

STAFF REPORT  
Lanier Plat  
013-MP-12

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 Broward County Board of County Commissioners ("Board") on January 8, 2013. The current note reads:

10,000 square feet of commercial use on Parcel A; 10,000 square feet of commercial use on Parcel B (3,324 square feet existing and 6,676 square feet proposed); and **75,000 square feet of commercial use on Parcel C.**

The property is located on the southeast corner of Martin Luther King Boulevard and Northwest 31 Avenue, in the City of Pompano Beach. It measures 7.14 acres. The plat was recorded on June 11, 2013 (Book 180, Page 182).

The applicant is requesting to revise the note on the plat note to replace the 75,000 square feet of commercial use with 75,000 square feet of industrial use on Parcel C. The proposed note language reads as follows:

This plat is restricted to 10,000 square feet of commercial use on Parcel A; 10,000 square feet of commercial use on Parcel B (3,324 square feet existing and 6,676 square feet proposed); and **75,000 square feet of industrial use on Parcel C.** Industrial buildings may have up to 50% ancillary office 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.

A companion item to amend the non-vehicular access line along Northwest 31 Avenue to provide a new 50-foot access opening restricted to emergency access only at the northwest corner of Parcel C is also scheduled for the Board consideration on June 5, 2018.

This request was evaluated by the Reviewing Agencies.

The attached memorandum from the Broward County Planning Council indicates that the effective Land Use Plan designates the area covered by this plat for the uses permitted in the "Commercial" land use category. Regarding the proposed industrial use, Planning Council staff notes that the City of Pompano Beach Future Land Use Element permits wholesale, storage, light fabricating and/or warehouse uses in the "Commercial" land use category. Planning Council staff has received correspondence indicating that the proposed use consists of warehouse and ancillary office uses, which are considered in compliance with the effective land use plan.

The attached letter from the City of Pompano Beach 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.

Continued

The attached pre-application letter from the Florida Department of Transportation (FDOT) indicates approval of the proposed level of development on Parcel C is 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 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 on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield. 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 Pompano Beach and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Pompano Beach, Development Services Department at 954-786-7921 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org).

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 465 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.

Continued

The proposed industrial use on Parcel C shall be 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 **June 5, 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 for **Parcel C** by **June 5, 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 for **Parcel C** by **June 5, 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.

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.

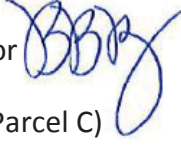


Continued





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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Lanier Plat (Parcel C)  
(013-MP-12) City of Pompano Beach

DATE: March 22, 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 as follows:

FROM: Parcel C of this plat is restricted to 75,000 square feet of commercial use.

TO: Parcel C of this plat is restricted to 75,000 square feet of industrial/office use which permits up to 50% office use within a single tenant building or bay.

The Future Land Use Element of the City of Pompano Beach Comprehensive Plan is the effective land use plan for the City of Pompano Beach. That plan designates the area covered by this plat for the uses permitted in the "Commercial" land use category. This plat is generally located on the east side of Northwest 31 Avenue, between Martin Luther King, Jr. Boulevard and Northwest 8 Street.

Regarding the proposed industrial use, Planning Council staff notes that the City of Pompano Beach Future Land Use Element permits wholesale, storage, light fabricating and/or warehouse uses in the "Commercial" land use category. Planning Council staff has received correspondence indicating that the proposed use consists of warehouse and ancillary office uses, which are considered in compliance with the effective land use plan.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:DBT

cc: Greg P. Harrison, City Manager  
City of Pompano Beach

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



January 26, 2018

Ms. Josie P. Sesodia, Director  
Planning and Development Management Division  
Environmental Protection and Growth Management Department  
1 North University Drive, Box 102A  
Plantation, FL 33324

RE: Plat Note Amendment for use restrictions and NVAL Change for the Lanier Plat –  
Letter of No Objection

Ms. Sesodia:

The City of Pompano Beach has no objection to amending the notation on Parcel C of the Lanier Plat, nor with the NVAL change. The change to the note is, as follows:

From:

This plat is restricted to 10,000 square feet of commercial use on Parcel A; 10,000 square feet of commercial use on Parcel B (3,324 square feet existing and 6,676 square feet proposed); and 75,000 square feet of commercial use on Parcel C. No freestanding banks or drive-thru bank facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

To:

Parcel C is restricted to 75,000 square feet of industrial/office use which permits up to 50% office use within a single tenant building or bay. No freestanding office uses or commercial uses permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The applicant is also requesting that the NVAL be changed on NW 31<sup>st</sup> Avenue to permit emergency access in accordance with the site plan. Please see enclosed legal description of the new NVAL

The City also has no objection to these changes on the Plat.

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

Regards,



Maggie Barszewski, AICP  
Planner



## Florida Department of Transportation

RICK SCOTT  
GOVERNOR

3400 West Commercial Blvd.  
Fort Lauderdale, FL 33309

MICHAEL DEW  
SECRETARY

March 23, 2018

THIS PRE-APPLICATION LETTER IS VALID UNTIL – March 23, 2019  
THIS LETTER IS NOT A PERMIT APPROVAL

Alfonso Orellana  
Keith and Associates  
301 East Atlantic  
Pompano Beach, FL 33060

Dear Alfonso Orellana:

RE: **March 23, 2018 - Pre-application Meeting for Category C Driveway, Date of Pre-Application Meeting: June 22, 2017**  
Broward County - City of Pompano Beach, Urban; SR 849; Sec. # 86130; MP: 2.500  
Access Class - 06; Posted Speed - 40 mph; SIS - Influence Area; Ref. Project:  
**Request: Driveway 1: Full access driveway on SR 849/NW 31<sup>st</sup> Avenue located approximately 880 feet south of Dr. Martin Luther King Boulevard.**  
**Driveway 2: Emergency access driveway, on SR 849/NW 31<sup>st</sup> Avenue located approximately 570 feet south of Dr. Martin Luther King Boulevard.**

### SITE SPECIFIC INFORMATION

Project Name & Address: **Pompano Beach Business Park - 1200 N.W. 31<sup>st</sup> Avenue, Pompano Beach, Florida 33069**  
Applicant/Property Owner: **MAS Development**  
Parcel Size: **4.36 Acres** Max. Sq.ft./Proposed LU: **54,000 S.F. Business Park**

### 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.
- A right turn lane is required to serve driveway 1 and must meet FDOT design standards and include space for bicycle lane.
- Driveway 2 shall be used for emergency access only. Driveway 2 shall be stabilized with grass and gated.

#### 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,

  
Aigim Massani, Ph.D.  
District Access Management Manager

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2017-06-22\2. 86130 MP 2.500 SR 849\_Pompano Office Park\86130 MP 2.500 SR 849\_Pompano Office Park.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 replace 75,000 square feet of industrial use with 75,000 square feet of commercial use on Parcel C)  
**File Number:** 013-MP-12  
**Project Name:** Lanier Plat  
**Comments Due:** 3/26/2018  
**Development Type:** Commercial (20,000 Square Feet) and Industrial (75,000 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 Pompano Beach and is in the Central Broward Water Control District No. 3. Surface water management plans for this plat must meet the criteria of the Water Control District. A surface water management permit must be obtained from this District prior to any construction.

**Potable Water Review**

This plat will be served by the City of Pompano Beach's Water Treatment Plant which has a capacity of 50.000 MGD, a maximum daily flow of 20.000 MGD, and the estimated project's flow is 0.015 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>0.0095 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, 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.



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013-MP-12 LANIER PLAT

**Natural Resources Preservation**

This plat is located in wellfield zone 3 of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

Applicant has been informed that the proposed development contains or abuts water bodies or will be creating same. Excavation or filling of any surface waters, or the construction or repair of in-water structures such as seawalls and docks, are regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License.

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

Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Pompano Beach if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.

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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**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 Broward County Hazardous Material License may be required. Contact the Environmental Assessment and Remediation Section of the Environmental and Consumer Protection Division at 954-519-1260 for specific license requirements.

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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 <u>Lanier Plat</u>	
Plat Number <u>013-MP-12</u>	Plat Book - Page <u>180/182</u> (If recorded)
Owner/Applicant <u>MLEF1-2 LLC</u>	Phone <u>305-512-1145</u>
Address <u>19959 W. Country Club Dr #904</u>	City <u>Aventura</u> State <u>FL</u> Zip Code <u>33180</u>
Owner's E-mail Address <u>alan@masdevelopment.net</u>	Fax # _____
Agent <u>Keith &amp; Associates Inc</u>	Phone <u>954-788-3400</u>
Contact Person <u>James Kahn</u>	
Address <u>301 E. Atlantic Blvd.</u>	City <u>Pomappano Beach</u> State <u>FL</u> Zip Code <u>33060</u>
Agent's E-mail Address <u>j Kahn@keith-associates.com</u>	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 Pompano Beach 1205 NE 5 AVE Pompano Beach FL

Will project be served by an approved sewage treatment plant? If YES, state name and address ☒ Yes ☐ No  
CITY OF Pompano Beach 1205 NE 5 AVE

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 68

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 unrestricted commercial to business park

**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?
NA					

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]

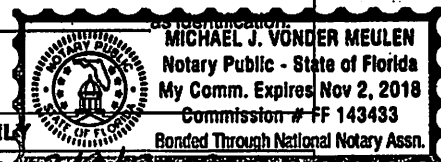
Sworn and subscribed to before me this 1st day of March, 2018

by James Kahn ☒ He/she is personally known to me or

☐ Has presented

Signature of Notary Public [Signature]

Type or Print Name Michael Vonder Meulen



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

Time 2:53 PM Application Date 3/9/2018 Acceptance Date 3/21/2018

Comments Due 3/26/2018 C.C. Mtg. Date TBD Fee \$ 2090

☐ Plats ☒ Survey ☐ Site Plan ☒ City Letter ☐ Agreements

Other Attachments(Describe) FDOT PRE-APP LETTER

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

Received by

## **LANIER PLAT**

### **Current Restriction**

This plat is restricted to 10,000 square feet of commercial use on Parcel A; 10,000 square feet of commercial use on Parcel B (3,324 square feet existing and 6,676 square feet proposed); and 75,000 square feet of commercial use on Parcel C. No free standing banks or drive-thru bank facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

### **Proposed Restriction**

This plat is restricted to 10,000 square feet of commercial use on Parcel A; 10,000 square feet of commercial use on Parcel B (3,324 square feet existing and 6,676 square feet proposed); Parcel C is restricted to 75,000 square feet of industrial/office use which permits up to 50% office use within a single tenant building or bay. No free standing office uses or commercial uses permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.