

STAFF REPORT  
Deco Plat  
091-MP-91

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 October 6, 1992 and restricted Parcels A and B to 50,000 square feet of commercial use and Parcel C to open space. The property is located on the northwest corner of State Road 84 and Southwest 12 Avenue, in the City of Fort Lauderdale and contains 6.9 acres. The plat was recorded on January 12, 1993.

The current note, approved by the County Commission on April 4, 2000, reads as follows (INSTRUMENT # 100586454):

This plat is restricted to a 52 room hotel and **2,240 square feet of unrestricted commercial** use on Parcel A. Parcel B is restricted to 109 room hotel. Parcel C is restricted to open space.

The applicant is requesting to increase the commercial use on Parcel A by 1,206 square feet for an amended total of 3,446 square feet. There are no changes proposed to Parcels B and C. The proposed note reads as follows:

This plat is restricted to 52 room hotel and **3,446 square feet of commercial** use on Parcel A, a 109 room hotel on Parcel B and open space on Parcel C. Free standing banks and/or banks with drive/thru facilities are not permitted within the plat without approval from the Broward County Commissioners who shall review and address these uses for increased impacts.

This request was evaluated by the Reviewing Agencies.

The attached memorandum from the Broward County Planning Council indicates that the effective Land Use Plan designates the area covered by this plat for the uses permitted in the "Commercial" land use category and that this request is in compliance with the permitted uses of the effective Land Use Plan.

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 State Road 7 (US 441). The applicant is advised to contact Djemcy Limage, FDOT Access Management, at 954-777-4363 or [Djemcy.Limage@dot.state.fl.us](mailto:Djemcy.Limage@dot.state.fl.us).

The Broward County Aviation Department has indicated that the property is within 20,000 feet of Fort Lauderdale-Hollywood International 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.

Broward County's consulting archaeologist has reviewed this request and, based on available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), has determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archeological or paleontological sensitivity. The consulting archaeologist also notes that this property is located in the City of Fort Lauderdale and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Fort Lauderdale Urban Design and Planning Division at 954-828-7101 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org).

The Environmental Planning and Community Resilience Division has reviewed this request and at this time, this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

The attached letter from the City of Fort Lauderdale indicates no objection to this request which was approved by the Urban Design and Planning Division on August 31, 2017.

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, this request represents an increase of 13 PM peak hour trips. The plat is located within the Eastern Core 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 transportation concurrency fees for the proposed additional commercial use on Parcels A will be assessed and paid in accordance with the fee schedule in effect during the review of construction plans by the Development and Environmental Review Section of the Planning and Development Management Division. These fees will be based on the gross square footage of any building(s) 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 **December 5, 2018**.

The amended note must also include language stating the following:

Continued

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*







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

**Application:** Request to amend the note to add 1,206 square feet of commercial use to Parcel A.  
**File Number:** 091-MP-91  
**Project Name:** Deco Plat  
**Comments Due:** October 9, 2017  
**Development Type:** Hotel (52 Rooms on Parcel A and 109 Rooms on Parcel B) and Commercial (3,446 Square Feet on Parcel A)

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 Fort 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 Fort Lauderdale's Water Treatment Plant which has a capacity of 90.000 MGD, a maximum daily flow of 51.000 MGD, and the estimated project's flow is 0.0003 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>G.T. Lohmeyer</b>
Flow Data:	<b>As of 08/17</b>
EPGMD Licensed Capacity	<b>48.0000 MGD</b>
12 Month Average Flow:	<b>38.2300 MGD</b>
Existing Flow Reserved by Building Permit:	<b>1.3600 MGD</b>
Total Committed Flow:	<b>39.5900 MGD</b>
Estimated Project Flow:	<b>0.0003 MGD</b>

In accordance with Section 5-182(g) of the Broward County Land Development Code, to date the existing wastewater treatment and disposal facility has sufficient plant capacity to provide for the wastewater treatment and disposal needs of the development proposed by this application.

The applicant is advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding, or altering either a gravity sanitary sewer, a sanitary force main, or a pump station. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system.

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**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.

See the attached Conceptual Dredge and Fill Review Report. An Environmental Resource Licenses, No. DF93-1001 and DF00-1193, were issued for the wetlands on this site. A Conservation Easement over the mitigation area was recorded in O.R. Book 45906, Page 671.

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 Fort Lauderdale 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; however, it is adjacent to the La Preserve Mitigation Area, a private 2.17 acre forested fresh water wetland, which is included in the Protected Natural Lands Inventory. The applicant is advised that this plat must not propose any development that may have a negative impact upon the continued preservation of the Natural Land. 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>

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**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. 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.
4. Note that Environmental Engineering and Permitting Division records indicate that at least one underground fuel pipeline is located in the vicinity of this plat. Prior to conducting any subsurface work, the developer must contact Sunshine State On-Call at 1-800-432-4770 to properly mark the location of the pipeline(s) to ensure that work is not in the location of this fuel pipeline(s).

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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.



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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Deco Plat  
(091-MP-91) City of Fort Lauderdale

DATE: October 2, 2017

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat. The proposal is to change the restrictive note on the plat as follows:

FROM: This plat is restricted to a 52-room hotel/motel and 2,240 square feet of unrestricted commercial use on Parcel A, 58,075 square foot (109 room) hotel/motel on Parcel B and open space on Parcel C.

TO: This plat is restricted to a 52-room hotel/motel and 3,446 square feet of commercial use on Parcel A, 58,075 square foot (109 room) hotel/motel on Parcel B and open space on Parcel C.

The Future Land Use Element of the City of Fort Lauderdale Comprehensive Plan is the effective land use plan for the City of Fort Lauderdale. 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 northwest corner of Southwest 12 Avenue and West State Road 84.

The existing and proposed hotel/motel, commercial, and open space 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:KJW

cc: Lee Feldman, City Manager  
City of Fort Lauderdale

Anthony Fajardo, Director, Department of Sustainable Development  
City of Fort Lauderdale





**Florida Department of Transportation**

**RICK SCOTT**  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

**MIKE DEW**  
SECRETARY

November 9, 2017

THIS PRE-APPLICATION LETTER IS VALID UNTIL – November 9, 2018  
THIS LETTER IS NOT A PERMIT APPROVAL

Ed Ploski  
Corporate Property Service Inc  
1239 E. Newport Center Drive, Suite 113  
Deerfield Beach, FL 33442

Dear Ed Ploski:

**RE: November 9, 2017 - Pre-application Meeting for Category D Driveway**  
Broward County - City of Fort Lauderdale, Urban; SR 84; Sec. # 86080; MP: 18.450  
Access Class - 05; Posted Speed - 45 mph; SIS - Influence Area; Ref. Project  
Request: Maintain existing right-in/ right-out driveway located approximately 260 feet west of SW 12 Ave.

**SITE SPECIFIC INFORMATION**  
Project Name & Address: McDonald's Corporation #009/0040 - Mariana Mile Blvd. and SW 12 Ave.  
Applicant/Property Owner: McDonald's Corporation  
Parcel Size: 0.78 Acres Development Size: 3,500 SF and 2 Drive-thru Lanes Fast-food Restaurant

**WE APPROVE YOUR REQUEST**

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

**Conditions:**

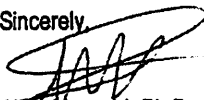
**Comments:**

- Existing right turn lane is required.

- 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 Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, or e-mail: [geysa.sosa@dot.state.fl.us](mailto:geysa.sosa@dot.state.fl.us).

Sincerely,  
  
Aidi Massahi, Ph.D.

District Access Management Manager

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2017-11-09\3. 86080 MP 18.450 SR 84\_McDonald's\86080 MP 18.450 SR 84\_McDonald's.docx

[www.dot.state.fl.us](http://www.dot.state.fl.us)



September 16, 2017

Josie Sesodia, Director  
Broward County Environmental Protection and Growth Management Department  
1 North University Drive, Building A, Suite 102  
Plantation, Florida 33324

**RE: Municipal Letter for Plat Note Amendment – DECO PLAT**

Dear Ms. Sesodia:

The City of Fort Lauderdale has received a request for a municipal letter regarding plat note amendment to the DECO PLAT, according to the Plat thereof as recorded in Plat Book 153, page(s) 115-118, of the Public Records of Broward County, Florida.

As per Broward County Code Section 5-181, changes to plat approval conditions shall not be accepted unless the municipality has issued a letter or has adopted a resolution stating the municipality's position regarding the application. The specific plat note amendment request is as follows:

**From:**

*This plat is restricted to a 52 room hotel/motel and 2,240 square feet of commercial use on Parcel A, a 58,075 square foot (109 room hotel/motel on Parcel B and open space on Parcel C. Any structure within the plat must comply with Section IVD.1.f, development review requirements of the Broward County Land Use Plan, regarding hazards to air navigation.*

**To:**

*This plat is restricted to 52 room hotel/motel and 3,446 square feet of commercial use on Parcel A, a 58,075 square foot (109 room hotel/motel on Parcel B and open space on Parcel C. Any structure within the plat must comply with Section IVD.1.f, development review requirements of the Broward County Land Use Plan, regarding hazards to air navigation. Free standing banks and/or banks with drive-thru facilities are not permitted within the plat without approval from the Broward County Commissioners who shall review and address these uses for increased impacts.*

City staff has reviewed the proposed plat note amendment and has determined that the note change is consistent with the development permit issued for Case A17042, Amendment to Site Plan Level II, and approved by the Urban Design and Planning Division on August 31, 2017.

If you have any questions or require additional information, please feel free to contact Yvonne Redding, Planner at 954-828-6495 or at [yredding@fortlauderdale.gov](mailto:yredding@fortlauderdale.gov).

Sincerely,

Anthony Greg Fajardo, Director  
Department of Sustainable Development

Cc via email: Christopher Lagerbloom, Assistant City Manager  
Ella Parker, Urban Design and Planning, Department of Sustainable Development  
Broward County Planning and Development Management Division





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 Deco Plat  
 Plat Number 091-MP-091 Plat Book - Page 153-3 (If recorded)  
 Owner/Applicant McDonald's Corporation 009/0040 Phone (813) 630-9634  
 Address 113 SW 11th Court, Suite C City Fort Lauderdale State FL Zip Code 33315  
 Owner's E-mail Address Rosangela.Demello@us.mcd.com Fax # N/A  
 Agent Corporate Property Services, Inc. Phone (954) 426-5144  
 Contact Person Edward P. Ploski AICP  
 Address 1239 E. Newport Center Drive Ste,113 City Deerfield Beach State FL Zip Code 33442  
 Agent's E-mail Address ed@corporatepropertyservices.net Fax # N/A

**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 Exhibit A attached.  
 Proposed note for entire plat See Exhibit A attached.

**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  
 See Exhibit A-1 attached \_\_\_\_\_  
 Will project be served by an approved sewage treatment plant? If YES, state name and address  Yes  No  
 See Exhibit A-1 attached \_\_\_\_\_  
 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 39 Proposed  
 Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS 50  
 Number of students for a daycare center or school STUDENTS N/A  
 Reasons for this request (Attach additional sheet if necessary.) See Exhibit 'B' attached

**FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT**

Proposed industrial plat notes which about 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?
McDonald's Restaurant	2,240 sq. ft.	Current	Add area		

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 15 day of Sept, 2017  
by Edward P. Ploski  He/she is personally known to me or  
 Has presented \_\_\_\_\_ as identification.  
Signature of Notary Public [Signature]  
Type or Print Name LILIANE D. GUIMARAES  
MY COMMISSION #FF185522  
EXPIRES January 23, 2019  
FloridaNotaryService.com

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

Time \_\_\_\_\_ Application Date 9/18/17 Acceptance Date \_\_\_\_\_ Fee \$ 2,090  
Comments Due 10/9/17 C.C. Mtg. Date \_\_\_\_\_ Fee \$ 2,090  
 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]



## **EXHIBIT 'A'**

**Current Plat Restriction Note:** This plat is restricted to a 52-room hotel/motel and 2,240 square feet of unrestricted commercial use on Parcel "A". Parcel "B" is restricted to 58,075 square feet (109 rooms) hotel/motel. Parcel "C" is restricted to open space. Any structure within this plat must comply with Section IVD.1.f, development review requirements of the Broward County Land Use Plan, regarding hazards to air navigation.

**Proposed Plat Restriction Note:** This plat is restricted to 52 room hotel/motel and 3,446 square feet of commercial use on Parcel "A", a 58,075 square feet (109 room) hotel/motel on Parcel B and open space on Parcel C. Any structure within this plat must comply with Section IVD.1.f, development review requirements of the Broward County Land Use Plan, regarding hazards to air navigation. Free standing banks and/or banks with drive-thru facilities are not permitted within the plat without approval from the Broward County Commissioners who shall review and address these uses for increased impacts.

