

STAFF REPORT
Baytree of Inverrary
030-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 August 22, 1989 for 180,000 square feet of commercial use, 20,000 square feet of office use, 8,000 square feet of bank use and 150 hotel rooms on 20.0 acres. The property is located on the north side of Oakland Park Boulevard (SR 816), west of Inverrary Boulevard, in the City of Lauderdale. The plat was recorded on January 22, 1991 (P.B. 146, PG. 44).

The current note, approved by the County Commission on August 12, 2003 (INSTRUMENT # 103367594), reads as follows:

Parcel A is restricted to 10,719 square feet of library use and Parcel B is limited to 26,193 square feet of public safety building, 180,000 square feet of commercial use, 5,915 square feet of bank use and 150 hotel rooms.

The applicant is requesting to bifurcate Parcel B into Parcels B-1 and B-2, assign the current development rights for Parcel B to Parcel B-1 and add 6,600 square feet of bank to Parcel B-2. There are no changes to Parcel A. The proposed note reads as follows:

Parcel A is restricted to 10,719 square feet of library use; Parcel B-1 (see attached legal description) is restricted to 26,913 square feet of public safety building, 180,000 square feet of commercial use, 5,915 square feet of bank use and 150 hotel rooms; and Parcel B-2 (see attached legal description) is restricted to 6,600 square feet of bank use.

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.

This application has been reviewed by Highway Construction and Engineering Division staff who has no objections to this request.

The attached comments from the Florida Department of Transportation (FDOT) indicate that a pre-application approval letter is recommended for this site's access to Oakland Park Boulevard (SR 816). The applicant is advised to contact Djemcy Limage, FDOT Access Management, at 954-777-4363 or Djemcy.Limage@dot.state.fl.us.

The Aviation Department has advised that this property is within 20,000 feet of Fort Lauderdale Executive 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 Lauderhill which is within the jurisdictional boundaries of Broward County Historic Preservation Ordinance 2014-32. 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, 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.

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 letter from the City of Lauderhill indicates no objection to this request.

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 170 PM peak hour trips. The plat is located within the 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 the time the property was platted, the road impact fees for the library use on Parcel A and public safety building on Parcel B-1 were waived in accordance with Section 5-184(b)(3) of the Land Development Code regarding public uses. The road impact fees for the portion of Parcel B-1, owned by the City of Lauderhill, are currently secured with a letter of credit through a recorded Road Impact Fee Agreement (O.R.B. 36170, PGS. 1430-1444). A partial release of this agreement, for the privately owned portion of Parcel B-1, was recorded on January 16, 2008 (O.R. B. 45004, PGS. 1402-1406); however, all of Parcel B-1 remains vested for road impact fees. Therefore, any remaining development on the privately owned portion of Parcel B-1 is subject to road impact fees based on the current schedule of fees in effect at the time of payment and any remaining development on the City owned portion of Parcel B-1 is subject to road impact fees based on the agreement. The additional 6,600 square feet of bank use on Parcel B-2 proposed by this request 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 bank drive-thru facilities and/or exterior ATMs, 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 **August 22, 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.

- A) If a building permit for a principal building (excluding dry models, sales and construction offices) **for Parcel B-2** and first inspection approval are not issued by **August 22, 2022**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads **for Parcel B-2** have not been substantially completed by **August 22, 2022**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

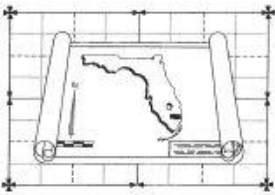
In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments and recommendations.

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






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 

RE: Delegation Request for Baytree of Inverrary
(030-MP-89) City of Lauderhill

DATE: May 17, 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: Parcel A is restricted to 10,719 square feet of library use and Parcel B is limited to 26,913 square feet of public safety building, 180,000 square feet of commercial use, 5,915 square feet of bank use and 150 hotel rooms.

TO: Parcel A is restricted to 10,719 square feet of library use; Parcel B-1 is limited to 26,913 square feet of public safety building, 180,000 square feet of commercial use, 5,915 square feet of bank use and 150 hotel rooms; and Parcel B-2 is restricted to 6,600 square feet of bank use.

The Future Land Use Element of the City of Lauderhill Comprehensive Plan is the effective land use plan for the City of Lauderhill. 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 north side of Oakland Park Boulevard, between Inverrary Boulevard and Inverrary Boulevard West.

The existing and proposed library, public safety building, commercial bank and hotel uses are in compliance with the permitted uses of the effective land use plan.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:PMS

cc: Charles Faranda, City Manager
City of Lauderhill

Stephen Tawes, City Planner, Planning and Zoning Division
City of Lauderhill



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: BAYTREE OF INVERRARY **PLAT NO.:** 030-MP-89
COMMENT DUE DATE: **MAY 23 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: pdmdinfo@broward.org. For additional information, please contact Sue Carrano at 954-357-6627 (or 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: _____
 Djemcy Limage
Print Name
 FDOT- Access Management

Agency
 954-777-4363

Phone Number

Traffic impact/access to State Road that are providing access to this site plat need to be evaluated due to proposed note amendment; a Pre-Application Approval letter would benefit applicant's future development plans for this plat. (Site has direct access to SR 816/W Oakland Park Blvd).

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

Application: Delegation Request (To amend the note by subdividing Parcel B and add 6,600 square feet of bank use to Parcel B-2.)
File Number: 030-MP-89
Project Name: Baytree of Inverrary
Comments Due: May 23, 2017
Development Type: Bank (6,600 Square Feet on Parcel B-2)

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 Lauderdale and is under the jurisdiction of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division. Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. A surface water management license from the Environmental Engineering and Licensing Section of the Broward County Planning and Environmental Regulation Division will be required prior to any construction.

Potable Water Review

This plat will be served by the City of Margate's Water Treatment Plant which has a capacity of 13.500 MGD and a maximum daily flow of 9.310 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. C. North Regional
Flow Data:	As of 04/17
EPGMD Licensed Capacity	95.0000 MGD
12 Month Average Flow:	64.0400 MGD
Existing Flow Reserved by Building Permit:	2.5100 MGD
Total Committed Flow:	66.5500 MGD
Estimated Project Flow (Parcel B-2):	0.0013 MGD

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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030-MP-89 BAYTREE OF INVERRARY

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.

This 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 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 Lauderhill 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://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. 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

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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 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.

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.

MAYOR
Richard J. Kaplan, Esq.

VICE MAYOR
Ken Thurston

COMMISSIONERS
M. Margaret Bates
Hayward J. Benson, Jr., Ed.D.
Howard Berger

CITY OF LAUDERHILL



ADMINISTRATION
Charles Faranda, CM
Desorae Giles-Smith, DCM
Kennie Hobbs, Jr., ACM

CITY ATTORNEY
Earl Hall, Esq.

CITY CLERK
Andrea Anderson

FINANCE
Planning & Zoning Division

May 2, 2017

Evangeline G. Kalus, Senior Planner
Broward County
Environmental Protection and Growth Management Department
Planning and Development Division
1 N. University Dr.
Plantation, FL 33324

RE: Baytree of Inverrary-plat Note Amendment

Evy,

Please be advised the city has no objection to Exhibit A, the current plat note reading as follows:

Parcel A is restricted to 10,719 square feet of library use and Parcel B is limited to 26,193 square feet of public safety building, 180,000 square feet of commercial use, 5915 square feet of bank use and 150 hotel rooms. (As per OR Book 36170, Page 1421)

and Exhibit B, the proposed plat note reading as follows:

Parcel A is restricted to 10,719 square feet of library use; Parcel B-1 (see attached legal description) is limited to 26,193 square feet of public safety building, 180,000 square feet of commercial use, 5915 square feet of bank use and 150 hotel rooms; and Parcel B-2 (see attached legal description) is restricted to 6,600 square feet of bank use.

Thank you very much.

A handwritten signature in black ink, appearing to read "S. Tawes", is written over a faint, larger signature.

Stephen Tawes, RLA, ASLA, CLARB
City Planner



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 Baytree of Inverrary

Plat Number 030-MP89 Plat Book - Page 146-44 (If recorded)

Owner/Applicant WE Florida Financial Phone (954) 547-2760

Address 1982 North Stare Road 7 City Margate State FL Zip Code 33063

Owner's E-mail Address NBourdon@wefloridafinancial Fax # _____

Agent CDI Engineering and Planning Phone (954) 524-9800

Contact Person Daniel A. Fee, PE

Address 8461 Lake Worth Rd, #440 City Lake Worth State FL Zip Code 33467

Agent's E-mail Address TeamCDI@aol.com Fax # (954) 522-6502

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 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

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

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 35

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

Number of students for a daycare center or school STUDENTS NA

Reasons for this request (Attach additional sheet if necessary.) To increase the square footage of bank use within

THE PLAT TO PERMIT THE CONSTRUCTION OF A CREDIT UNION

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?
NA-Vacant <u>B-2</u>					

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

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

OWNER/AGENT CERTIFICATION

State of Florida

County of Broward

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

Signature of owner/agent [Signature]

Sworn and subscribed to before me this 5 day of APRIL, 2017

by Daniel Alan Fee

Has presented DL FPOC 161 58 4020

Signature of Notary Public [Signature]

Type or Print Name FERNANDA P. ROSO

I/He/she is personally known to me or **FERNANDA P. ROSO** as identification
MY COMMISSION # FF241275
EXPIRES April 22, 2018
NotaryOfAmerica.com

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time Application Date 05/04/17 Acceptance Date 05/09/17

Comments Due 05/23/17 C.C. Mtg. Date 8/15/17 Fee \$ 1840

Plats Survey Site Plan City Letter Agreements

Other Attachments (Describe) Legal/sketch for B-1 & B-2

Title of Request amend note - Parcel B2

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 SUNRISE Received by EK

EXHIBIT A

Parcel A is restricted to 10,719 square feet of library use and Parcel B is limited to 26,913 square feet of public safety building, 180,000 square feet of commercial use, 5,915 square feet of bank use and 150 hotel rooms.

EXHIBIT B

Parcel A is restricted to 10,719 square feet of library use; Parcel B-1 (see attached legal description) is limited to 26,913 square feet of public safety building, 180,000 square feet of commercial use, 5,915 square feet of bank use and 150 hotel rooms; and Parcel B-2 (see attached legal description) is restricted to 6,600 square feet of bank use.

PARCEL B-1



Vic-Scott Land Surveying & Mapping

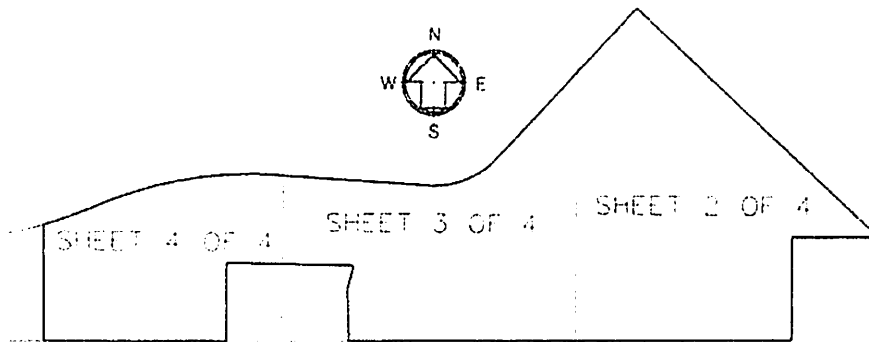
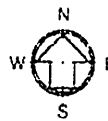
7041 W. Commercial Boulevard, Ste. 6C, Tamarac, Florida 33319
(954) 722-8500

Certificate of Authorization Number LB 6893

LEGAL DESCRIPTION:

A PORTION OF TRACT "B", BAYTREE OF INVERRARY, ACCORDING TO THE PLAN THEREOF, AS RECORDED IN PLAT BOOK 146, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE S89°30'16"W, ALONG THE SOUTH LINE OF SAID PARCEL "B" AND ALONG THE NORTH LINE OF OAK AND PARK BOULEVARD, A DISTANCE OF 1015.61 FEET; THENCE N01°56'36"W, A DISTANCE OF 122.18 FEET; THENCE N14°05'07"E, A DISTANCE OF 46.17 FEET; THENCE N01°10'20"W, A DISTANCE OF 7.87 FEET; THENCE N69°19'05"W, A DISTANCE OF 290.05 FEET; THENCE S00°26'49"E, A DISTANCE OF 180.07 FEET TO THE AFOREMENTIONED SOUTH LINE OF PARCEL "B"; THENCE S89°30'16"W, ALONG SAID SOUTH LINE, A DISTANCE OF 416.68 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "B" AND THE SOUTHEAST CORNER OF PARCEL "A" OF SAID PLAT; THENCE N00°29'44"W, ALONG THE WEST LINE OF SAID PARCEL "B" A DISTANCE OF 265.03 FEET TO THE NORTH LINE OF SAID PARCEL "B"; THENCE NORTHEASTERLY, ALONG A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, AT WHICH POINT THE RADIUS BEARS N16°42'00"W, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 06°07'09", AND AN ARC LENGTH OF 96.12 FEET; THENCE N67°10'15"E, A DISTANCE OF 45.12 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 26°22'00", AND AN ARC LENGTH OF 413.64 FEET; THENCE S86°29'39"E, A DISTANCE OF 345.07 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 50°31'50", AND AN ARC LENGTH OF 176.39 FEET; THENCE N42°59'01"E, A DISTANCE OF 467.17 FEET; THENCE S47°00'59"E, A DISTANCE OF 754.50 FEET (THE PRECEDING SEVEN (7) COURSES ALONG THE NORTH LINE OF PARCEL "B"); THENCE S89°30'16"W, A DISTANCE OF 198.20 FEET TO THE EAST LINE OF PARCEL "B"; THENCE S00°29'44"E, ALONG SAID EAST LINE, A DISTANCE OF 237.60 FEET TO THE POINT OF BEGINNING.



KEY MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATION:

I, the undersigned, being a duly qualified and licensed Professional Surveyor in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land described herein.

SCOTT A. GUZZI, PSM

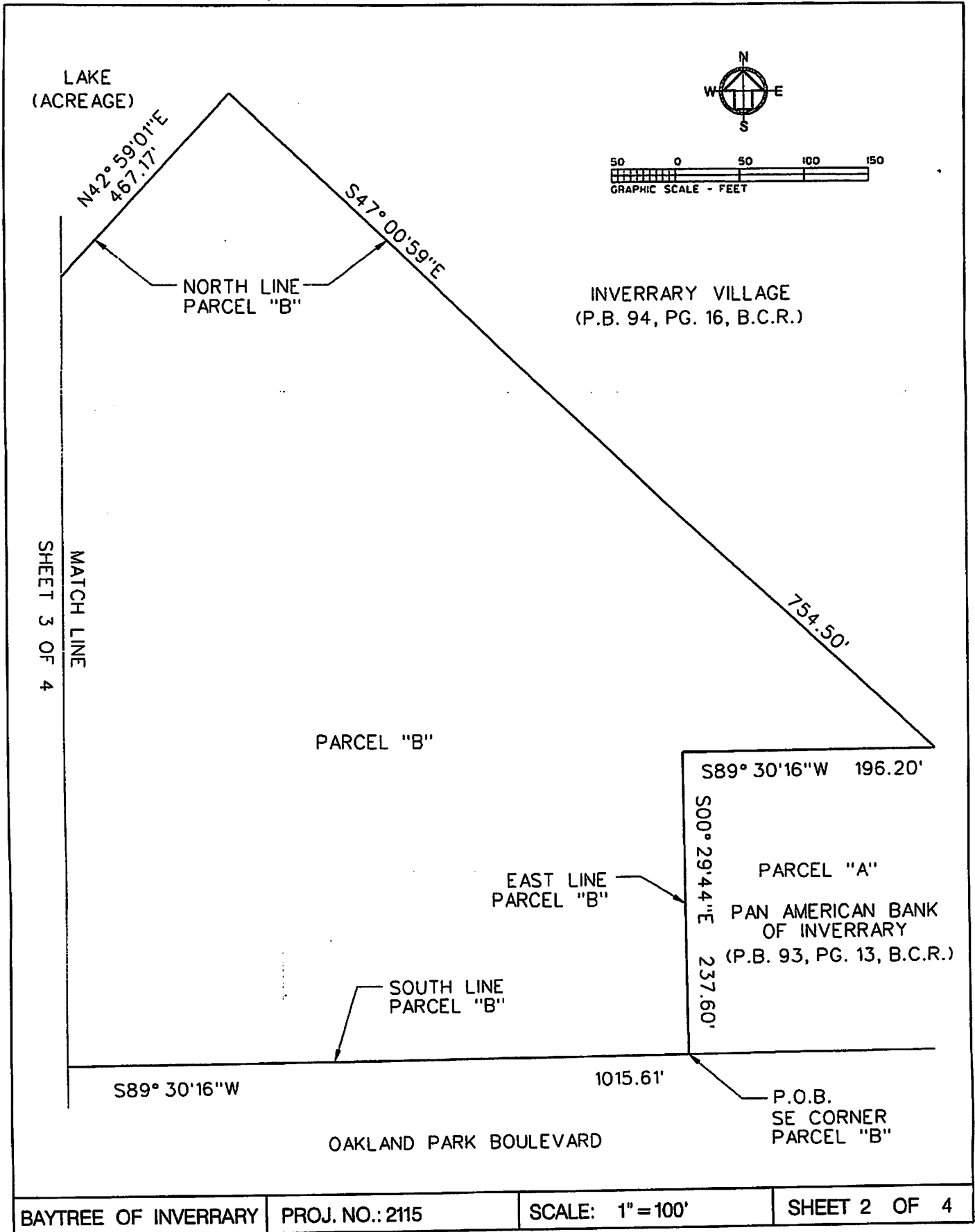
NOT VALID
UNLESS SEALED
WITH EMBOSSED
SURVEYORS SEAL

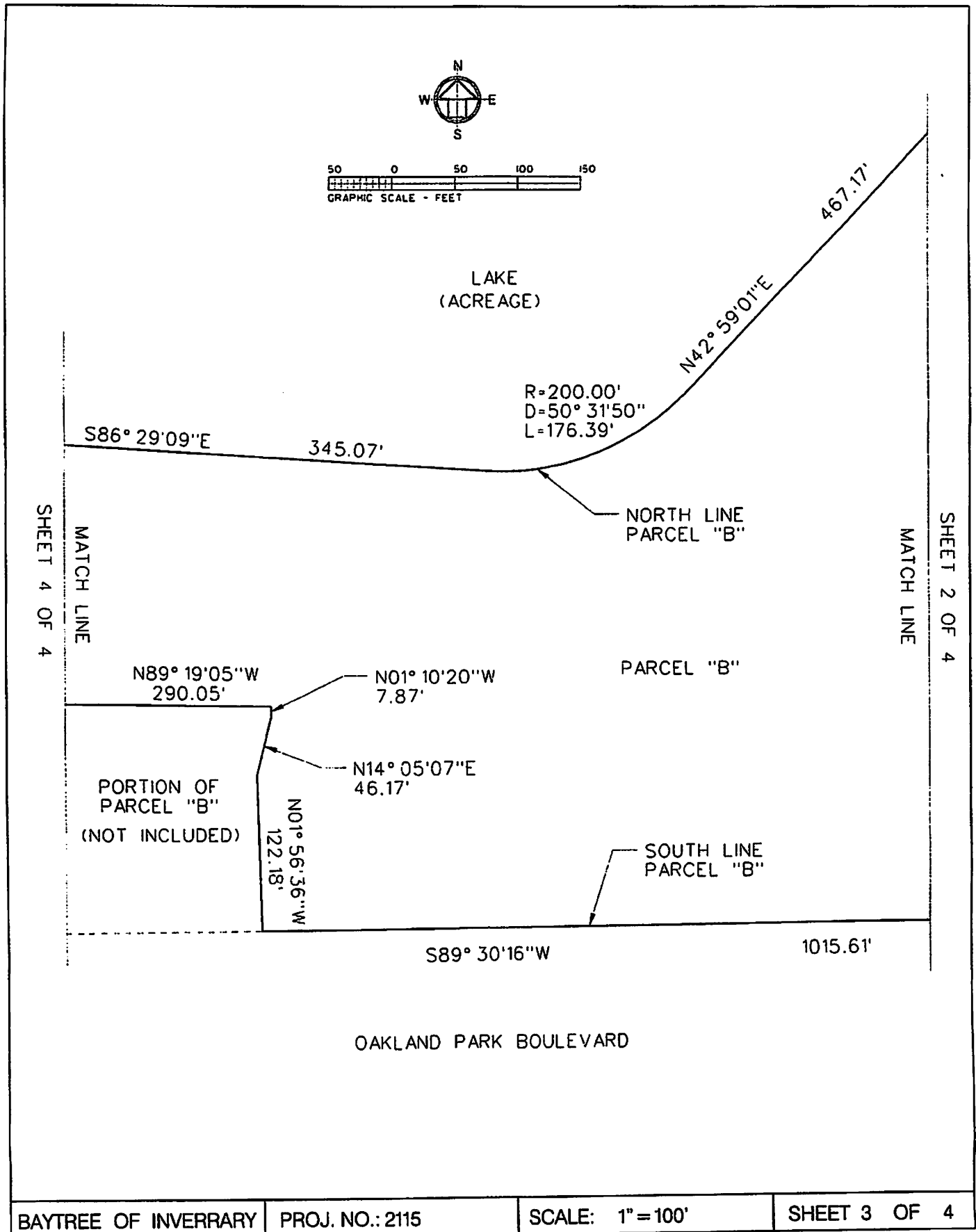
BAYTREE OF INVERRARY

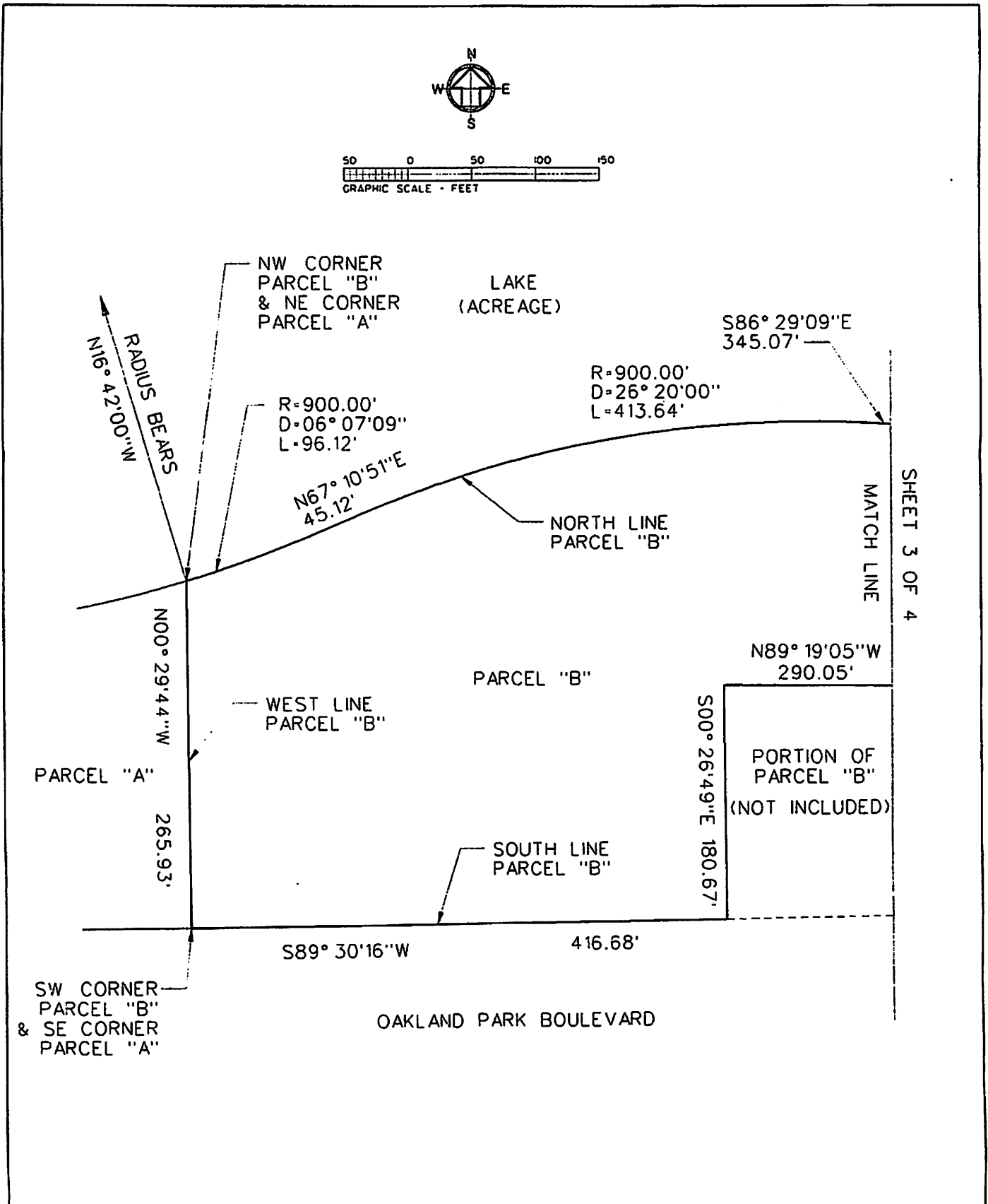
PROJ. NO.: 2115

DATE: 4-28-17

SHEET 1 OF 4

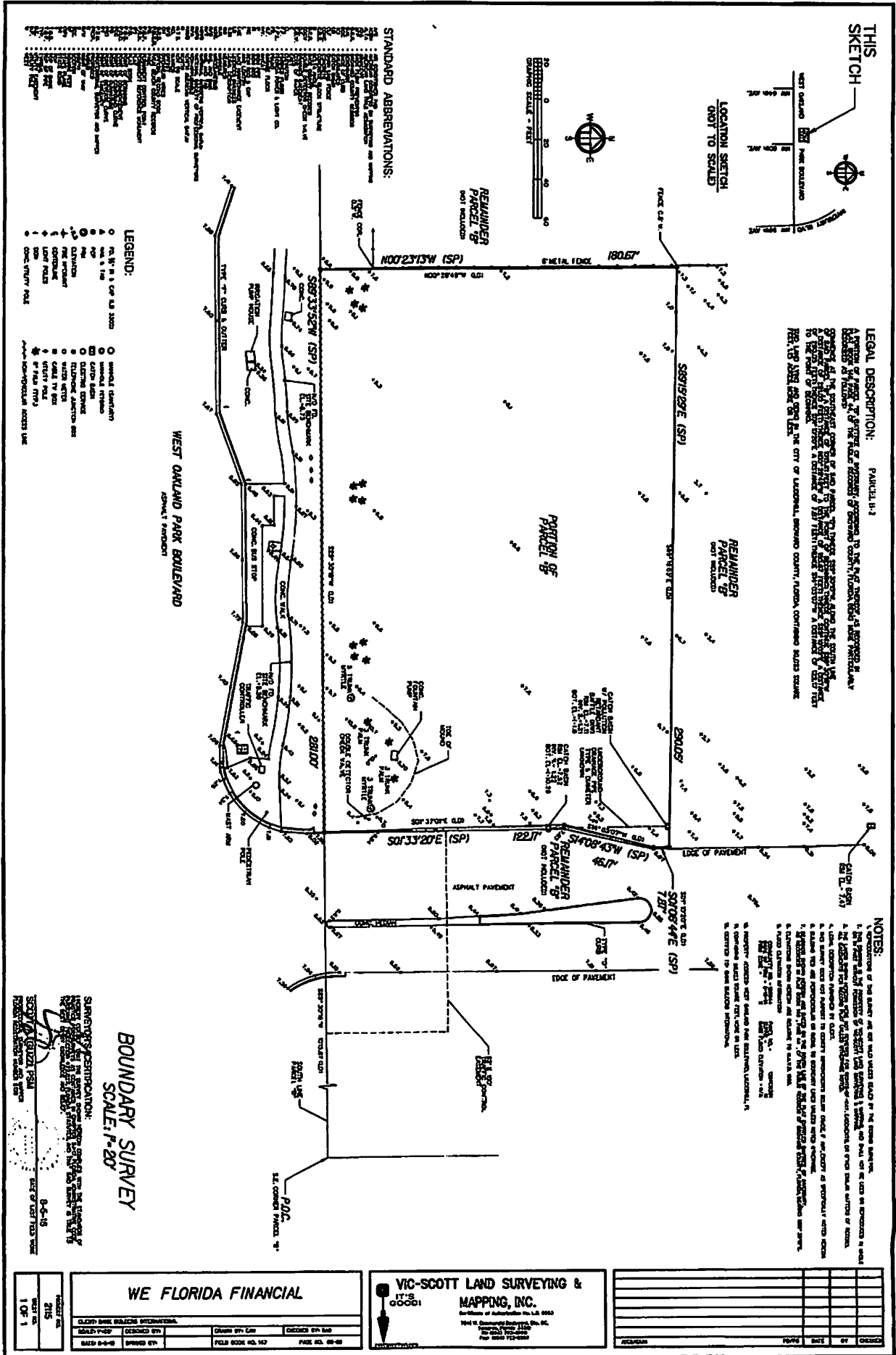






SHEET 3 OF 4

PARCEL B-2



THIS SKETCH

LOCATION SKETCH (NOT TO SCALE)

LEGAL DESCRIPTION: PARCEL B-2
 A PORTION OF THE TRACT OF LAND HEREIN REFERRED TO AS PARCEL B-2, TRACT 4, APPROXIMATELY 100 ACRES, IN THE COUNTY OF ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEING THAT PORTION OF THE TRACT OF LAND HEREIN REFERRED TO AS PARCEL B-2, TRACT 4, APPROXIMATELY 100 ACRES, IN THE COUNTY OF ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEING THAT PORTION OF THE TRACT OF LAND HEREIN REFERRED TO AS PARCEL B-2, TRACT 4, APPROXIMATELY 100 ACRES, IN THE COUNTY OF ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEING THAT PORTION OF THE TRACT OF LAND HEREIN REFERRED TO AS PARCEL B-2, TRACT 4, APPROXIMATELY 100 ACRES, IN THE COUNTY OF ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTES:

1. A PORTION OF THE SURVEY WAS NOT MADE DURING THE SURVEY.
2. THE PORTION OF THE SURVEY NOT MADE DURING THE SURVEY WAS DETERMINED BY THE SURVEYOR BY MEANS OF THE RECORDS OF THE COUNTY OF ALABAMA.
3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY OF ALABAMA AND HAS DETERMINED THAT THE SURVEY IS CORRECT.
4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY OF ALABAMA AND HAS DETERMINED THAT THE SURVEY IS CORRECT.
5. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY OF ALABAMA AND HAS DETERMINED THAT THE SURVEY IS CORRECT.
6. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY OF ALABAMA AND HAS DETERMINED THAT THE SURVEY IS CORRECT.
7. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY OF ALABAMA AND HAS DETERMINED THAT THE SURVEY IS CORRECT.
8. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY OF ALABAMA AND HAS DETERMINED THAT THE SURVEY IS CORRECT.
9. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY OF ALABAMA AND HAS DETERMINED THAT THE SURVEY IS CORRECT.
10. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY OF ALABAMA AND HAS DETERMINED THAT THE SURVEY IS CORRECT.

- LEGEND:**
- 1/4" W x 1/4" H CAP AND SIGN
 - 1/2" W x 1/2" H CAP AND SIGN
 - 3/4" W x 3/4" H CAP AND SIGN
 - 1" W x 1" H CAP AND SIGN
 - 1 1/2" W x 1 1/2" H CAP AND SIGN
 - 2" W x 2" H CAP AND SIGN
 - 3" W x 3" H CAP AND SIGN
 - 4" W x 4" H CAP AND SIGN
 - 6" W x 6" H CAP AND SIGN
 - 8" W x 8" H CAP AND SIGN
 - 10" W x 10" H CAP AND SIGN
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 - 180" W x 180" H CAP AND SIGN
 - 184" W x 184" H CAP AND SIGN
 - 188" W x 188" H CAP AND SIGN
 - 192" W x 192" H CAP AND SIGN
 - 196" W x 196" H CAP AND SIGN
 - 200" W x 200" H CAP AND SIGN

BOUNDARY SURVEY
 SCALE: 1" = 20'

STANDARD CERTIFICATION:
 I, THE SURVEYOR, HEREBY CERTIFY THAT THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF ALABAMA.

DATE OF SURVEY: 04-15-10

BY: [Signature]

PROJECT NO.	2115
SHEET NO.	1 OF 1

WE FLORIDA FINANCIAL	
CLIENT NAME	WE FLORIDA FINANCIAL
PROJECT NAME	WE FLORIDA FINANCIAL
DATE	04-15-10
SCALE	1" = 20'

VIC-SCOTT LAND SURVEYING & MAPPING, INC.
 IT'S GOOD!
 1000 S. GULF SHORE BLVD., SUITE 100
 GULF SHORE, ALABAMA 36534
 PHONE: 904.333.1111
 FAX: 904.333.1112
 WWW.VICSCOTTLANDSURVEYING.COM

NO.	DATE	DESCRIPTION



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

May 15, 2017

Ms. Shannon Ley, P.E., Director
Community Development Department
City of ~~Coconut Creek~~ Sunrise
1601 NW 136 Ave, Bldg. A
Sunrise, FL 33323

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

Plat Name: BAYTREE OF INVERRARY
Plat No.: 030-MP-89

Written comments must be received on or before May 23, 2017.

Dear Ms. Ley:

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

If your municipality desires to comment on this application, the comments must be in writing and electronically submitted to the Planning and Development Management Division on or before the above referenced date. Please send your comments via e-mail to our offices at pdminfo@broward.org.

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

If you have any questions, please contact Sue Carrano at 954-357-6627 or scarrano@broward.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Thuy Turner".

Thuy (twee) Turner, AICP, Planning Section Manager
Planning and Development Management Division