

STAFF REPORT  
Interchange Park  
042-MP-89

A request to amend the note on the plat has been filed with the Planning and Development Management Division. This plat was approved by the County Commission on September 19, 1989, for a mix of office, industrial and commercial uses on 97.84 acres. The property is located on the west side of Red Road (SR 823), between Miramar Parkway and the Homestead Extension of Florida's Turnpike, in the City of Miramar. The plat was recorded on August 21, 1990 (P.B. 145, PG. 10).

The current note, which was approved by the County Commission on June 23, 2015 (Instrument # 113364073), restricts the property as follows:

This plat is restricted as follows: Parcel 9A (see attached legal description), 142,000 square feet of office use (59,895 square feet existing, 82,105 square feet proposed); Parcel 9B (see attached legal description) 7,000 square feet of commercial use; Parcels 1-7, 73,333 square feet of commercial use; **Parcel 8, 9,000 square feet of commercial use**; Parcel 10, 309,000 square feet of industrial use; Parcel 11 is restricted to drainage and water management purposes. No freestanding banks or drive-thru bank facilities are permitted on Parcel 9B without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The applicant is requesting to add 5,000 square feet of commercial use on Parcel 8 for a total of 14,000 square feet. This will allow for the expansion of an existing service station/convenience store. No changes are proposed to the remainder of the plat. The proposed note reads as follows:

This plat is restricted as follows: Parcel 9A (see attached legal description), 142,000 square feet of office use (59,895 square feet existing, 82,105 square feet proposed); Parcel 9B (see attached legal description) 7,000 square feet of commercial use; Parcels 1-7, 73,333 square feet of commercial use; **Parcel 8, 14,000 square feet of commercial use (7,697 square feet existing and 6,303 square feet proposed)**; Parcel 10, 309,000 square feet of industrial use; Parcel 11 is restricted to drainage and water management purposes. No freestanding banks or drive-thru bank facilities are permitted on Parcel 9B without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

This plat is also included in Increment I of the East Miramar Areawide Development of Regional Impact (DRI), adopted by the City of Miramar on March 17, 1993 (Ordinance No. 93-14). The attached letter from the City of Miramar indicates no objection to this request and further states that this request is consistent with the East Miramar Areawide DRI Development Order.

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 "Miramar Regional Activity Center" land use category. This plat is subject to the recorded "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center" (O.R.B. 34016, PG. 635, B.C.R.). Section 2.1 of the Agreement requires the City of Miramar to monitor development activity and to enforce permitted land use densities and intensities within the Regional Activity Center (RAC).

The Florida Department of Transportation (FDOT) has reviewed this request and suggests that the applicant schedule an access management review by FDOT staff of the existing access connections along Red Road (SR 823), including the intersection at Red Road (SR 823) and Miramar Parkway, adjacent to the plat. The applicant is encouraged to attend a pre-application review with FDOT to discuss whether access modifications are required. To initiate the review process, contact Dalila Fernandez, FDOT Access Management, at 954-777-4363 or [Dalila.Fernandez@dot.state.fl.us](mailto:Dalila.Fernandez@dot.state.fl.us).

The Highway Construction and Engineering Division and the Mass Transit Division have no objection to this request. In addition, Service Development staff of the Mass Transit Division notes that this site is currently served on Miramar Parkway by BCT Route 28 and 95 Express.

The Aviation Department advises that this property is within 20,000 feet of North Perry Airport. 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/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: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources or areas of archaeological or paleontological sensitivity.

The archaeologist notes that the subject property is located in the City of Miramar and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Miramar Community and Economic Development Department at 954-602-4357 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute 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 of State Archaeologist.* The Broward County medical examiner can be notified at either 954-357-5200 or [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org)

The Environmental Planning and Community Resilience Division has reviewed this request and at this time, this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. This request represents an increase of 54 PM peak hour trips. In addition, this plat is located within the South Central Transportation Concurrency Management District; this district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.

This plat is also located within Increment I of the East Miramar Areawide DRI. On May 21, 1994, the County Commission adopted Resolution No. 94-733, which determined that compliance with the DRI Development Order satisfied the regional road network requirements of the Land Development Code for plats within the DRI. However, this plat was approved and recorded prior to that date, and was subject to road impact fees. Road impact fees were paid for development permitted prior to the adoption of Resolution No. 94-733; subsequently, road impact fees and/or concurrency fees for the additional commercial square footage are satisfied through compliance with the DRI Development Order.

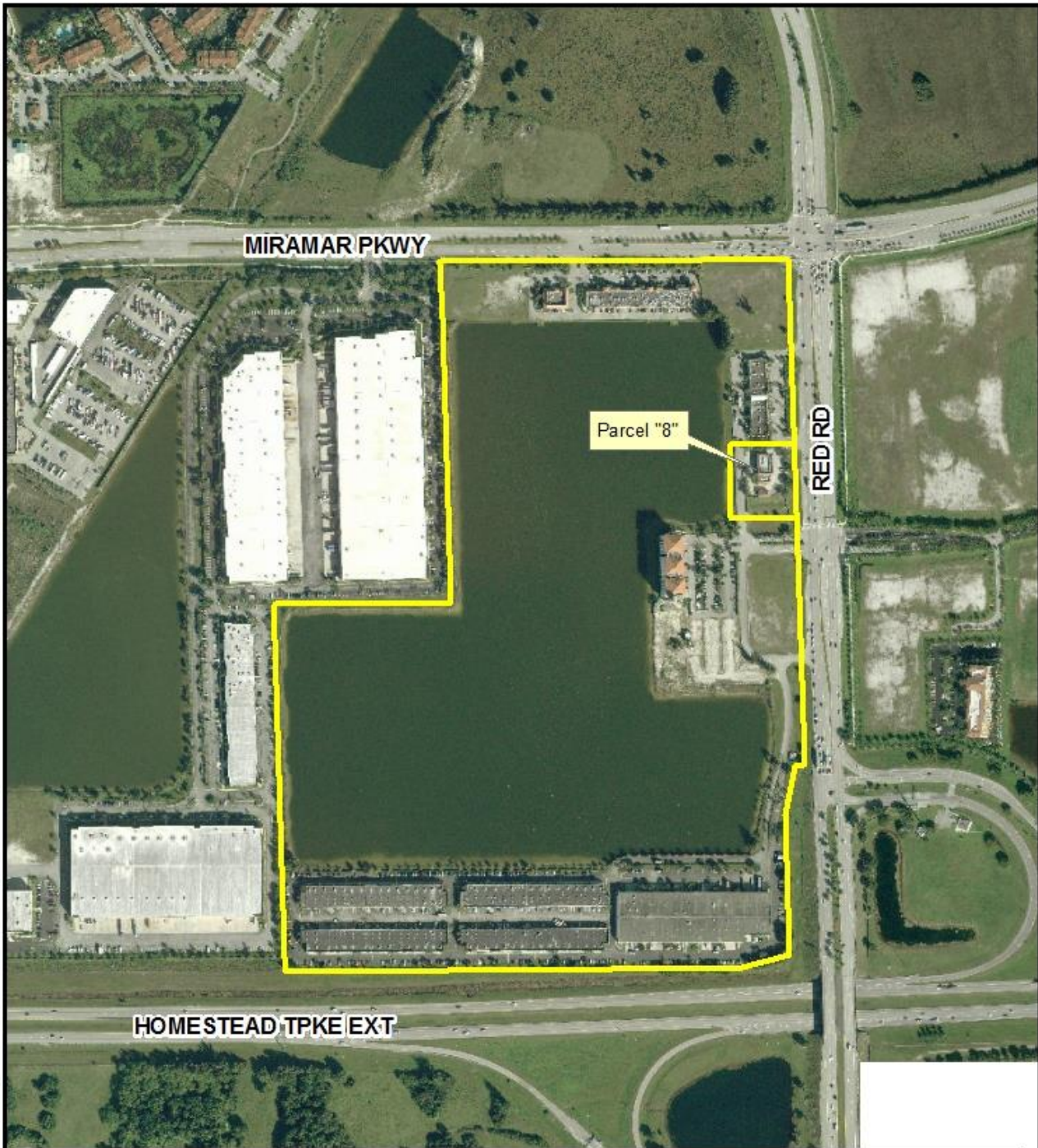
Staff recommends **APPROVAL** of this request, provided the applicant accomplishes the following:

- 1) Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **January 12, 2017**.

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.

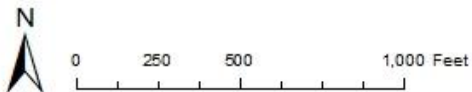
Finally, the applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the 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.



**Commission District No. 8**  
**Municipality: Miramar**  
**S/T/R: 25/51/40**



**042-MP-89**  
**Interchange Park**



Prepared by: Planning and Development Management Division  
Date Flown: January 2015



**CITY OF MIRAMAR**

An Equal Opportunity Employer

**Mayor**

Wayne M. Messam

**Vice Mayor**

Darline B. Riggs

**City Commission**

Winston F. Barnes

Maxwell B. Chambers

Yvette Colbourne

**City Manager**

Kathleen Woods-Richardson

"We're at the  
Center of Everything"

**CITY MANAGER**  
c/o City of Miramar  
2300 Civic Center Place  
Miramar, Florida 33025

Phone (954) 602-3115  
FAX (954) 602-3672

October 13, 2015

Ms. Evangeline Kalus, Senior Planner, Broward County  
Development and Environmental Regulation Division  
1 University Drive, Suite 102  
Plantation, FL 33324

**RE: Application 1503881, Plat Note Amendment to Amend the  
Level of Development on the Interchange Park Plat (Plat Book  
145, Page 10), Parcel 8, 3500 Red Road, Miramar, FL 33025**

Dear Ms. Kalus:

Staff has reviewed the referenced Plat Note Amendment request submitted  
by Coker & Feiner, on behalf of R & L Investments, LLC.

- **From:** "This plat is restricted as follows: Parcel 9, 210,000 sq. ft. of office use; Parcels 1-7, 73,333 sq. ft. of commercial use; Parcel 8, 9,000 sq. ft. of commercial use; Parcel 10, 309,000 sq. ft. of industrial use; Parcel 11 is restricted to drainage and water management purposes."
- **To:** "This plat is restricted as follows: Parcel 9, 210,000 sq. ft. of office use; Parcels 1-7, 73,333 sq. ft. of commercial use; Parcel 8, 14,000 sq. ft. of commercial use; Parcel 10, 309,000 sq. ft. of industrial use; Parcel 11 is restricted to drainage and water management purposes."

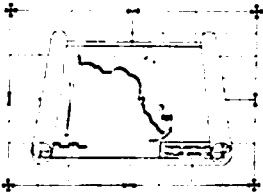
On August 19, 2015, the City of Miramar approved the request for the expansion of the existing service station on this parcel, and therefore, the City has no objection to the proposed change.

This plat note is consistent with the East Miramar Areawide DRI.

Thank you for assistance with this matter and please feel free to contact me at (954) 602-3274 or at [ebsilva@miramarfl.gov](mailto:ebsilva@miramarfl.gov), if you have any questions or concerns.

Sincerely,

Eric Silva, AICP, Director  
Community & Economic Development Department



## BROWARD COUNTY PLANNING COUNCIL

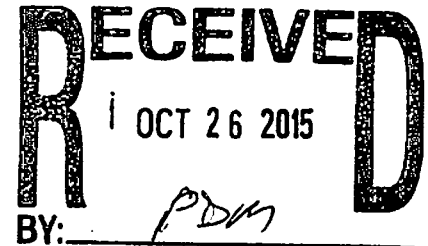
115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

TO: Josie P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director *BBB*

RE: Delegation Request for Interchange Park  
(042-MP-89) City of Miramar

DATE: October 26, 2015



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: Parcel 9 is restricted to 210,000 square feet of office use; Parcels 1-7 are restricted to 73,333 square feet of commercial use; Parcel 8 is restricted to 9,000 square feet of commercial use; Parcel 10 is restricted to 309,000 square feet of industrial use; and Parcel 11 is restricted to drainage and water management purposes.

TO: Parcel 9 is restricted to 210,000 square feet of office use; Parcels 1-7 are restricted to 73,333 square feet of commercial use; Parcel 8 is restricted to 14,000 square feet of commercial use; Parcel 10 is restricted to 309,000 square feet of industrial use; and Parcel 11 is restricted to drainage and water management purposes.

The Future Land Use Element of the City of Miramar Comprehensive Plan is the effective land use plan for the City of Miramar. That plan designates the area covered by this plat for the uses permitted in the "Miramar Regional Activity Center" land use category. This plat is generally located on the west side of Red Road, between Miramar Parkway and the Homestead Extension of Florida's Turnpike (HEFT).

Regarding the proposed uses, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center," as recorded in Official Record Book 34016, Pages 635-640.

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.

**Interchange Park**  
**October 26, 2015**  
**Page Two.**

**BBB:IJC**

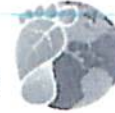
**cc: Kathleen Woods-Richardson, City Manager**  
**City of Miramar**

**Eric Silva, AICP, Director, Community & Economic Development Department**  
**City of Miramar**



Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521 • 954-519-1412

e-COMMENTS for  
Delegation Request: Amend the Plat Note



TO: Review Agencies  
PLAT NAME: INTERCHANGE PARK PLAT NO.: 042-MP-89  
COMMENT DUE DATE: October 30, 2015

Please find an application for the above plat which was submitted to you for verification of the *Standards of the Broward County Land Development Code*, as amended.

To comply with the review requirements mandated by the Code, your written comments must be submitted electronically to this office by the date indicated above. If your comments are not received by the above date, we will understand that to mean you have no objection to the plat as submitted.

Your comments should be e-mailed to Sue Henderson at SHENDERSON via the County's Microsoft Outlook System or via the Internet at: [shenderson@broward.org](mailto:shenderson@broward.org). Contact Sue for additional information at 954-357-6627. Your cooperation is greatly appreciated.

- NO OBJECTION TO THE PLAT AS SUBMITTED.
- THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.
- THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

*In the space provided below, please type/print your name, agency and phone number:*

*Dalila Fernandez.*

Print Name

*FDOT Access Management.*

Agency

*954-777-4363.*

Phone Number

COMMENTS:

Access management/traffic impacts to the State Roads that are providing access to the site plat need to be evaluated, specifically SR 823 and the intersection of SR 823 and Miramar Pkwy. A pre-application approval letter from FDOT would benefit the applicant's future development plans for this plat.

**ENVIRONMENTAL REVIEW AND COMMENTS REPORT  
TO THE PLANNING AND DEVELOPMENT MANAGEMENT DIRECTOR**

**Application:** Delegation Request (To amend the note to add 5,000 square feet of commercial use on Parcel 8.)  
**File Number:** 042-MP-89  
**Project Name:** Interchange Park  
**Comments Due:** December 4, 2015  
**Development Type:** Office (210,000 Square Feet), Commercial (87,333 Square Feet), and Industrial (309,000 Square Feet)

The Planning and Development Management Division of the Broward County Environmental Protection and Growth Management Department (EPGMD) has coordinated with other Divisions in this Department along with the County Health Department to provide the following comments on the above referenced plat:

**Surface Water Management**

This plat is located in the City of Miramar and is in the South Broward Drainage District. Surface water management plans for this plat must meet the criteria of the Drainage District. A surface water management permit must be obtained from this District prior to any construction.

**Potable Water Review**

This plat will be served by the City of Miramar's Water Treatment Plant which has a capacity of 13.200 MGD, a maximum daily flow of 11.900 MGD, and the estimated project's flow for Parcel 8 is 0.0014 MGD. Therefore, according to the Health Department, there is sufficient available water treatment plant capacity to serve the proposed uses at this point in time.

**Wastewater Review**

Wastewater Treatment Plant:	<b>Miramar</b>
Flow Data:	<b>As of 9/15</b>
EPGMD Licensed Capacity	<b>12.7000 MGD</b>
12 Month Average Flow:	<b>9.4600 MGD</b>
Existing Flow Reserved by Building Permit:	<b>0.4210 MGD</b>
Total Committed Flow:	<b>9.8810 MGD</b>
Estimated Project Flow:	<b>0.0014 MGD</b>

In accordance with Section 5-182(g) of the Broward County Land Development Code, to date the existing wastewater treatment and disposal facility has sufficient plant capacity to provide for the wastewater treatment and disposal needs of the development proposed by this application.

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. Wastewater receiving lift stations and force mains are critical components to the conveyance system.

**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.

Review of available information indicates that, at this time, there are no wetlands within the boundaries of this plat, therefore, a Conceptual Dredge and Fill Review Report is not required.

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042-MP-89 INTERCHANGE PARK

Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, such as lake or canal excavation regulated under Article XI of the Natural Resource Protection Code, may require a license. The Applicant is encouraged to contact the Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division at 954-519-1483 at the earliest time to determine if, and what type of, a license may be required prior to undertaking any surface disturbing activities.

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 Wetland Resources Section of the Environmental Licensing and Building 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 Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Aquatic and Wetland Resources Section.

Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Miramar if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.

This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Protected Natural Lands Inventory may be accessed at:

<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>.

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

1. A Hazardous Material License may be required. Contact the Pollution Prevention Division at 954-519-1260 for specific license requirements.
2. A Storage Tank License will be required. Contact the Pollution Prevention Division at 954-519-1260 for specific license requirements.

Page 3  
042-MP-89 INTERCHANGE PARK

3. Any discharges to ground or surface waters, excluding stormwater, will require review and approval from the Environmental Engineering and Licensing Section of the Environmental Licensing and Building Permitting Division prior to discharge. Any vehicle washing facility not connected to a sanitary sewer system must recycle 100% of its wash water and no discharge to the drainage system will be permitted.
4. An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division at 954-519-1483 for specific license requirements.
5. Please note that the Environmental Protection and Growth Management Department's records indicate that at least one underground fuel pipeline is located in the vicinity of this plat. Prior to conducting any subsurface work, the developer must contact Sunshine State On-Call at 1-800-432-4770 to properly mark the location of the pipeline(s) to ensure that work is not in the location of this fuel pipeline(s).

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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 Licensing and Building Permitting 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.



Planning and Redevelopment 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 Interchange Park  
 Plat Number 042-MP-89 Plat Book - Page 145-10 (If recorded)  
 Owner/Applicant R & L Investments II, LLC Phone 954-352-5555  
 Address 3500 Red Road City Miramar State FL Zip Code 33025  
 Owner's E-mail Address \_\_\_\_\_ Fax # \_\_\_\_\_  
 Agent Rod A. Feiner Phone 954-761-3636  
 Contact Person Rod A. Feiner  
 Address 1404 South Andrews Avenue City Fort Lauderdale State FL Zip Code 33316  
 Agent's E-mail Address rfeiner@coker-feiner.com Fax # 954-761-1818

**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 See attached  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Proposed note for entire plat See attached  
 \_\_\_\_\_  
 \_\_\_\_\_

**PLEASE ANSWER THE FOLLOWING QUESTIONS**

Has feasibility been allocated or is feasibility 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.  
 Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)?  Yes  No  
 If YES, provide LUPA number: \_\_\_\_\_  
 Does the note represent a change in TRIPS?  Increase  Decrease  No Change  
 Does the note represent a major change in Land Use?  Yes  No  
 Will project be served by an approved potable water plant? If YES, state name and address.  Yes  No  
West water treatment plant  
 Will project be served by an approved sewage treatment plant? If YES, state name and address  Yes  No  
West Wastewater reclamation facility  
 Are on-site wells for potable water currently in use or proposed?  Yes  No  
 If YES, see page 2 of this form for additional required documentation.  
 Are septic tanks current in use or proposed?  Yes  No  
 If YES, see page 2 of this form for additional required documentation.  
 Estimate or state the total number of on-site parking spaces to be provided SPACES 37 (incl hc)  
 Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS n/a  
 Number of students for a daycare center or school STUDENTS n/a  
 Reasons for this request (Attach additional sheet if necessary.) see attached.

**FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT**

Proposed industrial plat notes which abut residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories plus Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Redevelopment staff if you have any questions.  
**Please see reverse side for Required Documentation and Owner/Agent Certification**

**REQUIRED DOCUMENTATION:** Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

- Recorded or approved 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.
  - 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.
  - Signed and sealed sketch and legal description for any new parcel or tract created by the application.
  - A check for the application fees made payable to: Broward County Board of County Commissioners. 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.

**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?
PARCEL 8 Commercial 7697 sq ft (service station / conv. store) smk	6,910	current	yes	n/a	no

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.

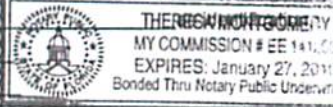
**OWNER/AGENT CERTIFICATION**

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 \_\_\_\_\_  
Sworn and subscribed to before me this 25th day of August, 2015  
by Rod A. Feiner  He/she is personally known to me or

Has presented \_\_\_\_\_  
Signature of Notary Public Theresa Montponey  
Type or Print Name \_\_\_\_\_



**FOR PLANNING AND REDEVELOPMENT DIVISION USE ONLY**

Time \_\_\_\_\_ Application Date 9/22/15 Acceptance Date 10/14/15  
Comments Due 10/30/15 C.C. Mtg. Date 12/08/15 Fee \$ 1840

Plats  Survey  Site Plan  City Letter  Agreements

Other Attachments (Describe) \_\_\_\_\_  
Title of Request amend note - PARCEL 8  
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 & Redevelopment (unincorporated area only)  Other \_\_\_\_\_

Adjacent City none Received by EK/smtt

**Letter of Explanation for Plat Note Amendment**

This plat note is seeking to amend, increase, the level of development solely as to Parcel 8 of the Interchange Commerce Park Plat. This parcel of property is currently being used as a gasoline service station and has a canopy and car wash.

The owner of the property wishes to expand the service station. It plans on removing the car wash from the site, increasing the size of the convenience store and also increasing the amount of pumps at the site which will have a corresponding increase in the size of the canopy. The proposed plat note amendment takes into account the size of the convenience store and the canopy.

This property is subject to the East Miramar Areawide DRI. The proposed plat note amendment is consistent with limitation of development contained within the DRI. Pursuant to the most recent reporting under the DRI and as required by the DRI there is sufficient square footage available under the DRI to accommodate this request to amend plat note.

**Existing Plat Note**

*This plat is restricted as follows: Parcel 9, 210,000 sq. ft. of office use; Parcels 1-7, 73,333 sq. ft. of commercial use; Parcel 8, 9,000 sq. ft. of commercial use; Parcel 10, 309,000 sq. ft. of industrial use; Parcel 11 is restricted to drainage and water management purposes.*

**Proposed Plat Note**

*This plat is restricted as follows: Parcel 9, 210,000 sq. ft. of office use; Parcels 1-7, 73,333 sq. ft. of commercial use; Parcel 8, 14,000 sq. ft. of commercial use; Parcel 10, 309,000 sq. ft. of industrial use; Parcel 11 is restricted to drainage and water management purposes.*