

STAFF REPORT  
Lyons and Sample Road Plat  
080-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 November 3, 1992 for 395,038 square feet of commercial use on Tract A and 8,000 square feet of commercial use, excluding restaurants, on Tract C, on 22.5 acres, more or less. The property is located on the northeast (Tract A) and northwest (Tract C) of Sample Road and Lyons Road. The plat was recorded on December 18, 1992 (Book 152, Page 44).

The current note approved by the County Commission on January 18, 1994 (O.R. Book 21833, Page 471) reads as follows:

This plat is restricted to 200,000 square feet of commercial use on Tract A and **8,000 square feet of commercial use (no restaurants) on Tract C.**

The applicant is requesting to revise the note to replace the commercial use with a service station/convenience store with 16 fueling positions. The proposed note language reads as follows:

This plat is restricted to 200,000 square feet of commercial use on Tract A and **service station/convenience store with 16 fueling positions on Tract C.**

A companion item to amend the non-vehicular access line along Northwest 37 Street as measured from the corner cord of Tract C to reduce the length from 100-feet to 35-feet is also scheduled for County Commission consideration on March 20, 2017.

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 "MainStreet-Coconut Creek Regional Activity Center" land use category and that the plat is subject to the recorded "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center" (O.R.B 43496, Page 947). In addition, Planning Council staff note that Tract C is located within an area that was the subject of several Broward County Land Use Plan amendments that included voluntary restrictions.

The attached letter from the City of Coconut Creek indicates no objection to the requested amendment.

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

The attached pre-application letter from the Florida Department of Transportation (FDOT) indicates approval of the proposed level of development subject to the conditions and comments contained therein. 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 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 Broward County Aviation Department has no objections to the request. The applicant is advised by staff of the Aviation Department that any proposed construction on this property with a height exceeding 200 feet, or the use of cranes or other high-lift equipment, must be reviewed to determine if the Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply to this development. Based on the location of the proposed project, the FAA, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The consulting archaeologist also notes that this plat is located within the City of Coconut Creek which is within the archaeological and historical jurisdiction of Broward County Historic Preservation Ordinance 2014-32. If any archaeological materials are discovered during the course of development, the property owner must notify the Broward County Historic Preservation Officer, Richard (Rick) Ferrer, of the Planning and Development Management Division at 954-357-9731 or [rferrer@broward.org](mailto:rferrer@broward.org), and the project may proceed in accordance with Ordinance 2014-32, Section 5-536.5(g). In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner of 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).

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 74 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 16 fueling positions on Tract C 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:

- A) If a building permit for a principal building (excluding dry models, sales and construction offices) first inspection approval are not issued by **March 20, 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 **March 20, 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










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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Lyons & Sample Road Plat (Tract C)  
(080-MP-91) City of Coconut Creek

DATE: January 9, 2018

Planning Council staff has reviewed the proposed restrictive note on the above referenced plat as follows:

FROM: Tract C is restricted to 8,000 square feet of commercial use (no restaurants).

TO: Tract C is restricted to a 16 fueling position service station with ancillary canopy, carwash and convenience store.

The Future Land Use Element of the City of Coconut Creek Comprehensive Plan is the effective land use plan for the City of Coconut Creek. That plan designates Tract C of this plat for the uses permitted in the "MainStreet-Coconut Creek Regional Activity Center" land use category. Tract C of this plat is located on the northwest corner of Sample Road and Lyons Road.

Regarding the proposed 16 fueling position service station with ancillary canopy, carwash and convenience store use, Tract C of this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center" as recorded in Official Record Book 43496, Pages 947-952.

Planning Council staff notes that Tract C of this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PC 05-12/PCT 05-9, PCT 07-3 and PCT 10-3, which amended various future land use designations to the "MainStreet-Coconut Creek Regional Activity Center." Said amendments were adopted by the Broward County Commission on December 13, 2005, September 11, 2007 and September 14, 2010, subject to the following voluntary restrictions:

- Mitigation of anticipated school students resulting from the residential dwelling units;
- Construct missing roadway segments of Cullum Road and Banks Road (applicable only to development associated with the legal description as recorded in Official Record Book 47783, Pages 372-377 of the Broward County Public Records); and

**Lyons & Sample Road Plat (Tract C)**  
**January 9, 2018**  
**Page Two**

- Fair-share contribution of approximately \$5.9 million towards nearby transit infrastructure improvements, programmed roadway improvements, and/or pedestrian/greenway improvements (applicable only to development associated with the legal description as recorded in Official Record Book 47783, Pages 372-377 of the Broward County Public Records).

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:DBT

cc: Mary C. Blasi, City Manager  
City of Coconut Creek

Sheila Rose, AICP, Director, Department of Sustainable Development  
City of Coconut Creek





SHEILA N. ROSE  
DEPARTMENT DIRECTOR

October 25, 2017

Josie P. Sesodia, Director  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
1 N. University Drive  
Plantation, Florida 33324

**RE: Shell/Daily's Project  
Lyons and Sample Road Plat - Note Amendment**

Dear Josie Sesodia:

Please be advised that the City of Coconut Creek has no objection to the proposed note amendment described below.

**From:** This Plat is restricted to 200,000 square feet of commercial use on Tract A and 8,000 square feet of commercial use (no restaurants) on Tract C.

**To:** This Plat is restricted to 200,000 square feet of commercial use on Tract A and 16 fueling position service station with ancillary canopy, carwash and convenience store on Tract C.

Should you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

  
W. SCOTT STOUDENMIRE, AICP  
Deputy Director of Sustainable Development

WSS:jw

\\pdcl\data\Development Services\Common\Documents\PLANNING & ZONING\Project Coordinator\Letters\L-17117 Shell Dailys Delegation Note.docx



# Florida Department of Transportation

RICK SCOTT  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

MIKE DEW  
SECRETARY

November 20, 2017

**THIS PRE-APPLICATION LETTER IS EXTENDED UNTIL – November 20, 2018**  
**THIS LETTER IS NOT A PERMIT APPROVAL**

Ryan Thomas  
Thomas Engineering Group LLC  
1000 Corporate Drive, Suite 250  
Fort Lauderdale, Florida 33334

Dear Mr. Thomas:

**RE: November 20, 2017 - Pre-application Extension for Category D Driveway, Date of Pre-application Meeting: May 14, 2015**  
Broward County - City of Coconut Creek, Urban; SR 834; Sec. # 86028; MP: 3.950  
Access Class - 03; Posted Speed - 45 mph; SIS - N; Ref. Project: FM 436341.1 & FM 436319.1  
**Request: Use the existing channelized right in-only driveway located 325' west of Lyons Rd., and the existing right in/out, left in at NW 47 Ave.**

**SITE SPECIFIC INFORMATION**  
Project Name & Address: First Coast Energy/Store # 1810- 4701 W. Sample Road, Coconut Creek, Florida 33073  
Applicant/Property Owner: Ryan Thomas  
Parcel Size: 2.12 Acres Development Size: 5,000 SF C. Store & Car Wash + 16 FP

### 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:**

- A minimum driveway length of 15 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.

**Comments: None**

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

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

Please contact 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,

  
Aidin Massahi, Ph.D.  
District Access Management Manager

cc: Roger Lemieux   
File: S:\Transportation Operations\Traffic Operations\Access Management\11. Pre-Apps and Variance\2015-06-14\5. 86028 MP 3.950 SR 834\_First Coast Energy Store #1810\86028 MP 3.950 SR 834\_First Coast Energy Store #1810.docx

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



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

**Application:** Delegation Request (To amend the note to eliminate commercial use and add 16 fueling positions to Tract C)  
**File Number:** 080-MP-91  
**Project Name:** Lyons and Sample Road Plat  
**Comments Due:** January 11, 2018  
**Development Type:** Commercial (200,000 Square Feet) and Service Station (16 Fueling Positions)

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 Coconut Creek 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 Cocomar Water Control District. A surface water management license from the Water and Environmental Licensing Section will be required prior to any construction.

**Potable Water Review**

This plat will be served by the City of Coconut Creek's Water Treatment Plant which has a capacity of 30.000 MGD, a maximum daily flow of 15.100 MGD, and the estimated project's flow is 0.020 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 4. 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](http://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>B. C. North Regional</b>
Flow Data:	<b>As of 02/17</b>
EPGMD Licensed Capacity	<b>95.0000 MGD</b>
12 Month Average Flow:	<b>64.0400 MGD</b>
Existing Flow Reserved by Building Permit:	<b>2.6400 MGD</b>
Total Committed Flow:	<b>67.6800 MGD</b>
Estimated Project Flow:	<b>0.0216 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

Page 2  
080-MP-91 LYONS AND SAMPLE ROAD PLAT

components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.

### **Natural Resources Preservation**

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.

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

This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:

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

### **Additional Comments Addressing Certain Environmental Protection Actions 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.

Page 3

080-MP-91 LYONS AND SAMPLE ROAD PLAT

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. Any vehicle washing facility not connected to a sanitary sewer system must recycle 100% of its wash water and no discharge to the drainage system will be permitted.
3. A demolition notice of the existing use will be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
4. A Storage Tank License may be required if there will be fuel storage associated with either an emergency generator system or a service station. Contact the Environmental and Consumer Protection Division at 954-519-1260 for specific license requirements.
5. 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.



**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 Lyons and Sample Road Plat  
 Plat Number 80-MP-91 Plat Book - Page 152/44 (If recorded)  
 Owner/Applicant First Coast Energy, LLP Phone 954.761.2929  
 Address c/o 200 E. Broward Blvd. Suite 1800 City Fort Lauderdale State FL Zip Code 33301  
 Owner's E-mail Address c/o Maria.Neufeld@gmlaw.com Fax # \_\_\_\_\_  
 Agent Greenspoon Marder, PA Phone 954-761-2929  
 Contact Person Maria Neufeld, Esq.  
 Address 200 E. Broward Blvd, Suite 1800 City Ft. Lauderdale State FL Zip Code 33301  
 Agent's E-mail Address maria.neufeld@gmlaw.com Fax # \_\_\_\_\_

**PROPOSED CHANGES**

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary.)  
 Current note for entire plat See attached  
 \_\_\_\_\_  
 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  
City of Coconut Creek BCUD 2A  
 Will project be served by an approved sewage treatment plant? If YES, state name and address  Yes  No  
City of Coconut Creek BCUD 4  
 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 25  
 Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS NA  
 Number of students for a daycare center or school STUDENTS NA  
 Reasons for this request (Attach additional sheet if necessary.) See attached narrative

**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?
Gas Station	5,000	current	no	no	yes

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 18 day of October, 2017  
by Maria Newfeld  He/she is personally known to me or  
 Has presented \_\_\_\_\_ as identification.  
Signature of Notary Public: [Signature] Susan A. Barnum  
Type or Print Name: Susan A. Barnum  
Commission # GG121929  
Expires: July 23, 2021  
Bonded thru Aaron Notary

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

Time Application Date 12-12-2017 Acceptance Date 12-21-2017  
Comments Due 01-11-2017 C.C. Mtg. Date \_\_\_\_\_ Fee \$ 2,410  
 Plats  Survey  Site Plan  City Letter  Agreements  
Other Attachments(Describe) \_\_\_\_\_  
Title of Request amend 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]

**Lyons and Sample Road Plat Note Amendment Narrative**

Our client, First Coast Energy, LLP ("Applicant"), proposes to develop in the City of Coconut Creek ("City") an 8 pump, 16 fueling position gas station with car wash and a 5,000 square foot Daily's convenience store. The development site is a 2.11 +/- acre parcel located on north west corner of West Sample Road and Lyons Road with NW 37<sup>th</sup> Street to the north and NW 47<sup>th</sup> Avenue to the west, located on the Lyons and Sample Road Plat with Folio number 4842 17 04 0020. The Property is located on Tract C of the Lyons & Sample Road Plat (80-MP-91), recorded in Book 152 Page 44 of the Public Records of Broward County, Florida ("Plat").

Pursuant to this letter, the Applicant requests the review and approval by the County of the following amendment to the Plat to allow for the above referenced proposed development of the Property:

**Current Note:**

This plat is restricted to 200,000 square feet of commercial use on Tract A and 8,000 square feet of commercial use (no restaurants) on Tract C.

**Proposed Note:**

This plat is restricted to 200,000 square feet of commercial use on Tract A and a 16 fueling position service station with ancillary canopy, carwash and convenience store on Tract C.