

STAFF REPORT
TCWT
026-MP-15

A request to amend the note on the plat has been filed with the Planning and Development Management Division. The plat was approved by the County Commission on December 8, 2015, for 18,000 square feet of industrial use on approximately 4.3 acres. The property is located on the east side of US 27 between Taft Street and Sheridan Street, in the City of Pembroke Pines. The plat was recorded on April 13, 2017 (Plat Book 183, Page 31).

The applicant is requesting to add 122,000 square feet of industrial use for a total of 140,000 square feet. The proposed note reads as follows:

This plat is restricted to **140,000 square feet** of industrial 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 "Industrial" land use category and that this request is in compliance with the permitted uses of the effective Land Use Plan.

The applicant is advised by Access Management staff of the Florida Department of Transportation (FDOT) that a new pre-application must be re-submitted based on this request. For additional information, please contact Djemcy Limage at 954-777-4363 or Djemcy.Limage@dot.state.fl.us. See attached comments.

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 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 Pembroke Pines 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 resolution (No. 2015-R-32) from the City of Pembroke Pines indicates that this request was approved by the City Commission on September 16, 2015.

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 88 PM peak hour trips. The plat is located within the Southwest Concurrency Management District and meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Broward County Land Development Code.

The plat is subject to road impact fees. They 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 interior mezzanines and permanent canopy/roof over any drive-thru facilities, outdoor seating areas and/or exterior loading areas, as defined in the ordinance.

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

- 1) Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **September 14, 2018**.

The amended note must also include language stating the following:

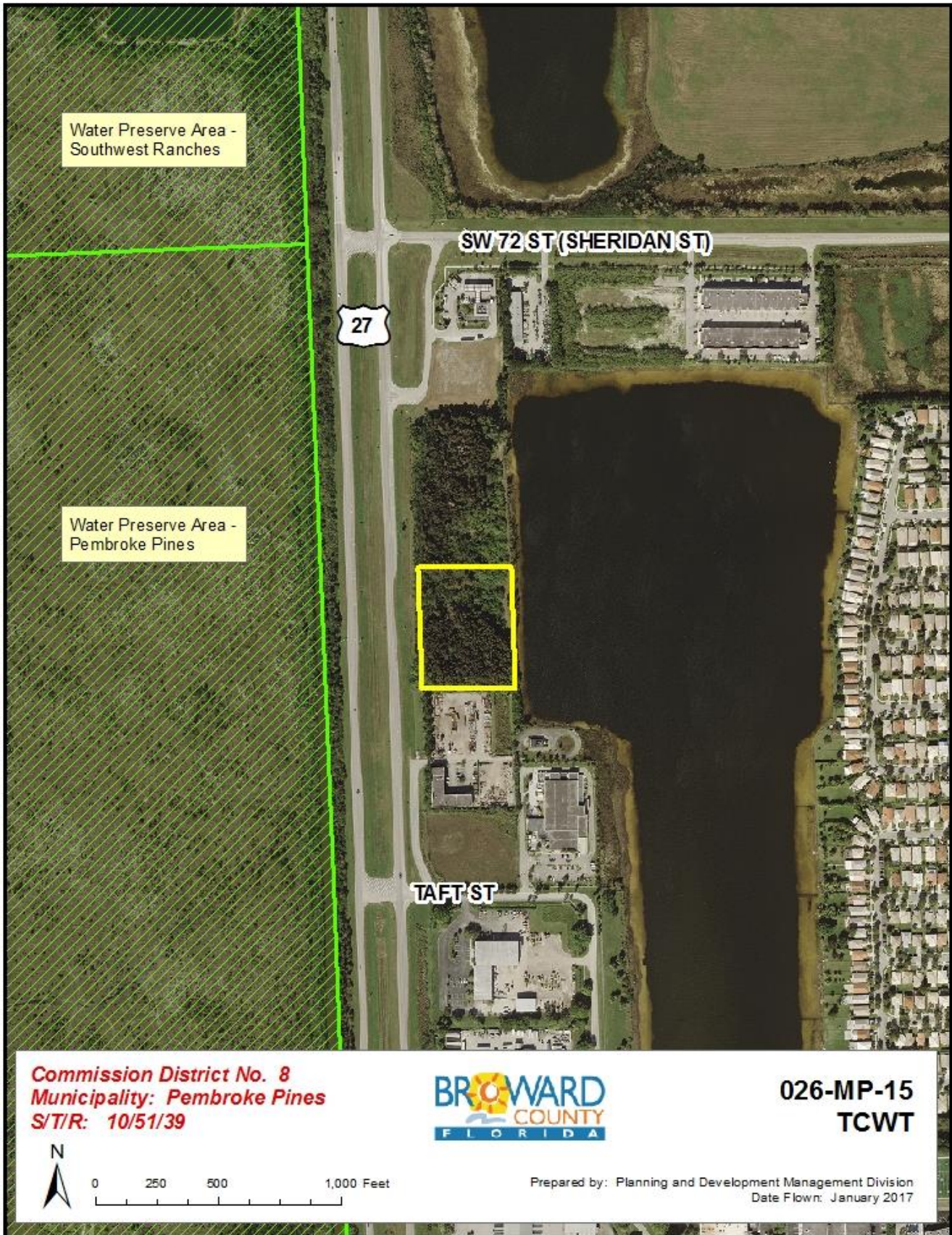
Any structure within this plat must comply with Section IV D.1.f., Development Review requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

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.

KDL





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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for TCWT
(026-MP-15) City of Pembroke Pines

DATE: July 19, 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: This plat is restricted to 18,000 square feet of industrial use.

TO: This plat is restricted to 140,000 square feet of industrial use.

The Future Land Use Element of the City of Pembroke Pines Comprehensive Plan is the effective land use plan for the City of Pembroke Pines. 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 east side of US 27, between Taft Street and Sheridan Street.

The proposed industrial 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: Charles F. Dodge, City Manager
City of Pembroke Pines

Michael Stamm, Director, Planning and Economic Development Department
City of Pembroke Pines



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Blvd.
Fort Lauderdale, FL 33309

JIM BOXOLD
SECRETARY

March 26, 2015

THIS PRE-APPLICATION LETTER IS VALID UNTIL – MARCH 26, 2016
THIS LETTER IS NOT A PERMIT APPROVAL

Jane Storms
Pulice Land Surveyors Inc
5381 Nob Hill Road
Sunrise, Florida 33351

Dear Ms. Storms:

RE: March 26, 2015 - Pre-application Meeting for Category C Driveway SR 25 (East Side Frontage Road) Sec. # 86060 MP – 4.75
Broward County – In the City of Pembroke Pines (Urban) Access Class 02 Posted Speed 55 mph SIS – Yes Ref Project: 430603.1

Request: Two Ingress and egress driveways – one at 25' north of the south end of the property line and second at 200' north of first driveway

SITE SPECIFIC INFORMATION

Project Name & Address: TCWT Plat – TBD - Vacant
Applicant & Property Owner: TCWT, LLC
Parcel Size: 4.32 Acres Max. Use: 140,000 sf Industrial

WE APPROVE YOUR REQUEST

This decision is based on your presentation of information at the pre application meeting - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions: - A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.

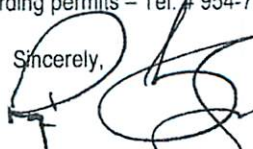
Comments: - NONE

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements,
- All driveways not approved in this letter must be fully removed and the area restored.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact William Wang, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4203, Fax # 954-4223 or e-mail: william.wang@dot.state.fl.us

Sincerely,


Rajendran Shanmugam P.E.
District Traffic Access Manager

WW:nyh
cc: Stan Williams SW
File: s:\Permits\Pre-app Letters\Broward County\TCWT, LLC – SR 29

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

Application: Request to amend the note to add 122,000 square feet of industrial use.
File Number: 026-MP-15
Project Name: TCWT
Comments Due: July 21, 2017
Development Type: Industrial (140,000 Square Feet)

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

Surface Water Management

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

Potable Water Review

This plat will be served by the City of Pembroke Pines's Water Treatment Plant which has a capacity of 18.000 MGD and a maximum daily flow of 14.700 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:	Pembroke Pines
Flow Data:	As of 05/17
EPGMD Licensed Capacity	9.5000 MGD
12 Month Average Flow:	6.1500 MGD
Existing Flow Reserved by Building Permit:	0.3780 MGD
Total Committed Flow:	6.5280 MGD
Estimated Project Flow:	0.0140 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. 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 Broward County Code of Ordinances, Chapter 27, Article XIII.

Page 2
026-MP-15 TCWT

See the attached Conceptual Dredge and Fill Review Report. An Environmental Resource License was issued on January 27, 2017. This plat has previously been reviewed by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division to authorize the filling of 3.1 acres of wetlands.

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 Pembroke Pines 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=85f453365417459f8ba45fa6e5ddb9c>

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. All future industrial uses must be approved by the Environmental Engineering and Permitting Division.

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.

Conceptual Dredge and Fill Review Report

July 7, 2017

Plat Name: TCWT
Plat No: 026-MP-15

LOCATION

Section: 18 Township: 50 South Range: 41 East

Address: US 27, Pembroke Pines (Folio # 513910090010)

FINDINGS

Wetland Characteristics present: Yes No Maybe

COMMENTS

A Jurisdictional Wetlands Determination (File No. WD1307-010) was issued for this site on August 19, 2013. During site inspection, jurisdictional wetlands were observed. An application for an Environmental Resource License was received on May 11, 2015 and an Environmental Resource License was issued on January 27, 2017. Mitigation for filling 3.1 acres of jurisdictional wetlands has been provided by the purchase of 1.7 freshwater credits at the Loxahatchee Mitigation Bank.

Other activities such as lake or canal excavation are regulated under Article XI of the Natural Resource Protection Code and may also require an Environmental Resource License from this Department.

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

PROPOSED RESOLUTION NO. 2015-R-32

RESOLUTION NO. 3472

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA APPROVING THE TCWT PLAT FOR THE APPROXIMATE 4.32-ACRE PROPERTY GENERALLY LOCATED EAST OF U.S. 27, BETWEEN SHERIDAN STREET AND TAFT STREET, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"; RESTRICTING THE PROPERTY TO 140,000 SQUARE FEET OF INDUSTRIAL USE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 13, 2015, the Planning and Zoning Board of the City of Pembroke Pines, Florida in accordance with the law, held a public hearing for the purpose of making its recommendations for the approval of the TWCT Plat, an approximate 4.32-acre property generally located east of U.S. 27, between Sheridan Street and Taft Street; and

WHEREAS, the Planning and Zoning Board voted to transmit the TWCT Plat to the City Commission with a favorable recommendation; and

WHEREAS, the Planning and Zoning Board's approval was based on the original requested plat note restriction of 140,000 square feet of industrial use; and

WHEREAS, applicant will be required to provide proper access on the west side of the plat at site plan approval; and

WHEREAS, City Staff has reviewed this plat, and has determined that it meets all code requirements and recommends approval, subject to satisfaction of Broward County Comments and the City Commission's approval of a municipal dedication agreement; and

WHEREAS, the City Commission of the City of Pembroke Pines, Florida deems it to be in the best interests of the citizens and residents of the City to approve

PROPOSED RESOLUTION NO. 2015-R-32

RESOLUTION NO. 3472

the TWCT Plat, for the approximate 4.32-acre parcel of land generally located east of U.S. 27, between Sheridan Street and Taft Street.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA THAT:

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

Section 2. The City Commission of the City of Pembroke Pines, Florida hereby approves the TWCT Plat, generally east of U.S. 27, between Sheridan Street and Taft Street, as shown in Exhibit "A", attached hereto and by this reference made a part hereof, subject to the condition that the property be restricted to 140,000 square feet of industrial use.

Section 3. If any clause, section, or other part or application of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

Section 4. All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 5. This Resolution shall become effective immediately upon its passage and adoption.

PROPOSED RESOLUTION NO. 2015-R-32


RESOLUTION NO. 3472

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF
PEMBROKE PINES, FLORIDA, THIS 16TH DAY OF SEPTEMBER, 2015.**

CITY OF PEMBROKE PINES, FLORIDA

ATTEST:

BY:


MARLENE GRAHAM, CITY CLERK


MAYOR FRANK C. ORTIS

ORTIS AYE

CASTILLO AYE

SCHWARTZ AYE

APPROVED AS TO FORM:


OFFICE OF THE CITY ATTORNEY

SHECHTER AYE

SIPLE AYE



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 TCWT

Plat Number 026-MP-15 Plat Book - Page 183-30 (If recorded)

Owner/Applicant TCWT, LLC. Phone (954) 444-3600

Address 3535 SW 50th Avenue City Devie State FL Zip Code 33314

Owner's E-mail Address tworkman@workmancorp.com Fax # N/A

Agent PULICE LAND SURVEYORS, INC. Phone (954) 572-1777

Contact Person Elizabeth Tsouroukdissian

Address 5381 Nob Hill Road City Sunrise State FL Zip Code 33351

Agent's E-mail Address elizabeth@pulicelandsurveyors.com Fax # (954) 572-1778

PROPOSED CHANGES

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

Current note for entire plat THIS PLAT IS RESTRICTED TO 18,000 SQUARE FEET OF INDUSTRIAL USE

Proposed note for entire plat THIS PLAT IS RESTRICTED TO 140,000 SQUARE FEET OF INDUSTRIAL USE

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
CITY OF PEMBROKE PINES - 13975 Pembroke Road, Pembroke Pines, FL 33027

Will project be served by an approved sewage treatment plant? If YES, state name and address. Yes No
CITY OF PEMBROKE PINES - 13975 Pembroke Road, Pembroke Pines, FL 33027

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 N/A

Number of students for a daycare center or school STUDENTS N/A

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.
- 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	N/A	N/A	N/A	N/A	N/A

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]

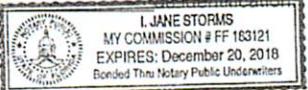
Sworn and subscribed to before me this 3 day of July, 2017

by Elizabeth Tsourovkdisian He/she is personally known to me or

Has presented

Signature of Notary Public: [Signature]

Type or Print Name: I. Jane Storms



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time _____ Application Date 07-03-2017 Acceptance Date _____

Comments Due 07-20-17 C.C. Mtg. Date 09-14-17 Fee \$ 1840

Plats Survey Site Plan City Letter Agreements

Other Attachments(Describe) Resolution 2015-R-32

Title of Request note amendment

Distribute to: Full Review Planning Council School Board Land Use & Permitting

Health Department (on septic tanks and/or wells) Zoning Code Services (unincorporated area only)

Planning & Redevelopment (unincorporated area only) Other _____

Adjacent City none Received by [Signature]