

STAFF REPORT  
Oriole Industrial Park  
062-UP-81

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 May 4, 1982, for 13.1 acres of industrial use. The property is located at the southeast corner of Powerline Road and Green Road, in the City of Deerfield Beach. The plat was recorded on March 29, 1983 (P.B. 116, PG. 1).

At the time this property was platted, the Land Development Code did not require a note restricting the type and level of development. On April 19, 1988, the County Commission approved a request to place a restrictive note on Parcel A of the plat (O.R.B. 17603, PG. 799) as follows:

Parcel A of this plat is restricted to 65,754 square feet of commercial use and **36,943 square feet of industrial use**. Commercial/retail uses are not allowed with the industrial square footage without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The applicant is requesting to increase the industrial use by 2,000 square feet for a total of 38,943 square feet. There are no changes to the commercial use. The proposed note reads as follows:

Parcel A is restricted to 65,754 square feet of commercial use (55,030 square feet existing, 10,724 square feet proposed) and **38,943 square feet of industrial use (31,560 square feet existing, 7,383 square feet proposed)**. **Industrial uses may have up to 30%-50% ancillary office or up to 30% ancillary commercial/office use per bay or single tenant building upon satisfaction of transportation concurrency fees. Free standing banks and/or drive-thru bank facilities are not permitted within the plat without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.**

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 request is in compliance with the permitted uses of the effective Land Use Plan. At the time the property was platted, it was located within the unincorporated area, and Planning Council staff notes that they received written documentation that Broward County applied the "20% Industrial-to-Commercial" flexibility rule to this plat on February 5, 1988, through Ordinance No. 87-31(Z). Planning Council staff further notes that the allocation of "flexibility units" for this plat is not subject to Policy 13.01.10 of the Broward County Land Use Plan as this application of flexibility occurred prior to the effective date of said policy (February 4, 1997).

The Aviation Department has advised that this property is within 20,000 feet of Pompano Beach Municipal 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>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

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, and the consulting archaeologist has no objections to this application. The consulting archaeologist also notes that this plat is located within the City of Deerfield Beach which is outside the jurisdictional boundaries of Broward County Historic Preservation Ordinance 2014-32 for historical resources, but within the archaeological jurisdiction of said Ordinance. Accordingly, the property owner should contact the City of Deerfield Beach's Planning and Development Services Department at 954-480-4200 for compliance with municipal historic preservation regulations. If any archaeological materials are discovered during the course of development, the property owner must notify the Broward County Historic Preservation Officer, Richard (Rick) Ferrer, of the Planning and Development Management Division at 954-357-9731 or [rferrer@broward.org](mailto:rferrer@broward.org) and the project may proceed in accordance with Ordinance 2014-32, Section 5-536.5(g). 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 or 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. This project is located within the Broward County Water and Wastewater Services (BCWWS) jurisdictional (service) area and a BCWWS Utility Connection Permit will be required prior to water/wastewater construction. The configurations of water/wastewater facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit. Additional information may be found by accessing the following location: [www.broward.org/WaterServices/Pages/LandDevelopment.aspx](http://www.broward.org/WaterServices/Pages/LandDevelopment.aspx). The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

The attached resolution (No. 2071/035) from the City of Deerfield Beach indicates that this request was approved by the City Commission on April 19, 2017.

The attached letter of no objection was received from the adjacent Broward Municipal Services District (BMSD).

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, this request represents an increase of one (1) PM peak hour trip. The plat is located within

the Northeast Transportation Concurrency Management Area, and this application satisfies the regional road network concurrency requirement of Section 5-182(a)(5)a) of the Broward County Land Development Code.

Road impact fees were paid for 65,754 square feet of commercial use and 36,943 square feet of industrial use. Subsequent reviews of interior renovations to the existing industrial buildings by Planning and Development Management Division staff resulted in the assessment of transportation concurrency fees for the additional trips generated by the conversion of 8,195 square feet of general industrial use, which permits up to 30% ancillary office, to industrial/office use, which permits up to 50% ancillary office. The proposed 10,724 square feet of commercial use and any future interior conversions of existing industrial use to industrial/office or industrial/showroom uses will also be subject to transportation concurrency fees which will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. These fees shall be based on the gross square footage of any building(s), including permanent canopy/roof over any service station fueling positions, drive-thru facilities or outdoor seating areas, as defined in the ordinance.

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 **June 6, 2018**.

The amended note must also include language stating the following:

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.

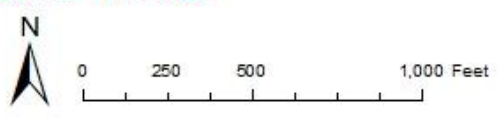
SMC



**Commission District No. 4**  
**Municipality: Deerfield Beach**  
**S/T/R: 15/48/42**




**062-UP-81**  
**Oriole Industrial Park**



Prepared by: Planning and Development Management Division  
Date Flown: January 2017

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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Oriole Industrial Park  
(062-UP-81) City of Deerfield Beach

DATE: April 24, 2017

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 A of this plat is restricted to 65,754 square feet of commercial use and 36,943 square feet of industrial use. Commercial/retail uses are not allowed within the industrial square footage without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

TO: Parcel A is restricted to 65,754 square feet of commercial use (55,030 square feet existing, 10,724 square feet proposed) and 38,943 square feet of industrial use (31,560 square feet existing, 7,383 square feet proposed). Industrial buildings may have 30%-50% ancillary office or 30% ancillary commercial use per bay or single tenant building upon satisfaction of impact/concurrency fees.

The Future Land Use Element of the City of Deerfield Beach Comprehensive Plan is the effective land use plan for the City of Deerfield 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 southeast corner of Green Road and Powerline Road.

The existing and proposed industrial use is in compliance with the permitted uses of the effective land use plan.

Regarding the existing and proposed commercial use, Planning Council staff has received written documentation that Broward County applied the "20% Industrial-to-Commercial" flexibility rule to this plat on February 5, 1988, through Ordinance No. 87-31(Z). Planning Council staff notes that this application of flexibility occurred prior to the effective date of Policy 13.01.01 of the Broward County Land Use Plan (February 4, 1997). Therefore, the existing and proposed commercial use is in compliance with the permitted uses of the effective land use plan.

**Oriole Industrial Park**  
**April 24, 2017**  
**Page Two**

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.

BBB:DBT

cc: Burgess Hanson, City Manager  
City of Deerfield Beach

Eric M. Power, AICP, Director, Planning and Development Services  
City of Deerfield Beach

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

**Application:** Delegation Request (To amend the note to increase the industrial use by 2,000 square feet.)  
**File Number:** 062-UP-81  
**Project Name:** Oriole Industrial Park  
**Comments Due:** April 28, 2017  
**Development Type:** Commercial (65,754 Square Feet; 55,030 Existing / 10,724 Proposed) and Industrial (38,943 Square Feet; 31,560 Existing / 7,383 Proposed)

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 Deerfield Beach and is in a dependent water control district under the jurisdiction of the Water and Environmental Licensing Section of the Environmental Engineering and Permitting 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. 2. A surface water management license from the Water and Environmental Engineering and Licensing Section will be required prior to any construction.

**Potable Water Review**

This project is within the Broward County water service jurisdictional area, District 2. A BCWWS Utility Connection Permit will be required before water construction can begin. Visit the web page at [www.broward.org/WaterServices/Pages/LandDevelopment.aspx](http://www.broward.org/WaterServices/Pages/LandDevelopment.aspx) for additional information. The configurations of the water facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit.

This plat will be served by Broward County's Water Treatment Plant which has a capacity of 56.000 MGD and a maximum daily flow of 33.450 MGD. 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**

This property is located in a Broward County wastewater service jurisdictional (service) area, District 2. A BCWWS Utility Connection Permit will be required before wastewater construction can begin. For additional information, please visit the web page at [www.broward.org/WaterServices/Pages/LandDevelopment.aspx](http://www.broward.org/WaterServices/Pages/LandDevelopment.aspx). The configurations of the wastewater facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit.

|  |                             |
|--|-----------------------------|
| Wastewater Treatment Plant:                | <b>B. C. North Regional</b> |
| Flow Data:                                 | <b>As of 02/17</b>          |
| EPGMD Licensed Capacity                    | <b>95.0000 MGD</b>          |
| 12 Month Average Flow:                     | <b>64.7600 MGD</b>          |
| Existing Flow Reserved by Building Permit: | <b>2.4730 MGD</b>           |
| Total Committed Flow:                      | <b>67.2330 MGD</b>          |
| Estimated Project Flow:                    | <b>0.0105 MGD</b>           |

Page 2  
062-UP-81 ORIOLE INDUSTRIAL PARK

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. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.

#### **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. 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 Water and Environmental Licensing Section of the Environmental Engineering and 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.

The Water and Environmental Licensing Section of the Environmental Engineering and 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 Water and Environmental Licensing 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 Deerfield Beach 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



Page 3  
062-UP-81 ORIOLE INDUSTRIAL PARK

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=85f453365417459f8ba45fa6e5ddd9c>.

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

1. Any discharges to ground or surface waters, excluding stormwater, will require review and approval from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
2. Future industrial uses must be approved by the Environmental Engineering and Permitting Division.
3. An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
4. The subject plat is in the vicinity of a known contaminated site and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting 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 Environmental Assessment and Remediation Section must approve any dewatering activities at the subject location.

---

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 Engineering and 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.

**RESOLUTION NO. 2017/035**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING PLAT NOTE AMENDMENT, PLAT APPLICATION 17-P-205, TO AMEND THE RESTRICTIVE NOTE ON PARCEL A OF THE ORIOLE INDUSTRIAL PLAT FOR PROPERTY LOCATED AT 4500-4870 AND 4950 NORTH POWERLINE ROAD, DEERFIELD BEACH, FLORIDA**

**WHEREAS**, CRYSTAL POINTE COMMERCIAL PROPERTIES, LLC has filed Application 17-P-205 for a Plat Note Amendment for property located at 4500-4870 and 4950 N. Powerline Road, Deerfield Beach, Florida; and

**WHEREAS**, the current Plat Note provides as follows: "Parcel A of this plat is restricted to 65,754 square feet of commercial use and 36,943 square feet of industrial use. Commercial/retail uses are not allowed within the industrial square footage without the approval of the Board of County Commissioners who shall review and address these uses for increase impact"; and

**WHEREAS**, the applicant is requesting that the proposed Plat Note be amended to read as follows: "Parcel A of this plat is restricted to 65,754 square feet of commercial use (55,030 square feet existing, 10,724 square feet proposed) and 38,943 square feet of industrial use (31,560 square feet existing, 7,383 square feet proposed). Industrial buildings may have 30%-50% ancillary office or 30% ancillary commercial use per bay or single tenant building upon satisfaction of impact/concurrency fees. Freestanding banks and/or banks with drive-thru facilities are not permitted within the plat without approval from the Board of County Commissioners who shall review and address these uses for increase impacts"; and

**WHEREAS**, the plat note amendment is required to allow for the development of the approved site plan for 4500-4870 N. Powerline Road, consisting of 55,030 square feet of commercial space and 38,943 square feet of industrial space (Resolution No. 2016/184), and the development of 10,724 square feet of commercial space for a service station with a convenience store, car wash and two retail spaces (currently under review, application 17-B3C-25) on 4950 N. Powerline Road; and

**WHEREAS**, the City Commission finds that the proposed Plat Amendment is permitted by the Land Development Code and the applicant has satisfied the requirements for approval of the Plat Note Amendment application;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:**

**Section 1.** The above referenced "Whereas" clauses are true and correct and made a part hereof.

Resolution No. 2017/035

**Section 2.** The City Commission finds that the application for the Plat Note Amendment 17-P-205 to amend the restrictive note on Parcel A of the ORIOLE INDUSTRIAL PLAT for property located at 4500-4870 and 4950 N. Powerline Road, Deerfield Beach, Florida, satisfies the requirements of the Land Development Regulations of the City of Deerfield Beach and is hereby approved.

**Section 3.** This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS 19TH DAY OF APRIL, 2017.

  
\_\_\_\_\_  
BILL GANZ, MAYOR

ATTEST:

  
\_\_\_\_\_  
SAMANTHA GILLYARD, CMC, CITY CLERK

Deerfield/Resolutions/Variances, etc./Oriole Industrial Plat Note Amendment 2017..approval #2



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:** ORIOLE INDUSTRIAL PARK **PLAT NO.:** 062-UP-81  
**COMMENT DUE DATE:** APRIL 28, 2017

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.**

**Please note that all agency comments should now be e-mailed to the Planning and Development Management Division at: [pdminfo@broward.org](mailto:pdminfo@broward.org).** For additional information, please contact Sue Carrano at 954-357-6627 (or [scarrano@broward.org](mailto:scarrano@broward.org)). 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:*

**COMMENTS:**

Heather Cunniff for Sara Forelle  
*Print Name*  
Planning & Development Management Division  
*Agency*  
954-357-6635  
*Phone Number*



Planning and Development Management 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 Oriole Industrial Park  
 Plat Number 062-UP-81 Plat Book - Page 116-1 (If recorded)  
 Owner/Applicant Crystal Pointe Commercial Properties, LLC Phone \_\_\_\_\_  
 Address 2811 NE 36th Street City Lighthouse Point State FL Zip Code 33064  
 Owner's E-mail Address jbchauncey@outlook.com Fax # 561-750-1452  
 Agent Caulfield & Wheeler Inc. Phone 561-392-1991  
 Contact Person G. Allan Hendricks, RLA  
 Address 7900 Glades Rd. Suite 100 City Boca Raton State FL Zip Code 33434  
 Agent's E-mail Address allan@cwiasoc.com Fax # 561-750-1452

**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 Parcel A of this plat is restricted to 65,754 square feet of commercial use and 36,943 square feet of industrial use. Commercial/retail uses are not allowed within the industrial square footage without the approval of the Board of County Commissioners who shall review and address these uses for increase impact.  
 Proposed note for entire plat SEE ATTACHED EX B

**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.  
 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  
Broward County Water and Wastewater Services 2555 Copans Rd. Pompano Beach, FL 33069  
 Will project be served by an approved sewage treatment plant? If YES, state name and address  Yes  No  
Broward County Water and Wastewater Services 2555 Copans Rd. Pompano Beach, FL 33069  
 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 362  
 Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS \_\_\_\_\_  
 Number of students for a daycare center or school STUDENTS \_\_\_\_\_  
 Reasons for this request (Attach additional sheet if necessary.) \_\_\_\_\_

**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 Development Management 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. *no wells*
- Signed and sealed sketch and legal description for any new parcel or tract created by the application. *no*
- 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? |
| <i>Commercial / office</i> | <i>55,030 #</i>                           | <i>present</i>     | <i>YES</i>            | <i>no</i>   | <i>no</i>                       |
| <i>Industrial</i>          | <i>21,066 #</i>                           | <i>present</i>     | <i>YES</i>            | <i>no</i>   | <i>no</i>                       |

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

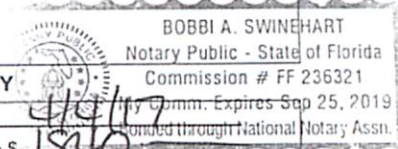
- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures 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 Palm Beach

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 G. Allan Hendricks  
 Sworn and subscribed to before me this 28th day of March, 2017  
 by G. Allan Hendricks  He/she is personally known to me or  
 Has presented \_\_\_\_\_ as identification.  
 Signature of Notary Public Bobbi A. Swinehart  
 Type or Print Name Bobbi A. Swinehart



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time \_\_\_\_\_ Application Date 03/29/17 Acceptance Date 4/11/17  
 Comments Due 04/28/17 C.C. Mtg. Date 06/06/17 Fee \$ 1840  
 Plats  Survey  Site Plan  City Letter  Agreements  
 Other Attachments (Describe) \_\_\_\_\_ pending  
 Title of Request amend 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 & Redevelopment (unincorporated area only)  Other \_\_\_\_\_  
 Adjacent City BCMSD Received by EX/SMC

EXHIBIT "B"

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:

Current Note:

Parcel A of this plat is restricted to 65,754 square feet of commercial use and 36,943 square feet of industrial use. Commercial/retail uses are not allowed within the industrial square footage without the approval of the Board of County Commissioners who shall review and address these uses for increase impact.

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

Proposed Note:

Parcel A is restricted to 65,754 square feet of commercial use (55,030 square feet existing, 10,724 square feet proposed) and 38,943 square feet of industrial use (31,560 square feet existing, 7383 square feet proposed.) Industrial buildings may have 30%-50% ancillary office or 30% ancillary commercial use per bay or single tenant building upon satisfaction of impact/concurrency fees. Freestanding banks and/or banks with drive-thru facilities are not permitted within the plat without approval from the Board of County Commissioners who shall review and address these uses for increased impacts.

~~CAF#358  
Rev. 2/5/2015~~

~~10~~

~~BRYAN  
COUNTY  
PLAT 2015 21654~~