

STAFF REPORT  
Davie Outparcel Plat  
002-MP-11

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 January 8, 2013 for 5,500 square feet of bank use on approximately 1.0 acre. The property is located on the west side of University Drive (SR 817), south of Griffin Road (SR 818), in the Town of Davie. The plat was recorded on July 17, 2014 (P.B. 181, PG. 95).

The applicant is requesting to allow for 5,600 square feet of commercial use in lieu of the bank use. The proposed note reads as follows:

This plat is restricted to 5,600 square feet of commercial use. No free standing banks and/or bank drive-thru facilities are permitted 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 "Commercial" land use category and that this request is in compliance with the permitted uses of the effective Land Use Plan.

Staff from the Highway Construction and Engineering Division have reviewed this request subject to the conditions contained in the attached memorandum, which requires compliance with previously approved plat conditions in regards to the platted access easements on University Drive (SR 817) and Griffin Road (SR 818).

The applicant is advised by Access Management staff of the Florida Department of Transportation (FDOT) that this plat's access to University Drive (SR 817) and Griffin Road (SR 818) must be re-evaluated based on this request. For additional information, please contact Djemcy Limage at 954-777-4363 or [Djemcy.Limage@dot.state.fl.us](mailto:Djemcy.Limage@dot.state.fl.us).

The Broward County Aviation Department has no objections to this plat. However, the applicant is advised by staff of the Aviation Department that any proposed construction on this property with a height exceeding 200 feet, or the 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 to this development. Based on the location of the proposed project, the FAA may need to conduct a 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 have an adverse effect on any known historical or archaeological resources or areas of archaeological or

paleontological sensitivity; therefore, the consulting archaeologist has no objection to this request. It is further noted that this plat is located within Town of Davie and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. Therefore, the property owner/agent is advised to contact the Town of Davie's Planning and Zoning Department at 954-797-1103 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 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. The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

The attached resolution (No. R-2017-166) from the Town of Davie indicates that this request was approved by the Town Council on May 3, 2017.

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 a decrease of 81 PM peak hour trips. The plat is located within the South Central 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.

At this time, no impact or concurrency fees have been paid for this plat. The proposed 5,600 square feet of commercial use is 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 outdoor restaurant seating areas and/or any fast food drive-thru facilities, as defined in the ordinance.

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 face of the plat prior to **August 22, 2018**.

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*



Public Works Department

**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

**M E M O R A N D U M**

DATE: July 24, 2017

TO: Josie Sesodia, Director  
Planning and Development Management Division

FROM: David (D.G.) McGuire, Construction Project Manager  
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner  
Transportation Department, Service Development

SUBJECT: Application for Note Amendment  
Davie Outparcel Plat (002-MP-11)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for a note amendment for the subject plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission on January 8, 2013. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

As a result of our review, staff has determined that new and amended plat requirements are necessary to ensure safe and adequate access between the adjoining Trafficway(s) and plat to comply with the adequacy standards of the Broward County Land Development Code. Staff has the following comments, findings, and recommendations:

**A. NEW REQUIREMENTS RECOMMENDED AS CONDITIONS OF APPROVAL FOR THE NOTE AMANDMENT**

**1. PREVIOUSLY APPROVED ACCESS**

- 1) Access to this plat shall be provided via the 50-foot opening on Griffin Road (SR 818) adjacent to the west plat limits of the UNIVERSITY/GRIFFIN MOBIL PLAT, (Plat Book 128, Page 34) and via the 50-foot opening on University Drive (SR 817) adjacent to the south plat limits of the existing shopping center, as approved by the Florida Department of Transportation.

Continued

- 2) A 50-foot wide by 75-foot deep ingress/egress easement in the 50-foot opening on Griffin Road (SR 818) has been recorded on O.R.B. 50917 Pgs. 1638/1653 B.C.R. This opening is restricted to Right Turns Only.
- 3) A 50-foot wide by 75-foot deep ingress/egress easement in the 50-foot opening on University Drive (SR 817) has been recorded on O.R.B. 50917 Pgs. 1638/1653 B.C.R. This opening is restricted to Right Turns Only.

*Dmg*

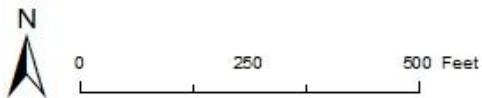




**Commission District No. 5**  
**Municipality: Davie**  
**S/T/R: 28/50/41**




**002-MP-11**  
**Davie Outparcel Plat**



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 Davie Outparcel Plat  
(002-MP-11) Town of Davie

DATE: June 15, 2017

This memorandum replaces our previous comments regarding the referenced plat dated June 14, 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 as follows:

FROM: This plat is restricted to 5,500 square feet of bank use.

TO: This plat is restricted to 5,600 square feet of commercial use.

The Future Land Use Element of the Town of Davie Comprehensive Plan is the effective land use plan for the Town of Davie. That plan designates the area covered by this plat for the uses permitted in the "Commercial" land use category. This plat is generally located on the west side of University Drive, south of Griffin Road.

The proposed commercial use is 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.

BBB:PMS

cc: Rick Lemack, Town Administrator  
Town of Davie

David Quigley, Manager, Planning and Zoning Division  
Town of Davie

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

**Application:** Request to amend the note to remove 5,500 square feet of bank use and add 5,600 square feet of commercial use.  
**File Number:** 002-MP-11  
**Project Name:** Davie Outparcel Plat  
**Comments Due:** June 20, 2017  
**Development Type:** Commercial (5,600 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 Town of Davie and is in the Central Broward Water Control District. Surface water management plans for this plat must meet the criteria of the Water Control 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 Town of Davie's Water Treatment Plant which has a capacity of 10.000 MGD and a maximum daily flow of 6.800 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>Davie 2</b>
Flow Data:	<b>As of 04/17</b>
EPGMD Licensed Capacity	<b>4.8500 MGD</b>
12 Month Average Flow:	<b>2.1200 MGD</b>
Existing Flow Reserved by Building Permit:	<b>0.1270 MGD</b>
Total Committed Flow:	<b>2.2470 MGD</b>
Estimated Project Flow:	<b>0.0006 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 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 Broward County Code of Ordinances, Chapter 27, Article XIII.



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002-MP-11 DAVIE OUTPARCEL PLAT

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the 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, e.g., 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 at 954-519-1483 at the earliest time to determine if, and what type of, license may be required prior to undertaking 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 Town of Davie 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 inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:

<http://bcqgis.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. 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.
2. Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
3. 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 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

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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 must approve any dewatering activities at this site.

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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 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. R-2017-166

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE PLAT KNOWN AS "DAVIE OUTPARCEL PLAT" AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the plat known as the "Davie Outparcel Plat" was recorded in the public records of Broward County in Plat Book 181, Pages 95-96, Broward County Records; and

WHEREAS, the owner desires to amend the restrictive note associated with said plat; and

WHEREAS, Broward County requires that the Town of Davie concur with this amendment prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The Town Council of the Town of Davie does hereby approve the proposed amendment to "Davie Outparcel Plat" (Plat Book 181, Pages 95-96, Broward County Records) as being specifically described in Exhibit "A".

SECTION 2. Any improvements required to satisfy Transit Oriented Concurrency should be located within the Town of Davie on the local road network.

SECTION 3. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS 3<sup>RD</sup> DAY OF MAY, 2017.

  
\_\_\_\_\_  
MAYOR/COUNCILMEMBER

ATTEST:

  
\_\_\_\_\_  
TOWN CLERK

APPROVED THIS 3<sup>RD</sup> DAY OF MAY, 2017.



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 Davie Outparcel plat

Plat Number 002-MP-11 Plat Book - Page 181-95 (If recorded)

Owner/Applicant Prisa II Davie SC, LLC % Southeast Centers, LLC Phone (305) 666-2140

Address 1541 Sunset Dr. #300 City Coral Gables State FL Zip Code 33143

Owner's E-mail Address jscott@secenters.com Fax # (305) 667-1586

Agent Winningham & Fradley, Inc. Phone 954-771-7440

Contact Person Mark Sturgis

Address 111 N.E. 44th. Street City Oakland Park State FL Zip Code 33334

Agent's E-mail Address mds@winnfrad.com Fax # 954-771-0298

**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 Exhibit "A"

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.

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  
Town of Davie Utility Dept. 3500 NW 76 Ave., Hollywood, FL.

Will project be served by an approved sewage treatment plant? If YES, state name and address  Yes  No  
Town of Davie Utility Dept. 3500 NW 76 Ave., Hollywood, FL.

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 30

Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS 10

Number of students for a daycare center or school STUDENTS \_\_\_\_\_

Reasons for this request (Attach additional sheet if necessary.) Change Parcel from Bank use to Commercial

**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.
- 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?
Vacant					

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 Mark Sturgis  
Sworn and subscribed to before me this 16 day of May, 2017  
by Mark Sturgis

He/she is personally known to me or as identified in my records.  
 Has presented \_\_\_\_\_

Signature of Notary Public Mary Fradley  
Type or Print Name Mary Fradley



**FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY**

Time \_\_\_\_\_ Application Date 05/10/17 Acceptance Date 6/2/17  
Comments Due 06/20/17 C.C. Mtg. Date 08/15/17 Fee \$ 2090

Plats  Survey  Site Plan  City Letter  Agreements  
Other Attachments (Describe) Reso & email

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 \_\_\_\_\_

Other \_\_\_\_\_  
Adjacent City none Received by [Signature]



## EXHIBIT "A"

### **Current Note:**

THIS PLAT IS RESTRICTED TO 5,500 SQUARE FEET OF BANK USE 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. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

### **Proposed Note:**

THIS PLAT IS RESTRICTED TO 5,600 SQUARE FEET OF COMMERCIAL USE ANY STRUCTURE WITHIN THIS PLAT. FREESTANDING BANKS AND/OR BANKS WITH DRIVE THRU FACILITIES ARE NOT PERMITTED WITHIN THE PLAT WITHOUT THE APPROVAL FROM THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE ISSUES FOR INCREASED IMPACTS. MUST COMPLY WITH SECTION IV D.1.f. DEVELOPMENT REVIEW REQUIREMENTS OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.