

STAFF REPORT
Keith-Willemann Plat
021-MP-86

A request to revise 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 March 27, 1986. The current note reads:

This plat is restricted to **2,373 square feet of commercial use**. Restaurants are not permitted without the approval of the Board of County Commissioners who will review and address these uses for increased impacts.

The property is located on 0.85 acre, on the northeast corner of West Sunrise Boulevard and Northwest 47 Avenue, in the City of Plantation. The plat was recorded on August 5, 1986 (P.B. 129, PG. 14).

The applicant is requesting to amend the note on the plat by adding a service station/convenience store with 10 fueling positions and 527 square feet of commercial use. The proposed note language reads as follows:

This plat is restricted to **service station/convenience store with 10 fueling positions and 2,900 square feet of commercial use**. Restaurants, freestanding banks and banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who will review and address these uses for increased impacts.

This request was evaluated by the Reviewing Agencies.

The attached memorandum from the Broward County Planning Council indicates that the effective Land Use Plan designates the area covered by this plat for the uses permitted in the “Plantation State Road7/U.S. Local Activity Center” land use category and that this request subject to the executed “Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Local Activity Center,” as recorded in Official Record Book 50665, Pages 782-787.

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

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

The attached pre-application letter from the Florida Department of Transportation (FDOT) indicates approval of the proposed modifications on 0.85 acres of the site 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.

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 this plat. However, the information submitted with this plat application does not indicate the height of any proposed buildings. 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 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 may need to conduct a 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 Plantation which is outside the boundaries of 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 Chief Administrator Officer, of the City of Plantation at 954-797-2212, 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.

This plat with the amended note satisfies the regional park concurrency requirement of Section 5-182(i) and the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, this request represents an increase in 109 PM peak hour trips. The plat is located within the 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.

Impact fees are satisfied for the 2,373 square feet of commercial use. The additional 527 square feet of commercial use and service station/convenience store with 10 fueling positions are subject to transportation concurrency fees which will be assessed and paid in accordance with the fee schedule specified in the ordinance 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 **August 14, 2019**.

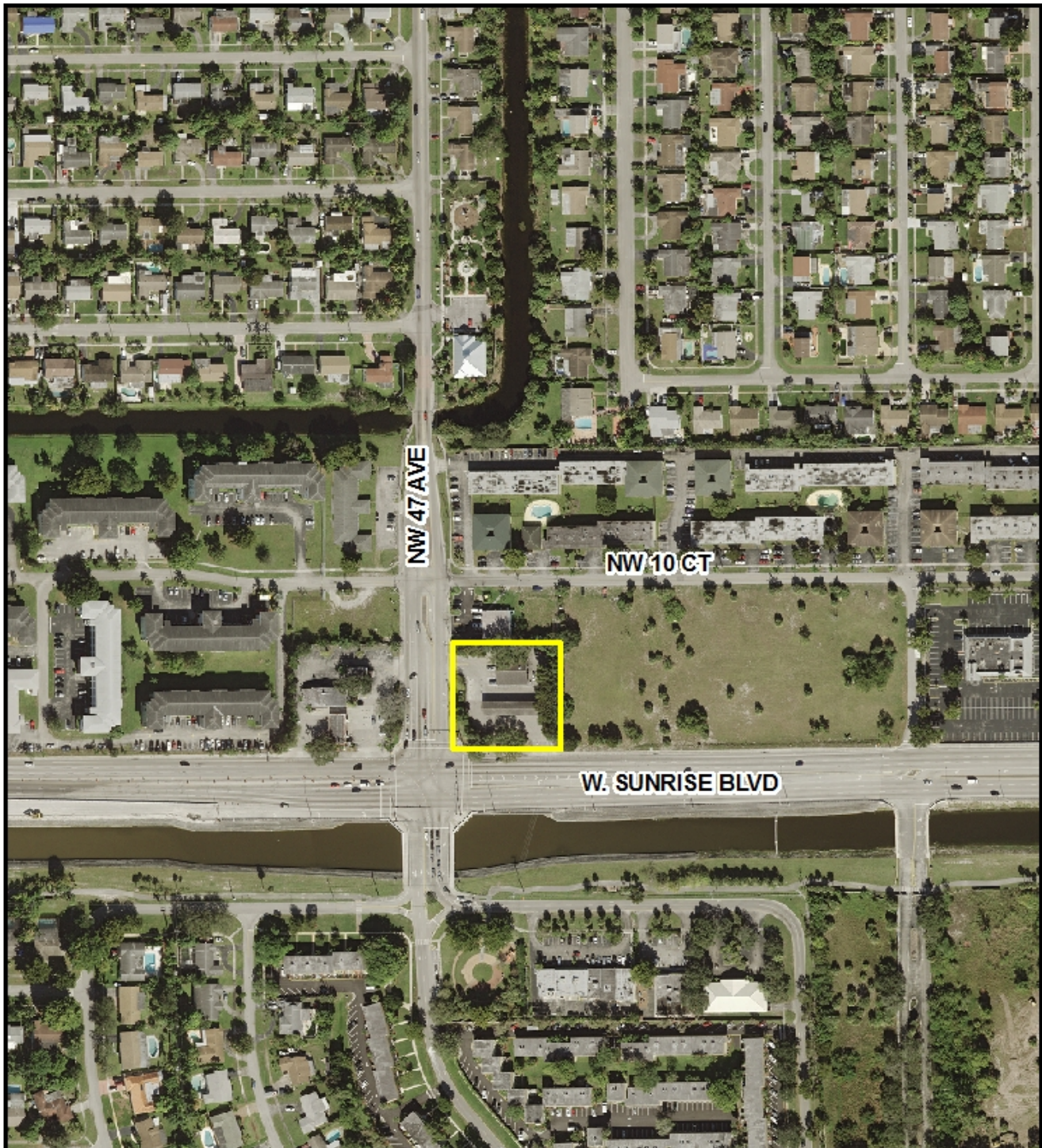
The amended note must also include language stating the following:

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

- A) If a building permit for a principal building (excluding dry models, sales and construction offices) first inspection approval are not issued by **August 14, 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 **August 14, 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.



Commission District No. 9
Municipality: Plantation
S/T/R: 36/49/41



021-MP-86
Keith-Willemann Plat




0 125 250 500 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 Keith-Willemann Plat
(021-MP-86) City of Plantation

DATE: May 16, 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: This plat is restricted to 2,373 square feet of commercial use.

TO: This plat is restricted to a service station/convenience store with 10 fueling stations and 2,900 square feet of commercial uses.

The Future Land Use Element of the City of Plantation Comprehensive Plan is the effective land use plan for the City of Plantation. That plan designates the area covered by this plat for the uses permitted in the "Plantation State Road 7/U.S. 441 Local Activity Center" land use category. This plat is generally located on the northeast corner of Sunrise Boulevard and Northwest 47 Avenue, in the City of Plantation.

Regarding the proposed use, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Local Activity Center," as recorded in Official Record Book 50665, Pages 782-787.

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

BBB:KJW

cc: Susan Slattery, City Clerk
City of Plantation

Dan Holmes, Director, Planning, Zoning & Economic Development
City of Plantation

OFFICE OF THE MAYOR

Diane Veltri Bendekovic,
Mayor

**PLANNING, ZONING &
ECONOMIC DEVELOPMENT**

Danny A. Holmes, AICP, Director



CITY COUNCIL

Lynn Stoner, *President*
Mark Hyatt,
President Pro Tem
Jerry Fadgen,
Ron Jacobs
Peter S. Tingom

June 14, 2018

Ms. Jo Sesodia, AICP, Director
Environmental Protection and Growth Management Department
Planning and Development Management Division
1 N. University Drive, Suite 102 A
Plantation, FL 33324

RE: Keith-Willemann Plat (Plat Book 129, page 14, B.C.R.)

Dear Ms. Sesodia,

Please be advised that the City of Plantation has no objection to amending the restrictive note on the above referenced plat to read as follows:

From: This plat is restricted to 2,373 square feet of commercial uses. Restaurants are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

To: This plat is restricted to service station/convenience store with 10 fueling positions and 2,900 square feet of commercial uses. Freestanding banks and banks with drive-thru facilities are not permitted without the approval of the Board of Commissioners who will review and address these uses for increased impacts.

The approval is based upon the use variance, site plan, elevation, and landscape approval received by City Council on April 25, 2018.

Should you have any questions or need additional information, please contact me at 954-797-2225, Monday-Friday from 8:00 AM - 4:30 PM.

Sincerely,


Gayle Easterling, AICP
Senior Planner



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Blvd.
Fort Lauderdale, FL 33309

RACHEL D. CONE
INTERIM SECRETARY

June 12, 2018

THIS PRE-APPLICATION LETTER IS EXTENDED UNTIL – **June 12, 2019**
THIS LETTER IS NOT A PERMIT APPROVAL

Bill Pfeffer
Bowman Consulting
401 E Las Olas Blvd, Suite 1400
Fort Lauderdale FL 33301

Dear Bill Pfeffer:

RE: **June 12, 2018 - Pre-application Extension for Category D Driveway**, Date of Pre-Application Meeting: **May 4, 2017**
Broward County - City of Not within City Limits, Urban; SR 838; Sec. # 86110; MP: 3.430
Access Class - 03; Posted Speed - 45 mph; SIS - N; Ref. Project: FM 440074.1
Request: Maintain existing right-in/right-out driveway located adjacent to the eastern property line.

SITE SPECIFIC INFORMATION
Project Name & Address: **7-Eleven - 4691 W Sunrise Blvd, Plantation**
Applicant/Property Owner: **7-Eleven, Inc**
Parcel Size: **0.850 Acres** Max. Sq.ft./Proposed LU: **10 F.P Gas Station / 3,200 S.F. Convenience Store**

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 20 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.
- A radial return driveway shall be installed.

Comments:

- The site is currently operational as gas station with 8 F.P. – Not a significant change.

- 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.

Sincerely,

Jonathan M. Overton, P.E.
Assistant District Traffic Operations Engineer

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2017-05-04 & Variance\1. 86110 MP 3.430 SR 838_7-Eleven\86110 MP 3.430 SR 838_7-Eleven_Extension.docx

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

Application: Delegation Request (To amend the note to add a service station/convenience store with 10 fueling positions and 527 square feet of commercial use.)
File Number: 021-MP-86
Project Name: Keith-Willemann
Comments Due: May 22, 2018
Development Type: Service Station (10 Fueling Positions) and Commercial (2,900 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 Plantation and is under the jurisdiction of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division. Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. A surface water management license from the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division will be required prior to any construction.

Potable Water Review

This plat will be served by the City of Plantation's Water Treatment Plant which has a capacity of 24.000 MGD, a maximum daily flow of 5.502 MGD, and the estimated project's flow is 0.0003 MGD. Therefore, according to the Health Department, there is sufficient available water treatment plant capacity to serve the proposed uses at this point in time.

Wastewater Review

Wastewater Treatment Plant:	Plantation
Flow Data:	As of 03/18
EPGMD Licensed Capacity	17.5000 MGD
12 Month Average Flow:	12.6700 MGD
Existing Flow Reserved by Building Permit:	0.2330 MGD
Total Committed Flow:	12.9030 MGD
Estimated Project Flow:	0.0003 MGD

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

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. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.

Page 2
021-MP-86 KEITH-WILLEMANN

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.

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 Plantation 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=85f453365417459f8ba45fa6e5ddb9c>

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
021-MP-86 KEITH-WILLEMANN

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 known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.

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 Keith-Willemann Plat

Plat Number 021-MP-86 Plat Book - Page 129/14 (If recorded)

Owner/Applicant 7-Eleven, Inc. Phone 239-220-3968

Address 3200 Hackberry Road City Irving State TX Zip Code 75063

Owner's E-mail Address rposey@creightondev.com Fax # n/a

Agent Pulice Land Surveyors, Inc. Phone 954-572-1777

Contact Person Jane Storms

Address 5381 Nob Hill Road City Sunrise State FL Zip Code 33351

Agent's E-mail Address jane@pulicelandsurveyors.com Fax # 954-572-1778

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
Plantation 400 NW 73 Ave

Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
Plantation 400 NW 73 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 14

Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS n/a

Number of students for a daycare center or school STUDENTS n/a

Reasons for this request (Attach additional sheet if necessary.) remodel and expand existing facility

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

Proposed industrial plat notes which about residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories plus Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Development Management staff if you have any questions.

Please see reverse side for Required Documentation and Owner/Agent Certification

REQUIRED DOCUMENTATION: Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

- Recorded or approved plat.
- Letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- Current letter is required from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property if on-site wells for potable water and/or septic tanks that are currently in use or proposed.
- Signed and sealed sketch and legal description for any new parcel or tract created by the application.
- A check for the application fees made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

School Concurrency Submission Requirements

- RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board.

REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No? If "Yes," you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

LAND USE	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?
convenience store & 8 fuel positions	2373	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 Jane Storms
Sworn and subscribed to before me this 7th day of May, 2018
by JANE STORMS He/She is personally known to me or
 Has presented _____ as identification.

Signature of Notary Public Elizabeth Tsouroukdissian
Type or Print Name Elizabeth Tsouroukdissian

 Elizabeth Tsouroukdissian
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF154432
Expires 8/25/2018

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time 12:39 PM Application Date 5/7/2018 Acceptance Date 5/8/2018
Comments Due 5/22 C.C. Mtg. Date 8/14/2018 Fee \$ 2,090.00

Plats Survey Site Plan City Letter Agreements

Other Attachments(Describe) _____

Title of Request NOTE AMENDMENT FOR KEITH-WILLEMANN PLAT

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 N/A Received by JEAN-PAUL W. PEREZ



PULICE LAND SURVEYORS, INC.

5381 NOB HILL RD.
SUNRISE, FL 33351
(954) 572-1777 (954) 572-1778 fax
surveys@pulicelandsurveyors.com



May 7, 2018

Ms. Thuy Turner, AICP
Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
One North University Dr., Suite 102-A
Plantation, Florida 33324

**RE: "KEITH-WILLEMANN PLAT" (129/14)
4691 W. SUNRISE BLVD., PLANTATION, FLORIDA
DELEGATION REQUEST TO AMEND THE RESTRICTIVE NOTE**

Dear Ms. Turner,

Enclosed please find the submittal of the Delegation Request to amend the restrictive note on the "KEITH-WILLEMANN PLAT" (129/14). The site is currently a Mobil gas station with 8 fuel stations and a small store. 7-Eleven will be developing the property. As such 7-Eleven wishes to increase to 10 fuel positions and increase the store from 2,373 square feet to 2,900 square feet. This change will enhance the neighborhood and assist the residents of Plantation with better access to needed facilities.

Current Note

This plat is restricted to 2,373 square feet of commercial uses. Restaurants are not permitted without the approval of the Board of County Commissioners who will review and address these uses for increased impacts.

Proposed Note

This plat is restricted to service station/convenience store with 10 fueling positions and 2,900 square feet of commercial uses. Freestanding banks and banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners

Please review and kindly place us in the next available County Commission meeting. If you have any questions, please do not hesitate to contact us. As always, it's a pleasure to work with you.

Sincerely,
PULICE LAND SURVEYORS, INC.


Jane Storms
Director of Platting