

STAFF REPORT
Center Port Plat
112-MP-96

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 July 1, 1997, for 865,537 square feet of industrial use and 13,500 square feet of office use on 104.11 acres. The property is located on the north side of Copans Road, between I-95 and the CSX Railroad, in the City of Pompano Beach. The plat was recorded on December 9, 1997 (P.B. 164, PG.13).

The plat has been the subject of a number of requests to amend the note. The current note, which was approved by the County Commission on August 13, 2013, restricts the plat as follows (O.R.B. 50101, PG. 1037):

- Parcel A is restricted to 97,794 square feet of industrial use.
 - Parcel B is restricted to 193,000 square feet of industrial use.
 - Parcel C is restricted to no development.
 - Parcel D-1 is restricted to 19,900 square feet of industrial use.
 - Parcel D-2 is restricted to 60,000 square feet of industrial use.
 - Parcels E and F-1 are restricted to 104,141 square feet of industrial use and an existing cellular tower.
 - Parcel F-2 is restricted to 75,500 square feet of furniture store.
 - Parcel F-3 is restricted to 70,000 square feet of industrial use.
 - Parcel F-4 is restricted to 58,000 square feet of industrial use.
 - Parcel F-5 is restricted to 19,400 square feet of industrial use.
 - Parcel F-6 is restricted to 13,400 square feet of industrial use.**
 - Parcel F-7 is restricted to 13,400 square feet of industrial use.
 - Parcel F-8 is restricted to 13,400 square feet of industrial use.
 - Parcel F-9 is restricted to 13,400 square feet of industrial use.
 - Parcel F-10 is restricted to 16,600 square feet of industrial use.
 - Parcel F-11 is restricted to 13,050 square feet of industrial use.
 - Parcel F-12 is restricted to 50,000 square feet of industrial use.
 - Parcel F-13 a 121 room hotel.
 - Parcel F-14 is restricted to 53,633 square feet of industrial/office use. Industrial buildings on Parcel F-14 may have no more than 50% ancillary office per bay or single tenant building.
 - Parcel F-15A (see attached legal description) is restricted to 100,493 square feet of industrial use.
 - Parcel F-15B also known as Units 5,6,7 and 8 (see attached legal description) is restricted to 13,771 square feet of office use, 13,170 square feet of showroom use, and 26,324 square feet of warehouse/storage use with ancillary office.
 - Parcel F-16 is restricted to 42,689 square feet of industrial use.
- Other commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The applicant is requesting to amend the note on Parcel F-6 by allowing for 50% industrial use and 50% office use within one bay or single tenant building in lieu of the general industrial use, which allows for a maximum of 30% office, and increasing the development on this parcel by 7,600 square feet. The requested note for Parcel F-6 reads as follows:

Parcel F-6 is restricted to 21,000 square feet of industrial/office use which permits up to 50% office use within a single tenant building or bay. No free standing office uses or commercial uses 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 "Industrial" land use category and that this proposal is in compliance with the permitted uses of the effective Land Use Plan.

The Aviation Department has indicated that the property is located within 20,000 feet of the Pompano Beach Municipal Airport. Any proposed construction or the use of construction cranes 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 Federal Aviation Administration (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: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The consulting archaeologist also notes that this plat is located within the City of Pompano Beach which is outside 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 Historic Preservation Development Services Department, of the City of Pompano Beach at 954-786-7921, 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.

This project is within the Broward County Water and Wastewater Services (BCWWS) jurisdictional (service) area. A BCWWS Utility Connection Permit will be required before water/wastewater construction may begin. The configurations of water/wastewater facilities will likely change per subsequent detailed plan review associated with the

BCWWS Utility Connection Permit. For additional information, the applicant is advised to visit www.broward.org/WaterServices/Pages/LandDevelopment.aspx.

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 Pompano Beach 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. This request represents an increase of 13 PM peak hour trips. The plat is located within the Northeast Transportation 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.

Road impact fees have been satisfied for the existing development on this plat. Transportation concurrency fees will be assessed for the additional 13 PM peak hour trips generated by this request. These fees shall be based on the gross square footage of any building(s) as defined in the ordinance, and shall be 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.

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.

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 **November 7, 2018**.


The note amendment must include language stating that any structure within this plat must comply with Section IV D.1.f., Development Review requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

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





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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Center Port Plat (Parcel F-6)
(112-MP-96) City of Pompano Beach

DATE: August 30, 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 F-6 is restricted to 13,400 square feet of industrial use.

TO: Parcel F-6 is restricted to 21,000 square feet of industrial/office use. Industrial buildings on Parcel F-6 may have no more than 50% ancillary office per bay or single tenant building.

The Future Land Use Element of the City of Pompano Beach Comprehensive Plan is the effective land use plan for the City of Pompano Beach. That plan designates the area covered by this plat for the uses permitted in the "Industrial" land use category. The plat is located on the north side of Copans Road, between the C.S.X. Railroad and Interstate 95.

The proposed industrial/office 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: Greg P. Harrison, City Manager
City of Pompano Beach

David Recor, Acting Director, Development Services Department
City of Pompano Beach

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

Application: Request to amend the note on Parcel F-6 to add 7,600 square feet of industrial/office use.
File Number: 112-MP-96
Project Name: Center Port Plat
Comments Due: September 1, 2017
Development Type: Industrial (21,000 Square Feet on Parcel F-6)

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 Pompano Beach and is in a dependent water control district under the jurisdiction of the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division. Surface water management plans must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances and the criteria of the Water Control District No. 3. A surface water management license from the Water and Environmental Engineering and Licensing Section will be required prior to any construction.

Potable Water Review

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

This plat will be served by Broward County System (2A) which has a capacity of 30.000 MGD and a maximum daily flow of 15.000 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

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

Wastewater Treatment Plant:	B. C. North Regional
Flow Data:	As of 07/17
EPGMD Licensed Capacity	95.0000 MGD
12 Month Average Flow:	64.0400 MGD
Existing Flow Reserved by Building Permit:	2.5600 MGD
Total Committed Flow:	66.6000 MGD
Estimated Project Flow:	0.0021 MGD

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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.

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.

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 Pompano Beach if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.

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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 Needed 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. All future industrial uses must be approved by the Environmental Engineering and Permitting Division.
3. The subject plat is in the vicinity of a known contaminated site and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.

Be advised that approval of a plat note amendment 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.



Development Services Department
Planning & Zoning Division
City of Pompano Beach, Florida

100 W. Atlantic Boulevard, Pompano Beach, Florida 33060 | p: 954.786.4679 | f: 954.786.4666

July 6, 2017

Thuy Turner
Planning & Development Management Division
1 N. University Drive, Ste 102A
Plantation, Florida 33324

RE: Plat Note Amendment for the Center Port Plat – Letter of No Objection

Mr. Turner:

The City of Pompano Beach has no objection to amending the notation on the Center Port Plat. The change to the note is, as follows:

The City of Pompano Beach has no objection to the following change:

From:

- Parcel A is restricted to 97,794 square feet of industrial use.*
- Parcel B is restricted to 193,000 square feet of industrial use.*
- Parcel C is restricted to no development.*
- Parcel D-1 is restricted to 19,900 square feet of industrial use.*
- Parcel D-2 is restricted to 60,000 square feet of industrial use.*
- Parcels E and F-1 are restricted to 104,141 square feet of industrial use and an existing cellular tower.*
- Parcel F-2 is restricted to 75,500 square feet of furniture store.*
- Parcel F-3 is restricted to 70,000 square feet of industrial use.*
- Parcel F-4 is restricted to 58,000 square feet of industrial use.*
- Parcel F-5 is restricted to 21,000 square feet of industrial/office use (13,460 square feet existing and 7,540 square feet proposed). Industrial buildings on Parcel F-5 may have no more than 50% ancillary office per bay or single tenant building.*
- Parcel F-6 is restricted to 13,400 square feet of industrial use.*
- Parcel F-7 is restricted to 13,400 square feet of industrial use.*
- Parcel F-8 is restricted to 13,400 square feet of industrial use.*
- Parcel F-9 is restricted to 13,400 square feet of industrial use.*
- Parcel F-10 is restricted to 16,600 square feet of industrial use.*
- Parcel F-11 is restricted to 13,050 square feet of industrial use.*
- Parcel F-12 is restricted to 50,000 square feet of industrial use.*
- Parcel F-13 is restricted to a 121 room hotel.*
- Parcel F-14 is restricted to 53,633 square feet of industrial/office use. Industrial buildings on Parcel F-14 may have no more than 50% ancillary office per bay or single tenant building.*
- Parcel F-15A (see attached legal description) is restricted to 100,493 square feet of industrial use.*
- Parcel F-15B also known as Units 5, 6, 7 and 8 (see attached legal description) is restricted to 13,771 square feet of office use, 13,170 square feet of showroom use, and 26,324 square feet of warehouse/storage use with ancillary office.*

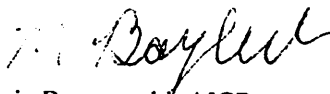
Other commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

To:

*Parcel A is restricted to 97,794 square feet of industrial use.
Parcel B is restricted to 193,000 square feet of industrial use.
Parcel C is restricted to no development.
Parcel D-1 is restricted to 19,900 square feet of industrial use.
Parcel D-2 is restricted to 60,000 square feet of industrial use.
Parcels E and F-1 are restricted to 104,141 square feet of industrial use and an existing cellular tower.
Parcel F-2 is restricted to 75,500 square feet of furniture store.
Parcel F-3 is restricted to 70,000 square feet of industrial use.
Parcel F-4 is restricted to 58,000 square feet of industrial use.
Parcel F-5 is restricted to 21,000 square feet of industrial/office use (13,460 square feet existing and 7,540 square feet proposed). Industrial buildings on Parcel F-5 may have no more than 50% ancillary office per bay or single tenant building.
Parcel F-6 is restricted to 21,000 square feet of industrial/office use which permits up to 50% office use within a single tenant building or bay. No free standing office uses or commercial uses permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.
Parcel F-7 is restricted to 13,400 square feet of industrial use.
Parcel F-8 is restricted to 13,400 square feet of industrial use.
Parcel F-9 is restricted to 13,400 square feet of industrial use.
Parcel F-10 is restricted to 16,600 square feet of industrial use.
Parcel F-11 is restricted to 13,050 square feet of industrial use.
Parcel F-12 is restricted to 50,000 square feet of industrial use.
Parcel F-13 is restricted to a 121 room hotel.
Parcel F-14 is restricted to 53,633 square feet of industrial/office use. Industrial buildings on Parcel F-14 may have no more than 50% ancillary office per bay or single tenant building.
Parcel F-15A (see attached legal description) is restricted to 100,493 square feet of industrial use.
Parcel F-15B also known as Units 5, 6, 7 and 8 (see attached legal description) is restricted to 13,771 square feet of office use, 13,170 square feet of showroom use, and 26,324 square feet of warehouse/storage use with ancillary office.
Parcel F-16 is restricted to 42,689 square feet of industrial use.
Other commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.*

If you have any questions, please contact Maggie Barszewski at 954-786-7921.

Sincerely,



Maggie Barszewski, AICP
Planner

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 Center Port Plat

Plat Number 112 - MP - 96 Plat Book - Page 164 - 13 (If recorded)

Owner/Applicant Great Eastern Acquisition Corp Phone 954-956-1101

Address 1531 NW 12 Ave City Pompano Beach State FL Zip Code 33069

Owner's E-mail Address andrew.teo@signmaplastics.com Fax # _____

Agent Dunay, Miskel & Backman, LLP Phone 561-405-3300

Contact Person Christina Bilenk, Esq.

Address 14 SE 4th Street, Suite 36 City Boca Raton State FL Zip Code 33432

Agent's E-mail Address cbilenk@dmbblaw.com Fax # 561-409-2341

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 Please see attached narrative.

Proposed note for entire plat Please see attached narrative.

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 23

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.) Please see attached.

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

Proposed industrial plat notes which abut residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories plus Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and 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?
Warehouse with ancillary office	13,765	present	No (expand)	No	No

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

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

OWNER/AGENT CERTIFICATION

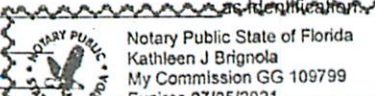
State of Florida
 County of Palm Beach

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

Signature of owner/agent [Signature]
 Sworn and subscribed to before me this 28th day of July, 2017
 by Christina Bilentz He/she is personally known to me or

Has presented [Signature] as identification.

Signature of Notary Public [Signature]
 Type or Print Name Kathleen J. Brignola



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time Application Date 07-31-17 Acceptance Date 08-10-17
 Comments Due 09-01-17 C.C. Mtg. Date 09-26-17 Fee \$ 2090

Plats Survey Site Plan City Letter Agreements

Other Attachments (Describe) _____
 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]



Gary Dunay	Hope Calhoun	Christina Bilenki
Bonnie Miskel	Dwayne Dickerson	Heather Jo Allen
Scott Backman	Ele Zachariades	Andrea Keiser

Plat Note Amendment Request

Great Eastern Acquisition Corporation ("Petitioner") is the owner of the +/- 34,766 square foot property located at 2919 Center Port Circle, which is generally located on the west side of Center Port Circle and east of the C.S.X. Railway Tracks (Folio#4842 2328 0072) ("Property"). The Property is located in the City of Pompano Beach ("City") and Broward County ("County"). The Property is currently developed with a +/- 13,765 square foot warehouse. Petitioner is proposing to add a mezzanine level to the existing warehouse for a total of +/- 19,000 square feet of warehouse ("Project").

The Property is located within Parcel F-6 of the Center Port Plat as recorded in Plat Book 164, Page 13 of the Public Records of Broward County ("Plat"). Petitioner processes a plat note amendment to add industrial square footage to Parcel F-6 of the Plat in order to allow for the Project. Petitioner is not proposing any amendments to any other parcel within the Plat. Specifically, Petitioner is requested amendment to the restrictive note on the Plat as follows:

From:

Parcel A is restricted to 97,794 square feet of industrial use.

Parcel B is restricted to 193,000 square feet of industrial use.

Parcel C is restricted to no development.

Parcel D-1 is restricted to 19,900 square feet of industrial use.

Parcel D-2 is restricted to 60,000 square feet of industrial use.

Parcels E and F-1 are restricted to 104,141 square feet of industrial use and an existing cellular tower.

Parcel F-2 is restricted to 75,500 square feet of furniture store.

Parcel F-3 is restricted to 70,000 square feet of industrial use.

Parcel F-4 is restricted to 58,000 square feet of industrial use.

Parcel F-5 is restricted to 21,000 square feet of industrial/office use (13,460 square feet existing and 7,540 square feet proposed). Industrial buildings on Parcel F-5 may have no more than 50% ancillary office per bay or single tenant building.

Parcel F-6 is restricted to 13,400 square feet of industrial use.

Parcel F-7 is restricted to 13,400 square feet of industrial use.

Parcel F-8 is restricted to 13,400 square feet of industrial use.

Parcel F-9 is restricted to 13,400 square feet of industrial use.

Parcel F-10 is restricted to 16,600 square feet of industrial use.

Parcel F-11 is restricted to 13,050 square feet of industrial use.

Parcel F-12 is restricted to 50,000 square feet of industrial use.

Parcel F-13 is restricted to a 121 room hotel.

Parcel F-14 is restricted to 53,633 square feet of industrial/office use. Industrial buildings on Parcel F-14 may have no more than 50% ancillary office per bay or single tenant building.

Parcel F-15A (see attached legal description) is restricted to 100,493 square feet of industrial use.

Parcel F-15B also known as Units 5, 6,7 and 8 (see attached legal description) is restricted to 13,771 square feet of office use, 13, 170 square feet of showroom use, and 26,324 square feet of warehouse/storage use with ancillary office.

Parcel F-16 is restricted to 42,689 square feet of industrial use.

Other commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

To:

Parcel A is restricted to 97,794 square feet of industrial use.

Parcel B is restricted to 193,000 square feet of industrial use.

Parcel C is restricted to no development.

Parcel D-1 is restricted to 19,900 square feet of industrial use..

Parcel D-2 is restricted to 60,000 square feet of industrial use.

Parcels E and F-1 are restricted to 104,141 square feet of industrial use and an existing cellular tower.

Parcel F-2 is restricted to 75,500 square feet of furniture store.

Parcel F-3 is restricted to 70,000 square feet of industrial use.

Parcel F-4 is restricted to 58,000 square feet of industrial use.

Parcel F-5 is restricted to 21,000 square feet of industrial/office use (13,460 square feet existing and 7,540 square feet proposed). Industrial buildings on Parcel F-5 may have no more than 50% ancillary office per bay or single tenant building.

Parcel F-6 is restricted to 21,000 square feet of industrial/office use which permits up to 50% office use within a single tenant building or bay. No free standing office uses or commercial uses permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Parcel F-7 is restricted to 13,400 square feet of industrial use.

Parcel F-8 is restricted to 13,400 square feet of industrial use.

Parcel F-9 is restricted to 13,400 square feet of industrial use.

Parcel F-10 is restricted to 16,600 square feet of industrial use.

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Parcel F-16 is restricted to 42,689 square feet of industrial use.

Other commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Petitioner respectfully requests that the City provide a letter of no objection for this delegation request application to amend the note on the face of the Plat as described above. Please contact Christina Bilenki, Esq. at (561)405-3300 should you have any questions or need additional information to process this request.

Sincerely,



Christina Bilenki, Esq.

Dunay, Miskel & Backman, LLP

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

PROJECT NUMBER : 7576-15

CLIENT :

SIGMA PLASTICS GROUP

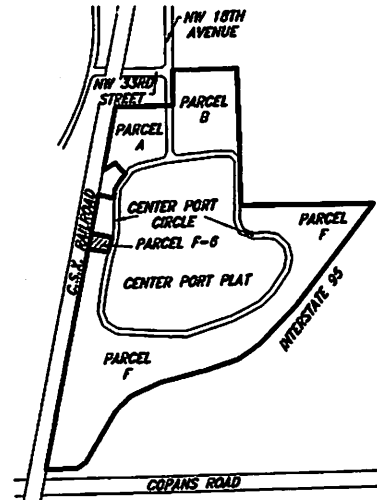
LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION PARCEL F-6:

A PORTION OF PARCEL "F", "CENTER PORT PLAT", AS RECORDED IN PLAT BOOK 164, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "F", SAID NORTHWEST CORNER BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD; THENCE S10°48'34"W, ALONG THE WEST LINE OF SAID PARCEL "F" AND THE EAST RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD, 360.00 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE S10°48'34"W, ALONG THE WEST LINE OF PARCEL "F", 180.00 FEET; THENCE S79°11'26"E, 185.94 FEET; THENCE N15°23'22"E, 180.58 FEET; THENCE N79°11'26"W, 200.35 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA; CONTAINING 34,766 SQUARE FEET, MORE OR LESS.



SITE LAYOUT (NTS)

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. DATA SHOWN HEREON DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF "CENTER PORT PLAT", P.B. 164, PG. 13, B.C.R. SAID LINE BEARS N10°48'34"E.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN AUGUST, 2017. I FURTHER CERTIFY THAT THIS "LAND DESCRIPTION AND SKETCH" MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: 
RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	08/08/17	----	AM	REC

LAND DESCRIPTION & SKETCH

PROPERTY ADDRESS :
2919 CENTER PORT CIRCLE
POMPANO BEACH, FLORIDA

SCALE: N/A

SHEET 1 OF 2