

## STAFF REPORT

Leder Hillsboro Company Limited – Part 1  
042-UP-83

A request to amend the note on the plat approval has been filed with the Planning and Development Management Division. This plat was approved by the Broward County Board of County Commissioners on June 5, 1984 for 10,000 square feet of veterinary hospital and 8,000 square feet of kennel, on 4.53 acres. The property is located on the north side of Hillsboro Boulevard, between Lyons Road and Northwest 39 Avenue, in the City of Coconut Creek. This plat was recorded on November 12, 1985 (Plat Book 125, Page 31).

The current note approved by the Broward County Board of County Commissioners on February 18, 1997 (Official Records Book 33516, Page 133) reads as follows:

This plat is restricted to 10,000 square feet of veterinary hospital, 8,000 square feet of kennel and 50,600 square feet of commercial use.

The applicant is requesting to revise the note on the plat to reduce the commercial use to 26,000 square feet, eliminate the 10,000 square feet of veterinary hospital, change 8,000 square feet of kennel for a total of 15,000 square feet of pet lodge and add 120,000 square feet of self-storage use. The proposed note language reads as follows:

This plat is restricted to 26,000 square feet of commercial use, 15,000 square feet of pet lodge and 120,000 square feet of self-storage use.

A companion item to amend the non-vehicular access line along Hillsboro Boulevard adjacent to the plat is also scheduled for County Commission consideration on April 10, 2018. The request is to move the driveway opening to the west side of the property.

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 “Low (3) Residential” land use category. Planning Council staff has received written documentation that the City of Coconut Creek applied the “5% Residential-to-Commercial” flexibility rule to the plat on January 9, 1999, through Ordinance No. 179-96. Planning Council staff note the application of the “5% flexibility rule” is not subject to Policy 2.10.1 of the Broward County Land Use Plan, since the flexibility rule was applied prior to the effective date of the policy (i.e., February 4, 1997); therefore, the proposed uses are in compliance with the permitted uses of the effective land use plan.

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 a decrease of 139 PM peak hour trips. The plat is located within the North Central Transportation Concurrency Management Area and meets the regional transportation concurrency standards specified in Section 5-182(a)(5)(a) of the Broward County Land Development Code.

Impact fees were paid 25,422 square feet of commercial, 7,818 square feet of veterinary hospital and 2,850 square feet of kennel and this represents 284 PM peak hour trips. The proposed note of 26,000 square feet of commercial, 15,000 square feet

of pet lodge and 120,000 square feet of self-storage use generates 300 PM peak hour trips. Transportation concurrency fees for the additional 16 PM peak hour trips 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 the plat by **April 10, 2019**, in accordance with Sec 5-189 (f)(1) of the Land Development Code and in accordance with Florida Statutes 252.363.

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 **April 10, 2023**, 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 **April 10, 2023**, 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.



**Commission District No. 2**  
**Municipality: Coconut Creek**  
**S/T/R: 05/48/42**



**042-UP-83**  
**Leder Hillsboro**  
**Company Limited - Part 1**




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 Leder Hillsboro Company LTD Part I  
(042-UP-83) City of Coconut Creek

DATE: February 13, 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: This plat is restricted to 10,000 square feet of veterinary hospital, 8,000 square feet of kennel and 50,600 square feet of commercial use.

TO: This plat is restricted to 26,000 square feet of existing commercial use, 15,000 square feet of pet lodge and 120,000 square feet of self-storage use.

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 the area covered by this plat for the uses permitted in the "Low (3) Residential" land use category. This plat is generally located on the north side of Hillsboro Boulevard, between Lyons Road and Northwest 39 Avenue.

Regarding the existing and proposed commercial, pet lodge and self-storage uses, Planning Council staff has received written documentation that the City of Coconut Creek applied the "5% Residential-to-Commercial" flexibility rule to the plat on January 9, 1996, through Ordinance No. 179-96, which permits up to 5% of the area designated "Residential" within a flexibility zone to be used for neighborhood office and/or retail sales of merchandise or services. Planning Council staff notes that this application of the "5% flexibility rule" is not subject to Policy 2.10.1 of the Broward County Land Use Plan since the flexibility rule was applied prior to the effective date of the policy (i.e., February 4, 1997).

Therefore, the proposed commercial, pet lodge and self-storage 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.

**Leder Hillsboro Company LTD Part 1**  
**February 13, 2018**  
**Page Two**

BBB:KJW

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

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





DEPARTMENT OF SUSTAINABLE DEVELOPMENT  
PLANNING & ZONING DIVISION  
4800 WEST COPANS ROAD  
COCONUT CREEK, FLORIDA 33063



SHEILA N. ROSE  
DEPARTMENT DIRECTOR

January 31, 2018

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

**RE: Leder Hillsboro Company Limited – Part 1 Plat  
Note Amendment – Delegation Request**

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 10,000 square feet of veterinary hospital, 8,000 square feet of kennel and 50,600 square feet of commercial use.

**To:** This Plat is restricted to 26,000 square feet of existing commercial use, a 15,000 square feet pet lodge, and 120,000 square feet of self-storage use.

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

\\pdc\data\Development Services\Common\Documents\PLANNING & ZONING\Project Coordinator\Letters\L-18003 Leder Delegation Note2.docx



**Florida Department of Transportation**

RICK SCOTT  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

MIKE DEW  
SECRETARY

February 1, 2018

THIS PRE-APPLICATION LETTER IS VALID UNTIL – February 1, 2019  
THIS LETTER IS NOT A PERMIT APPROVAL

James Kahn  
Keith and Associates  
301 East Atlantic, Pompano Beach, FL 33060

Dear James Kahn:

RE: **February 1, 2018 - Pre-application Meeting for Category D Driveway**  
Broward County - City of Coconut Creek, Urban; SR 810; Sec. # 86120; MP: 1.3  
Access Class - 05; Posted Speed - 45 mph; SIS - Influence Area; Ref. Project:  
**Request: Right-in/right-out driveway on SR 810/W Hillsboro Blvd located approximately 1220 feet west of NW 39<sup>th</sup> Ave. Turn lane to be bus bay combination w/ bicycle lane as previously approved Driveway cuts at existing locations. One approximately 100 feet east from west property line.**

**SITE SPECIFIC INFORMATION**  
Project Name & Address: **Self-storage & pet lodge - 4181 Hillsboro Blvd.**  
Applicant/Property Owner: **Leder Hillsboro Co LTD**  
Parcel Size: **4.4 Acres** Development Size: **Existing 26,000 S.F Commercial & 15,000 S.F Pet Lodge & 120,000 S.F Self-Storage**

**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 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 100 feet is required.
- A right turn lane is required must meet FDOT design standards and include space for bicycle lane.
- Recorded cross access agreements with the adjacent property to the east and west properties shall be provided at the time of Permit

**Comments:**

- 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,

  
Arin Messahi, Ph.D.

District Access Management Manager

cc: Roger Lemieux 

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2018-02-01\1. 86120 MP 1.300 SR 810\_Self-storage & pet

lodge\86120 MP 1.300 SR 810\_Self-storage & pet lodge.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 reduce the commercial use to 24,100 square feet, eliminate the veterinary hospital and kennel uses, and add 15,000 square feet of pet lodge and 120,000 square feet of self-storage use)

**File Number:** 042-UP-83

**Project Name:** Leder Hillsboro Company Limited – Part 1

**Comments Due:** February 2, 2018

**Development Type:** Commercial (24,100 Square Feet), Pet Lodge (15,000 Square Feet), and Self-Storage (120,000 Square Feet)

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

**Surface Water Management**

This plat is located in the City of 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 0.018 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>B. C. North Regional</b>
Flow Data:	<b>As of 11/17</b>
EPGMD Licensed Capacity	<b>95.0000 MGD</b>
12 Month Average Flow:	<b>68.7400 MGD</b>
Existing Flow Reserved by Building Permit:	<b>2.6970 MGD</b>
Total Committed Flow:	<b>71.4370 MGD</b>
Estimated Project Flow:	<b>0.0078 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. 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,

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and construction for both onsite and offsite components of the conveyance system. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.

### **Natural Resources Preservation**

This plat is not located in a wellfield zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.

Any activity on this site, including construction, which handles, uses, produces or stores any regulated substance, as listed in said regulation, shall be required to comply with the Environmental Engineering and Permitting Division's wellfield protection regulations. In addition, surface water management system design should incorporate criteria relating to sensitive receiving waters.

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>

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042-UP-83 LEDER HILLSBORO COMPANY LIMITED – PART 1

**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. 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. 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.

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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.



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 Leder Hillsboro Company Limited- Part 1  
 Plat Number 042-UP-83 Plat Book - Page 125/31 (If recorded)  
 Owner/Applicant Leder Hillsboro Co. Ltd. Phone 561.289.1377  
 Address 4755 Technology Way Suite 203 City Boca Raton State FL Zip Code 33431  
 Owner's E-mail Address smleder@ledergroup.com Fax # \_\_\_\_\_  
 Agent Keith & Associates Phone 954.788.3400  
 Contact Person James Kahn  
 Address 301 E. Atlantic Blvd. City Pompano Beach State FL Zip Code 33060  
 Agent's E-mail Address jkahn@keith-associates.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 10,000 square feet of veterinary hospital, 6,000 square feet of kennel and 50,600 square feet of commercial use.  
 Proposed note for entire plat 26,000 square feet of existing commercial use, a 15,000 square feet pet lodge, and 120,000 square feet of self-storage use.

**PLEASE ANSWER THE FOLLOWING QUESTIONS**

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?  
 Yes  No  Don't Know  
 If YES, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.  
 Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)?  Yes  No  
 If YES, provide LUPA number: \_\_\_\_\_  
 Does the note represent a change in TRIPS?  Increase  Decrease  No Change  
 Does the note represent a major change in Land Use?  Yes  No  
 Will project be served by an approved potable water plant? If YES, state name and address.  Yes  No  
City of Coconut Creek  
 Will project be served by an approved sewage treatment plant? If YES, state name and address  Yes  No  
City of Coconut Creek  
 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 89  
 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.) change veterinary/kennels to pet lodge and add self storage uses, and modify commercial

**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?
General Commercial	25,422 SF	current	yes	no	no
Veterinary hospital & Kennels	10,876 SF	2015	no	partial	will be

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 \_\_\_\_\_  
Sworn and subscribed to before me this 31st day of January, 2018  
by Jame Kahn  He is personally known to me or

Has presented  
Signature of Notary Public \_\_\_\_\_  
Type or Print Name Michael Vonder Meulen  


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

Time 8:30am Application Date 01/31/18 Acceptance Date 02/01/18  
Comments Due 02/15/18 C.C. Mtg. Date 04/10/18 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 \_\_\_\_\_



301 East Atlantic Boulevard, Pompano Beach, Florida 33060-6643

Tel: 954-788-3400 Fax: 954-788-3500

January 12, 2018

Broward County  
Development Management  
1 University Drive  
Plantation, FL

RE: Leder Hillsboro Company Limited- Part 1 Plat  
042 UP 83  
Note Narrative

Dear Sirs;

The Leder Hillsboro Plat Limited- Part 1 Plat (LHCLP1) was approved for 10,000 square feet of veterinary hospital, 8,000 square feet of kennel and 50,000 square feet of commercial. On December 14, 2017 the City of Coconut Creek approved a site plan and rezoning to Planned Commercial Development for this plat and the adjacent Leder Plat Hillsboro Limited- Part-2 Plat (Site plan attached to application). The approved project consists of commercial use, pet lodge and self-storage which necessitates a note change to approved uses.

The LHCLP1 plat contains the pet lodge self-storage building and 24,097 square feet of existing commercial. The proposed note amendment is for 24,100 square feet of commercial use that is existing, 15,000 square feet of pet lodge and 120,000 square feet of self-storage use.

Sincerely,

A handwritten signature in blue ink, appearing to read "James Kahn", is written over a horizontal line.

James Kahn, AICP  
Keith & Associates Inc.