

STAFF REPORT
Oriole Industrial Park
062-UP-81

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 March 25, 1982, for 65,754 square feet of commercial use and 36,943 square feet of industrial use on Parcel A on 13.06 acres. The property is located on the east side of North Powerline Road, south of Green Road and north of Northwest 44 Street, in the City of Deerfield Beach. The plat was recorded on March 29, 1983 (P.B. 116, PG. 1).

The current note, approved by the County Commission on June 6, 2017 (INSTR #114609986) reads as follows:

Parcel A is restricted to 65,754 square feet of commercial use (55,030 square feet existing, 10,724 square feet proposed) and **38,943 square feet of industrial use** (31,560 square feet existing, 7383 square feet proposed). Industrial buildings may have 30%-50% ancillary office or 30% ancillary commercial use per bay or single tenant building upon satisfaction of impact/concurrency fees. Freestanding banks and/or banks with drive-thru facilities are not permitted within the plat without approval from the Board of County Commissioners who shall review and address these uses for increased impacts.

The applicant is requesting to revise the note on the plat to add 2,000 square feet of industrial use to Parcel A for proposed mezzanine floor area within the existing buildings. The proposed note language reads as follows:

Parcel A is restricted to 65,754 square feet of commercial use (55,030 square feet existing, 10,724 square feet proposed) and **40,943 square feet of industrial use** (31,560 square feet existing, 9483 square feet proposed). Industrial buildings may have 30%-50% ancillary office or 30% ancillary commercial use per bay or single tenant building upon satisfaction of impact/concurrency fees. Freestanding banks and/or banks with drive-thru facilities are not permitted within the plat without approval from 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 the requested plat note amendment complies with the permitted uses of the effective Land Use Plan. Planning Council staff states the existing and proposed commercial use applied the "20% Industrial-to-Commercial" flexibility rule on February 5, 1988, through Ordinance No. 87-31(Z).

The attached Resolution No. 2017/148 from the City of Deerfield Beach indicates that the proposed note amendment was approved by the City Commission on December 5, 2017.

The attached letter of no objection was received from the adjacent Broward Municipal Services District (BMSD).

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

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 applicant is advised that this project is within the Broward County Water and Wastewater Services (BCWWS) jurisdictional (service) area and a BCWWS Utility Connection Permit will be required before water/wastewater construction can 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 please visit:

www.broward.org/WaterServices/Pages/LandDevelopment.aspx.

The Aviation Department has advised that this property is within 20,000-feet of Fort Lauderdale Executive Airport and Pompano Beach Municipal Airport. Any proposed construction, use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 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 Deerfield Beach and within the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Deerfield Beach, Planning and Development Services at 954-480-4200 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.

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 1 PM peak hour trips. The plat is located within the North Central 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.

The proposed additional 2,000 square feet of industrial use are subject to transportation concurrency fees, which will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval.

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 **March 20, 2019**.

The amended note must also include language stating the following:

Any structure within this plat must comply with Section 2B.1.f, Development Review requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

- A) If a building permit for a principal building (excluding dry models, sales and construction offices) first inspection approval are not issued by **June 6, 2022**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **June 6, 2022**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

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

Finally, the applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed

by a state or federal agency or undertakes actions that result in a violation of state or federal law.

JWP



Commission District No. 4
Municipality: Deerfield Beach
S/T/R: 15/48/42



062-UP-81
Oriole Industrial Park




0 250 500 1,000 Feet

Prepared by: Planning and Development Management Division
Date Flown: January 2017



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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Oriole Industrial Park
(062-UP-81) City of Deerfield Beach

DATE: January 19, 2018

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: Parcel A is restricted to 65,754 square feet of commercial use (55,030 square feet existing, 10,724 square feet proposed) and 38,943 square feet of industrial use (21,066 square feet existing, 17,877 square feet proposed). Industrial buildings may have 30%-50% ancillary office or 30% ancillary commercial use per bay or single tenant building upon satisfaction of impact/concurrency fees.

TO: Parcel A is restricted to 65,754 square feet of commercial use (55,030 square feet existing, 10,724 square feet proposed) and 40,943 square feet of industrial use (21,066 square feet existing, 19,877 square feet proposed). Industrial buildings may have 30%-50% ancillary office or 30% ancillary commercial use per bay or single tenant building upon satisfaction of impact/concurrency fees.

The Future Land Use Element of the City of Deerfield Beach Comprehensive Plan is the effective land use plan for the City of Deerfield Beach. 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 southeast corner of Green Road and Powerline Road.

The existing and proposed industrial use is in compliance with the permitted uses of the effective land use plan.

Regarding the existing and proposed commercial use, Planning Council staff has received written documentation that Broward County applied the "20% Industrial-to-Commercial" flexibility rule to this plat on February 5, 1988, through Ordinance No. 87-31(Z).

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.

Oriole Industrial Park
January 19, 2018
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BBB:PMS

cc: Burgess Hanson, City Manager
City of Deerfield Beach

Eric M. Power, AICP, Director, Planning and Development Services
City of Deerfield Beach



RESOLUTION NO. 2017/148

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE PLAT APPLICATION SUBMITTED BY CRYSTAL POINTE COMMERCIAL PROPERTIES, LLC, TO AMEND THE RESTRICTIVE PLAT NOTE ON PARCEL A OF THE ORIOLE INDUSTRIAL PARK PLAT; TO PERMIT AN ADDITIONAL 2,000 SQUARE FEET OF INDUSTRIAL USE MEZZANINE SPACE AT THE PROPERTY LOCATED AT 4500-4950 N. POWERLINE ROAD, DEERFIELD BEACH, FLORIDA, WITHIN THE INTENSE COMMERCIAL BUSINESS ZONING DISTRICT (APPLICATION NO. 17-P-209); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 17-P-209 (the "Plat Application") has been submitted to the City by Crystal Pointe Commercial Properties, LLC (the "Applicant") to amend the restrictive plat note on Parcel A of the Oriole Industrial Park Plat to permit an additional 2,000 square feet of industrial use mezzanine space at the property located at 4500-4950 N. Powerline Road, Deerfield Beach, Florida, within the Intense Commercial Business Zoning (the "Industrial Development"); and

WHEREAS, the site for the existing Industrial Development is approximately 9.832-acres described as ORIOLE INDUSTRIAL PARK 116-1 B PARCEL A S 1284, as more particularly described in the file and located at 4500-4950 N. Powerline Road, Deerfield Beach, Florida (the "Property"); and

WHEREAS, on April 19, 2017, the City Commission approved a plat note amendment for the Property, which provided in part as follows: "Parcel A of this plat is restricted to 65,754 square feet of commercial use (55,030 existing, 10,724 proposed) and 38,943 square feet of industrial use (31,560 square feet existing, 7,383 proposed)"; and

WHEREAS, the Plat Application submitted by the Applicant for the existing Industrial Development would permit an additional 2,000 square feet of industrial use, thereby increasing the total amount of industrial use on Parcel A to 40,943 square feet if approved; and

WHEREAS, the Plat Application for the Industrial Development was reviewed by pertinent City staff; and

WHEREAS, the Plat Application would permit the addition of mezzanine space to the previously approved industrial buildings on the Property and is being processed concurrently with a minor site plan modification request (Case 16-B3c-23 Rev.1); and

WHEREAS, the City Commission has considered the evidence and testimony presented by the Applicant and other interested parties and the recommendations of the various City of Deerfield Beach review agencies and staff; and

Resolution No. 2017/148

WHEREAS, the City Commission has determined that the Plat Application meets all departmental and Land Development Code requirements and finds it in the best interest of the City to approve the Plat Application.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part hereof.

Section 2. The Plat Application is hereby approved, subject to the conditions set forth in the Plat Application and the Development Review Comments as amended, and dated November 8, 2017, which conditions are hereby incorporated herein by this reference.

Section 3. All resolutions or parts of resolutions in conflict herewith, be and the same, are hereby repealed to the extent of such conflict.

Section 4. Should any section or provision of this Resolution or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part thereof other than the part declared to be invalid.

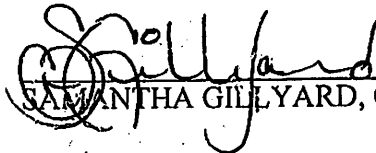
Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 5TH DAY OF DECEMBER, 2017.



BILL GANZ, MAYOR

ATTEST:



SAMANTHA GILLIARD, CMC, CITY CLERK



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521 • 954-519-1412

e-COMMENTS for
Delegation Request: Amend the Plat Note



TO: Review Agencies

PLAT NAME: Oriole Industrial Park

PLAT NO.: 062-UP-81

COMMENT DUE DATE: JANUARY 19, 2018

Please find an application for the above plat which was submitted to you for verification of the *Standards of the Broward County Land Development Code*, as amended.

To comply with the review requirements mandated by the Code, your written comments must be submitted electronically to this office by the date indicated above. **If your comments are not received by the above date, we will understand that to mean you have no objection to the plat as submitted.**

Please note that all agency comments should now be e-mailed to the Planning and Development Management Division at: pdmdinfo@broward.org. For additional information, please contact Karina da Luz at 954-357-6617 (or kdaluz@broward.org). Your cooperation is greatly appreciated!

 X NO OBJECTION TO THE PLAT AS SUBMITTED.

 THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.

 THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

In the space provided below, please type/print your name, agency and phone number:

Heather E. Cunniff, AICP, Senior Planner

COMMENTS:

Print Name

Planning and Development Management Division

Agency

954-357-5657

Phone Number

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

Application: Delegation Request (To amend the note to increase the industrial use by 2,000 square feet.)
File Number: 062-UP-81
Project Name: Oriole Industrial Park
Comments Due: January 28, 2018
Development Type: Commercial (65,754 Square Feet; 55,030 Existing / 10,724 Proposed) and Industrial (40,943 Square Feet; 31,560 Existing / 9,383 Proposed)

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 Deerfield 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. 2. 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 plat will be served by Broward County's Water Treatment Plant which has a capacity of 56.000 MGD and a maximum daily flow of 33.450 MGD. 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 11/17
EPGMD Licensed Capacity	95.0000 MGD
12 Month Average Flow:	64.0400 MGD
Existing Flow Reserved by Building Permit:	2.6400 MGD
Total Committed Flow:	66.6800 MGD
Estimated Project Flow:	0.0107 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.

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062-UP-81 ORIOLE INDUSTRIAL PARK

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 to 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 the Broward County Code of Ordinances, Chapter 27, Article XIII.

Review of available information indicates that, at this time, there are no wetlands within the boundaries of this 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, such as 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 of the Environmental Engineering and Permitting Division at 954-519-1483 at the earliest time to determine if, and what type of, a license may be required prior to undertaking any surface disturbing activities.

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of south Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section.

Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Deerfield 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.

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 Protected Natural Lands Inventory may be accessed at:

<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>.

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062-UP-81 ORIOLE INDUSTRIAL PARK

Additional Comments Addressing Certain Environmental Protection Actions Needing to be Taken to Implement the Project

1. Any discharges to ground or surface waters, excluding stormwater, will require review and approval from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
2. Future industrial uses must be approved by the Environmental Engineering and Permitting Division.
3. 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.
4. 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 Section must approve any dewatering activities at the subject location.

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.



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 Oriole Industrial Park
 Plat Number 062-4P-81 Plat Book - Page 116-1 (If recorded)
 Owner/Applicant Crystal Pointe Commercial Properties, LLC Phone _____
 Address 2811 NE 36th Street City Lighthouse Point State FL Zip Code 33064
 Owner's E-mail Address jbchauncey@outlook.com Fax # _____
 Agent Cauifield & Wheeler Inc. Phone 561-392-1991
 Contact Person G. Allan Hendricks, RLA
 Address 7900 Glades Rd. Suite 100 City Boca Raton State FL Zip Code 33434
 Agent's E-mail Address allan@cwiasoc.com Fax # 561-750-1452

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 Parcel A of this plat is restricted to 65,754 square feet of commercial use and 35,943 square feet of industrial use. Commercial/retail uses are not allowed within the industrial square footage without the approval of the Board of County Commissioners who shall review and address these uses for increase impact.
 Proposed note for entire plat SEE 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
 Broward County Water and Wastewater Services 2555 Copans Rd. Pompano Beach, FL 33069
 Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
 Broward County Water and Wastewater Services 2555 Copans Rd. Pompano Beach, FL 33069
 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 365
 Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS _____
 Number of students for a daycare center or school STUDENTS _____
 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?
Industrial/Com	79,000	occupied	X		

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 Jeffrey Chauncey, mgr.
Sworn and subscribed to before me this 11th day of December, 2017
by Jeffrey Chauncey He/she is personally known to me or
 Has presented _____ as identification.
Signature of Notary Public Bobbi A. Swinehart
Type or Print Name Bobbi A. Swinehart

BOBBI A. SWINEHART
Notary Public - State of Florida
Commission # FF 235321
My Comm. Expires Sep 25, 2019
Registered through National Notary Assn.

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time 3:30 p.m. Application Date 12-26-2017 Acceptance Date 01-05-18
Comments Due 01-22-18 C.C. Mtg. Date _____ Fee \$ 2,090
 Plats Survey Site Plan City Letter Agreements
Other Attachments(Describe) _____
Title of Request amend note
Distribute to: Full Review Planning Council School Board Land Use & Permitting
 Health Department (on septic tanks and/or wells) Zoning Code Services (unincorporated area only)
 Planning & Redevelopment (unincorporated area only) Other _____
Adjacent City BCMSD Received by [Signature]

ORIOLE INDUSTRIAL PARK

Existing Note:

Parcel A is restricted to 65,754 square feet of commercial use (55,030 square feet existing, 10,724 square feet proposed) and 38,943 square feet of industrial use (21,066 square feet existing, 17,877 square feet proposed.) Industrial buildings may have 30%-50% ancillary office or 30% ancillary commercial use per bay or single tenant building upon satisfaction of impact/concurrency fees. Freestanding banks and/or banks with drive-thru facilities are not permitted within the plat without approval from the Board of County Commissioners who shall review and address these uses for increased impacts.

Proposed Note:

Parcel A is restricted to 65,754 square feet of commercial use (55,030 square feet existing, 10,724 square feet proposed), 40,943 square feet of industrial use (21,066 square feet existing, 19,877 square feet proposed.) Industrial buildings may have 30%-50% ancillary office or 30% ancillary commercial use per bay or single tenant building upon satisfaction of impact/concurrency fees. Freestanding banks and/or banks with drive-thru facilities are not permitted within the plat without approval from the Board of County Commissioners who shall review and address these uses for increased impacts.