions in this department to provide the following comments on the above referenced plat:

Surface Water Management

This plat is located in the City of Pompano Beach and is in a dependent water control district under the jurisdiction of the Water Engineering and Licensing Section of the Development and Environmental Regulation Division. Surface water management plans must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances and the criteria of the Water Control District No. 3. A surface water management license from the Water Engineering and Licensing Section will be required prior to any construction.

Potable Water

This plat is located in a Broward County potable water utility area, District 2. The estimated project's water flow for the additional industrial square footage is 0.0701 MGD.

Wastewater Review

This plat is located in a Broward County wastewater utility area, District 2.

Wastewater Treatment Plant:	B. C. North Regional As of 5/10
Flow Data:	
EPD Licensed Capacity	95.0000 MGD
12 Month Average Flow:	73.3500 MGD
Existing Flow Reserved by Building Permit:	1.6170 MGD
Total Committed Flow:	74.9670 MGD
Estimated Project Flow <u>for the Additional Industrial Development:</u>	0.0574 MGD

The applicant is advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station.

Natural Resources Preservation

This plat is not located in a wellfield zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into the Broward County Code of Ordinances, Chapter 27, Article XIII.

See the attached Conceptual Dredge and Fill Review Report. On September 30, 1994, an Environmental Resource License, No. DF94-1152, was issued on this plat authorizing 2.8 acres

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006-MP-93 Alpha 250

of wetland impacts to be offset by wetland preservation/enhancement of 25.08 acres on Parcel 21 of this plat. A perpetual conservation easement was granted to the South Florida Water Management District for the entirety of the 25.08 acre parcel at O.R. Book 30173, Page 1706. In addition, this parcel is identified as a large portion of Natural Resource Area (NRA) No. 37.

Other Environmental Review Resource Licenses issued on this plat were No. DF00-1024 and No. DF05-1019. License No. DF00-1024 authorized the creation of Blount Road Extension through the center of the northern half of this plat and License No. DF00-1024 authorized reconfiguration of existing surface waters with no wetland impacts.

Due to the likely presence of additional wetlands on other undeveloped portions of this plat, in addition to the documented wetlands on Parcel 21/NRA No. 37, the applicant is advised to request a formal wetland jurisdictional from the Aquatic and Wetlands Resources Section of the Development and Environmental Regulation Division to determine the exact boundaries of any current/remaining jurisdictional wetlands prior to undertaking surface disturbing activities. An Environmental Resource License will be required prior to impacts on any wetlands.

Applicant has been informed that the proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals is regulated under 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.

The Aquatic and Wetlands Resources Section of the Development and Environmental Regulation 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 Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Aquatic and Wetlands Resources Section.

This plat is subject to the City of Pompano Beach's Tree Preservation Code for tree removal, relocation, and/or replacement except for the portion of this plat designated as a Natural Resource Area (NRA). A Broward County Tree Removal License may be required for any site clearing/development activities within the NRA. Contact the Tree Preservation Section of the Development and Environmental Review Division at 954-519-1230 for further information on the boundary limits of the NRA and to determine whether a license is required.

This plat is not included in the Conservation Land, Green Space or Open Space Inventory. However, the plat is adjacent to Conservation Land Inventory Site 279 located at the northwest corner of Copans Road and Blount Road. Site 279 was not acquired through the Bond Program.

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006-MP-93 Alpha 250

Additional Comments Addressing Certain Environmental Protection Actions Needing to be Taken to Implement the Project

1. A Parking Facility License may be required for parking facilities. Contact the Pollution Prevention, Remediation and Air Quality Division for specific license requirements.
2. A Hazardous Material License may be required. Contact the Pollution Prevention, Remediation and Air Quality Division for specific license requirements.
3. A Storage Tank License may be required. Contact the Pollution Prevention, Remediation and Air Quality Division for specific license requirements.
4. Any discharges to ground or surface waters, excluding stormwater, will require review and approval from the Water Engineering and Licensing Section of the Development and Environmental Regulation Division prior to discharge.
5. Future industrial uses must be approved by the Pollution Prevention, Remediation and Air Quality Division.
6. An Environmental Resource License may be required for any excavation or filling of existing wetlands, lakes, or canals or any other activities regulated under Article XI of the Natural Resource Protection Code which were not permitted and completed under License No. DF94-1152, DF00-1024 and DF05-1019. In addition, prior to undertaking further surface disturbing activities, the applicant is encouraged to contact the Aquatic and Wetlands Resources Section of the Development and Environmental Regulation Division at the earliest convenient time to request a wetland delineation and to determine any specific license requirements.
7. Contact the Tree Preservation Section of the Development and Environmental Regulation Division at 954-519-1230 for information regarding the boundary limits of the Natural Resource Area and for specific license requirements.
8. The subject plat is in the vicinity of known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Pollution Prevention, Remediation and Air Quality Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the this Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Pollution Prevention, Remediation and Air Quality Division must approve any dewatering activities at the subject location.
9. Wastewater receiving lift stations and force mains are critical components to the conveyance system. Accordingly, adequate capacity for additional development on this plat will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. Contact the Water Engineering and Licensing Section of the Development and Environmental Regulation Division at 954-519-1483.

Be advised that approval of a delegation request does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of Building Permit approval. Connections to such systems are approved by the Environmental Review Section of the Development and Environmental Regulation Division as a prerequisite to, and just prior to, approval of Building Permits by the appropriate Building Department for any structures that are to be built on the platted site. These comments do not indicate a waiver or approval of any license or permit that is, or may be, required for any aspect of the project.

Conceptual Dredge and Fill Review Report

July 27, 2010

Plat Name: Alpha 250 Plat
Plat No: 006-MP-93

LOCATION

Section: 21 & 28

Township: 48 South

Range: 42 East

Address: North and south of Copans Road, east of the Florida Turnpike, and west of Powerline Road in the City of Pompano Beach.

FINDINGS

Wetland Characteristics present: Yes X No

COMMENTS

A portion of the plat has been previously reviewed, found to contain wetlands, and licensed on September 30, 1994 as Alpha 250 - Broward County Office of Environmental Services and Pompano Business Center, LLC (file number DF94-1152). The license authorized 2.8 acres of wetland impacts to be offset by wetland preservation/enhancement of 25.08 acres identified as Parcel 21 on this plat. This license expired on September 20, 1999 but all monitoring for this site has been completed as of April 26, 2005. No conservation easement for this mitigation was required by the County, but per ORB 30173 pg 1706, a perpetual conservation easement was granted to the South Florida Water Management District for the entirety of the 25.08 acre parcel. In addition, the county has identified a large portion of this parcel as Natural Resource Area #37.

License DF00-1024 authorized the creation of Blount Road extension through the center of the northern half of this plat. License Number DF05-1019 authorized reconfiguration of existing surface waters (with no wetland impacts) for the construction of a FedEx Ground Facility in parcels 17 and 18, and portions of parcels 19 and 20 in this plat.

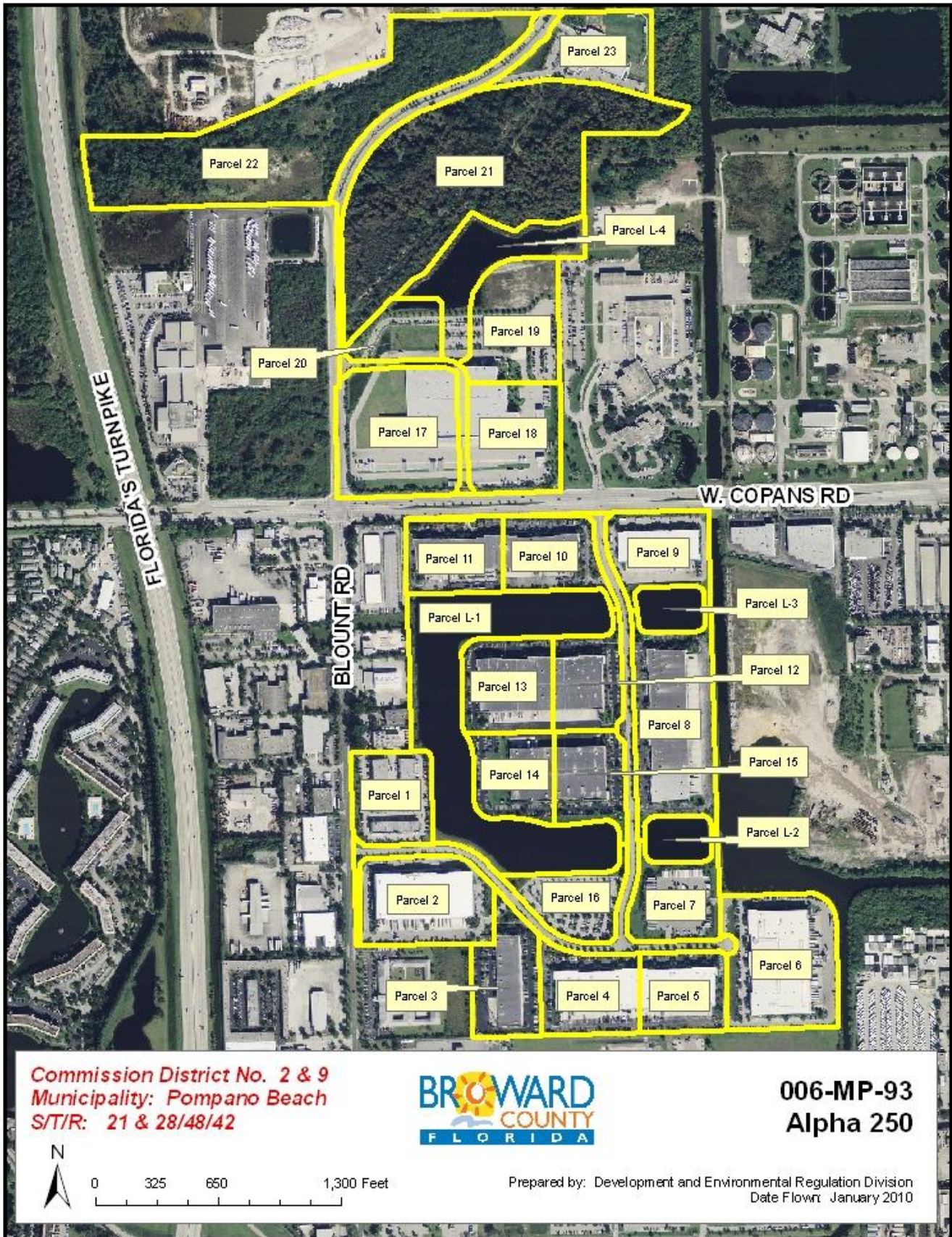
Due to the likely presence of additional wetlands on other undeveloped portions of this plat (in addition to the documented wetlands in Parcel 21 / NRA #37), the property owners should request a formal wetland jurisdictional from the Department to determine the exact boundaries of any current/remaining jurisdictional wetlands prior to any additional clearing or surface-disturbing activities. The applicant is encouraged to

contact the AWRS at the earliest convenient time to determine if, and what type of, a license may be required prior to undertaking any such activities.

The applicant is advised that filling or excavation of any wetlands will require an Environmental Resource License. Other activities, e.g., lake or canal excavation and/or filling in surface waters, as regulated under Article XI of the Natural Resource Protection Code, may also require a license.

The information included in this plat is not detailed enough to allow us to determine what types of impacts would result should development occur on remaining undeveloped parcels. However, should wetland impacts be proposed, avoidance and minimization of impacts must be demonstrated prior to consideration of compensatory mitigation.

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





DEPARTMENT OF
DEVELOPMENT SERVICES

P.O. Box 1300
100 West Atlantic Blvd.
Pompano Beach, Florida 33061



Phone: 954-786-4629

City of Pompano Beach, Florida

Fax: 954-786-4044

July 6, 2010

Mike Gai
Sun Tech Engineering, Inc.
1600 West Oakland Park Boulevard
Fort Lauderdale, FL 33311

RE: Proposed Alpha 250 North Plat,

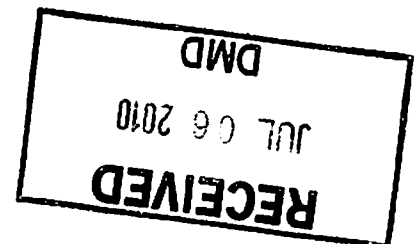
Dear Mr. Gai:

The City of Pompano Beach has no objection to changing the plat note as per attachment

If we may be of further assistance, please contact me at 954-786-4654.

Very truly yours,

Larry W. Schuster, AICP,
Principal Planner



ALPHA 250 PLAT
AMENDMENT TO NOTATION ON PLAT

This plat is restricted to

- 1,938,000 square feet of industrial use on Parcels 1-16 and 18-20;
- 67,850 square feet of commercial use and
- 100,000 square feet of industrial use on Parcel 17;
- 342,000 square feet of industrial use on Parcels 22;
- 32,500 square feet of elementary school and
- 32,500 square feet of secondary school on Parcel 23;
- and a passive park on Parcel 21.

Commercial/retail uses(except on Parcel 17) are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts

To:

This plat is restricted to

- 87,039 square feet of existing industrial development on Parcel 1;
- 123,062 square feet of existing industrial development on Parcel 2;
- 61,195 square feet of existing industrial development on Parcel 3;
- 232,120 square feet of industrial development on Parcels 4, 5 and 16;
(172,120 square feet of existing and 60,000 square proposed);
- 187,895 square feet of existing industrial development on Parcels 6 & 7;
- 159,140 square feet of existing industrial development on Parcel 8;
- 73,986 square feet of existing industrial development on Parcel 9;
- 142,770 square feet of existing industrial development on Parcels 10 and 11;
- 182,610 square feet of existing industrial development on Parcels 12 and 13;
- 182,000 square feet of industrial development on Parcels 14 and 15;
(139,950 square feet of existing and 42,050 square proposed);
- 1,237,352 square feet of industrial development on Parcels 17-20;
(215,432 square feet of existing and 1,021,920 square proposed);
- a passive park on parcel 21.
- 342,000 square feet of industrial development on Parcel 22;
- 32,500 square feet of elementary school and
- 32,500 square feet of secondary school on Parcel 23;

Commercial/retail uses and free standing office buildings are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Industrial buildings may have no more than 30% ancillary office per bay or single tenant building.

Development and Environmental Regulation Division
 Environmental Protection and Growth Management Department
 Board of County Commissioners, Broward County, Florida
Application to Amend or Revise Level of Approved Development

INSTRUCTIONS

This form is used to apply for amendments or revisions to the current level of development previously approved. For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate required documentation attached. Please type this application or print legibly in black ink.

PROJECT INFORMATION

Plat Name Alpha 250

Plat Number 006-MP-93 Plat Book - Page 156/26 (If recorded)

Owner/Applicant Industrial Development International Phone (954) 678-2100

Address 515 E. Las Olas Blvd. Suite 960 City Fort Lauderdale State FL Zip Code 33301

Owner's E-mail Address _____ Fax # _____

Agent Sun-Tech Engineering, Inc. Phone (954) 777-3123

Contact Person Michael Gai

Address 1600 West Oakland Park Blvd. City Fort Lauderdale State FL Zip Code 33311

Agent's E-mail Address mgai@suntecheng.com Fax # (954) 777-3114

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary)

Current note for entire plat This plat is restricted to 1,938,000 square feet on industrial use on Parcels 1-16 and 18-20

67,850 square feet of commercial use and 103,000 square feet of industrial use on Parcel 17, 342,000 square feet of industrial use on Parcel 22, 32,500 square feet of elementary school and 32,500 square feet of secondary school on Parcel 23, and a passive park on parcel 21.

Proposed note for entire plat See Attached Exhibit "A"

PLEASE ANSWER THE FOLLOWING QUESTIONS

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?
 Yes No Don't Know
 If YES, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

Does the note change represent a change in Trips? Increase Decrease No Change
 Does the note represent a major change in Land Use? Yes No

If there is a question as to whether the note amendment represents a change in Trips, or whether it is considered a major change in Land Use, please consult with Development Management Staff.

Estimate or state the total number of on-site parking spaces to be provided SPACES 1,550

Number of seats for any proposed restaurant or public assembly facility including places of worship. SEATING N/A

Number of students for a day care center or school. STUDENTS N/A

Will project be served by an approved potable water plant? If YES, state name and address. Yes No
Broward County Water Treatment Plant

Will project be served by an approved sewage treatment plant? If YES, state name and address. Yes No
Broward County NRWWTP

Are on-site wells for potable water currently in use or proposed? Yes No
 If YES, see reverse side of this form for additional required documentation.

Are septic tanks currently in use or proposed? Yes No
 If YES, see reverse side of this form for additional required documentation.

Reasons for this request. (Attach additional sheet if necessary) _____

SCHOOL CONCURRENCY

1) Does the current or proposed plat note language contain any residential units?
 If the answer is "No," please skip the remaining questions. Yes No

2) Are the type, number, or bedroom restriction of the residential units on the current plat note changing? Yes No

3) Are there any new or additional residential units being added to the plat note restriction? Yes No

4) Is this application part of an approved Declaration of Restrictive Covenant or part of an approved Tri-Party agreement entered into with the Broward County School Board? Yes No

If the answer is "Yes" to questions 2, 3, or 4 please see reverse side of application for "Required Documentation" for "School Concurrency Submission Requirements."

Please see reverse side for Required Documentation and Owner/Agent Certification

REQUIRED DOCUMENTATION-All copies of plats, site plans, surveys or drawings must be folded to a size approximately 9" X 12"

For major changes in Land Use and/or increases in DENSITY or INTENSITY which may include Trips, Students, Square Footage, and Number of Dwelling Units, the following must be submitted.

- Twenty-two (22) folded copies of the plat.
- Letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- A current letter is required from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property if on-site wells for potable water and/or septic tanks that are currently in use or proposed.
- A check made payable to the Broward County Board of County Commissioners for the application fees. Please consult the Development Permit Application Fee Schedule.
- A signed and sealed sketch and legal description for any new parcel or tract created by the application.

For decreases in Trips, no changes in Trips, or no major change in Land Use; the following items must be submitted.

- Six (6) folded copies of the plat.
- Letter of approval from the applicable municipality specifically stating the precise note language.
- A check made payable to the Broward County Board of County Commissioners for the application fees. Please consult the Development Permit Application Fee Schedule.

School Concurrency Submission Requirements

- **RESIDENTIAL APPLICATIONS ONLY:** Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.

REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No? If "Yes", you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

LAND USE	Gross Building sq. ft. * or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?
SEE ATTACHED EXHIBIT "B"					

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and/or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

OWNER/AGENT CERTIFICATION

State of FLORIDA
 County of BROWARD

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent [Signature]
 Sworn and subscribed to before me this 23 day of June, 2010
 by JOE GOSS

Has presented _____
 Signature of Notary Public [Signature]
 Type or Print Name ANTHONY W MOONEN

Notary Public Seal: ANTHONY W MOONEN, Notary Public, State of Florida, Commission # 00000000, Expires June 1, 2011

FOR DEVELOPMENT AND ENVIRONMENTAL REGULATION DIVISION USE ONLY

Time _____ Application Date 7/6/10 Acceptance Date 7/15/10
 Comments Due 7/27/10 C.C. Mtg. Date 8/31/10 Fee \$ 1713 -

Plats Survey Site Plan City Letter Agreements

Other Attachments(Describe) _____
 Title of Request Amended note
 Distribute to: Full Review Planning Council School Board Land Use & Permitting

Health Department (on septic tanks and/or wells) Zoning Code Services (unincorporated area only)
 Planning Services (unincorporated area only) Other _____ Other _____
 Adjacent City Cocanut Creek Received by [Signature]

ALPHA 250 PLAT
AMENDMENT TO NOTATION ON PLAT

The existing notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended from:

This plat is restricted to 1,938,000 square feet of industrial use on Parcels 1-16 and 18-20, 67,850 square feet of commercial use and 100,000 square feet of industrial use on Parcel 17; 342,000 square feet of industrial use on Parcel 22; 32,500 square feet of elementary school and 32,500 square feet of secondary school on Parcel 23; and a passive park on Parcel 21. Commercial/retail uses (except on Parcel 17) are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended to:

Parcel 1 is restricted to 87,039 square feet of existing industrial development;
Parcel 2 is restricted to 123,062 square feet of existing industrial development;
Parcel 3 is restricted to 61,195 square feet of existing industrial development;
Parcels 4, 5, and 16 are restricted to 232,120 square feet of industrial use (172,120 square feet of existing and 60,000 square feet of proposed);
Parcels 6 and 7 are restricted to 187,895 square feet of existing industrial development;
Parcel 8 is restricted to 159,140 square feet of existing industrial development;
Parcel 9 is restricted to 73,986 square feet of existing industrial development;
Parcel 10 and 11 are restricted to 142,770 square feet of existing industrial development;
Parcels 12 and 13 are restricted to 182,610 square feet of existing industrial development;
Parcels 14 and 15 are restricted to 182,000 square feet of industrial development (139,950 square feet existing, 42,050 square feet proposed);
Parcels 17-20 are restricted to 1,237,352 square feet of industrial development (215,432 square feet existing, 1,021,920 square feet proposed);
Parcel 21 is restricted to a passive park;
Parcel 22 is restricted to 342,000 square feet of industrial use;
Parcel 23 is restricted to 32,500 square feet of elementary school and 32,500 square feet of secondary school;
Commercial/retail uses and freestanding office buildings are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Industrial buildings may have no more than 30% ancillary office per bay or single tenant building.



Environmental Protection and Growth Management Department
DEVELOPMENT AND ENVIRONMENTAL REGULATION DIVISION
1 North University Drive, Building A, Suite 102 • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

July 8, 2010

**City Planner
City of Coconut Creek
4800 W Copans Road
Coconut Creek FL 33063**

RE: Municipal notification of a delegation request to amend the "note"
(approved level of development) on a plat adjacent to the city limits:

Alpha 250

Plat No. 006-MP-93

Written comments must be received on or before July 27, 2010

Dear Planner:

As per Broward County Commission Policy effective March 24, 1998, we are forwarding a copy of an application for a delegation request to all municipalities that are adjacent to the plat.

Enclosed is a copy of the above referenced application.

If your municipality desires to comment on this application, the comments must be in writing and received at the Development Management Division on or before the above referenced date.

Any written comments received will be forwarded to the applicant along with the comments from other agencies reviewing the application.

If you have any questions, please contact Evangeline G. Kalus at (954)357-6637.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Danovitz".

Dave Danovitz, Assistant Director
Development & Environmental Regulation Division