

STAFF REPORT
Rowan Replat
013-UP-91

A request to amend the note on the plat has been filed with the Planning and Development Management Division. This plat was approved by the Broward County Board of County Commissioners ("Board") on September 17, 1991. This plat has been the subject of a several note amendments and the current note was approved by the County Commission on February 10, 2009 (Instrument No. 108584894), reads:

Area "AC-1" (see attached legal description) is restricted to 104,400 square feet of flex industrial, which permits up to 30% ancillary office and/or commercial uses.

The remainder of Area "A" and all of Area "B" are restricted to 46,875 square feet of office use, and 13,422 square feet of commercial uses (no restaurants).

The remainder of Area "C" is restricted to 120,535 square feet of office use; and an 894 bed detention facility.

Area "D" is restricted to a lake.

The property is located on 27.79 acres on the east side of Powerline Road and north of Sample Road, in the City of Deerfield Beach. The plat was recorded on January 10, 1992 (Book 150, Page 42).

The applicant is requesting to revise the note on the plat to add 3,500 square feet of fast food restaurant use; and 6,000 square feet of bank use to the remainder of Area "A". Staff would like to note that no changes are proposed to quantity of beds or the nature of operation of the detention facility located on the site. The proposed note language reads:

Area "AC-1" (see attached legal description) is restricted to 104,400 square feet of flex industrial, which permits up to 30% ancillary office and/or commercial uses.

The remainder of Area "A" (see attached legal description) and all of Area "B" are restricted to 46,875 square feet of office use, and 13,422 square feet of commercial uses (no restaurants).

The remainder of Area "A" (see attached legal description) is restricted to 3,500 square feet of fast food restaurant use; and 6,000 square feet of bank use.

The remainder of Area "C" is restricted to 120,535 square feet of office use; and an 894 bed detention facility.

Area "D" is restricted to a lake.

This request was evaluated by the Reviewing Agencies.

The attached memorandum from the Broward County Planning Council indicates that the effective Land Use Plan designates the area covered by this plat for the uses permitted in the "Industrial" land use category. Regarding the proposed industrial use, Planning Council staff notes that written documentation has been received for the "20% Industrial-to-Commercial Flexibility Rule" which was utilized by the Broward County Commission for Areas "A" and "B" of this plat effective January 1990, prior to incorporation into the City of Deerfield Beach. Therefore, the existing and proposed office, commercial, restaurant and bank use on the Remainder of Area "A" and all of Area "B" are considered in compliance with the permitted uses of the effective land use plan.

The attached Resolution No. R 2018/059 from the City of Deerfield Beach indicates no objection to this request.

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

The attached comments from the Florida Department of Transportation (FDOT) recommend obtaining a pre-application approval letter. 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 Aviation Department has advised that this property is within 20,000 feet of 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 Deerfield Beach and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32.

The property owner/agent is advised to contact the City of Deerfield Beach Director, Planning and Development Services at 954-480-4200 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, this request represents an increase of 222 PM peak hour trips. The plat is located within the Northeast 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.

The proposed bank and fast food restaurant use on the remainder of Parcel "A" (see attached legal description) 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 **September 13, 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 the **remainder of Parcel "A" (see attached legal description) by September 13, 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 the **remainder of Parcel "A" (see attached legal description) by September 13, 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.

KDL





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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Rowan Replat (Areas "A" and "B")
(013-UP-91) City of Deerfield Beach

DATE: May 31, 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: The Remainder of Area "A" and all of Area "B" are restricted to 46,875 square feet of office use and 13,422 square feet of commercial use (no restaurants).

TO: The Remainder of Area "A" and all of Area "B" are restricted to 46,875 square feet of office use and 13,422 square feet of commercial use (no restaurants). In addition, the Remainder of Area "A" is also restricted to 3,500 square feet of fast food restaurant use and 6,000 square feet of bank use.

The Future Land Use Element of the City of Deerfield Beach Comprehensive Plan is the effective land use plan for the City of Deerfield Beach. That plan designates Areas "A" and "B" of this plat for the uses permitted in the "Industrial" land use category. This plat is generally located on the north side of Sample Road, between Powerline Road and Military Trail.

Regarding the existing and proposed uses, Planning Council staff has received written documentation that the "20% Industrial-to-Commercial Flexibility Rule" was utilized by the Broward County Commission for Areas "A" and "B" of this plat effective January 1990, prior to incorporation into the City of Deerfield Beach. Therefore, the existing and proposed office, commercial, restaurant and bank uses on the Remainder of Area "A" and all of Area "B" are considered 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.

Rowan Replat
May 31, 2018
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BBB:KJW

cc: Burgess Hanson, City Manager
City of Deerfield Beach

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



RESOLUTION NO. 2018/059

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE PLAT APPLICATION SUBMITTED BY 1801 MED CENTER, LLC, TO AMEND THE RESTRICTIVE PLAT NOTE ON THE ROWAN REPLAT TO PERMIT AN ADDITIONAL 3,500 SQUARE FEET OF FAST FOOD RESTAURANT USE AND 6,000 SQUARE FEET OF BANK USE TO THE AREA ON THE PLAT DESIGNATED "REMAINDER OF AREA A" AT THE PROPERTY LOCATED AT 1801 W. SAMPLE ROAD, WITHIN THE B-2 HIGHWAY BUSINESS ZONING DISTRICT (APPLICATION NO. 18-P-214); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 18-P-214 (the "Plat Application") has been submitted to the City by 1801 Med Center, LLC (the "Applicant") to amend the restrictive plat note on the Rowan Replat to permit an additional 3,500 square feet of fast food restaurant use and 6,000 square feet of bank use to the area on the plat designated "Remainder of Area A" for the property located at 1801 W. Sample Road, within the B-2 Highway Business Zoning District (the "Development"); and

WHEREAS, the site for the Development is approximately 1.5608 acres described as ROWAN REPLAT 150-42 B POR AREAS A & C, as more particularly described in the file and located at 1801 W. Sample Road, Deerfield Beach, Florida (the "Property"); and

WHEREAS, the existing plat note on the Property restricts two areas of the plat designated as "Remainder of Area A" and all of "Area B" to 46,875 square feet of office use and 13,422 square feet of commercial use (no restaurants); and

WHEREAS, the Plat Application submitted by the Applicant for the Development would permit an additional 3,500 square feet of fast food restaurant use and 6,000 square feet of bank use to the area designated in the plat as "Remainder of Area A", which consists of 67,987 square feet of land; and

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

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

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

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

Resolution 2018059

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

Section 2. The Plat Application is hereby approved, subject to the conditions set forth in the Plat Application and the Development Review Comments, dated April 6, 2018, which conditions are hereby incorporated herein by this reference.

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

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

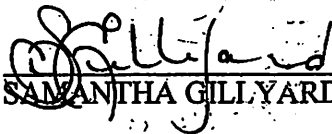
Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 1ST DAY OF MAY, 2018.



BILL GANZ, MAYOR

ATTEST:



SAMANTHA GILLYARD, CMC, CITY CLERK



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

e-COMMENTS for
Delegation Request: Amend the Plat Note



TO: Review Agencies

PLAT NAME: Rowan Replat **PLAT NO.:** 013-UP-91

COMMENT DUE DATE: **MAY 31, 2018**

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

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

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

- NO OBJECTION TO THE PLAT AS SUBMITTED.
- THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.
- THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

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

COMMENTS:

Djemcy Limage

Print Name

FDOT-Access Management

Agency

954-777-4363

Phone Number

A pre-application approval letter would benefit applicant's future development plans for this plat.

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

Application: Delegation Request (To amend the note to add 3,500 square feet of fast food restaurant use; and 6,000 square feet of bank use to the remainder of Area "A".)
File Number: 013-UP-91
Project Name: Rowan Replat
Comments Due: May 31, 2018
Development Type: Industrial (104,400 Square Feet), Office (46,875 Square Feet), Commercial (13,422 Square Feet), Fast Food Restaurant (3,500 Square Feet), Bank (6,000 Square Feet) and Detention Facility (894 Beds).

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

Surface Water Management

This plat is located in the City of Deerfield Beach and is in a dependent water control district under the jurisdiction of the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division. Surface water management plans must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances and the criteria of the Water Control District No. 2. A surface water management license from the Water and Environmental Licensing Section will be required prior to any construction.

Potable Water Review

This plat will be served by the Broward County System 2A Water Treatment Plant which has a capacity of 30.000 MGD, a maximum daily flow of 15.040 MGD, and the estimated project's flow is 0.010 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. C. North Regional
Flow Data:	As of 03/18
EPGMD Licensed Capacity	95.0000 MGD
12 Month Average Flow:	70.8800 MGD
Existing Flow Reserved by Building Permit:	2.6920 MGD
Total Committed Flow:	73.5720 MGD
Estimated Project Flow:	0.0030 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. 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.

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.

This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals is regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements.

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

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

This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which

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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=85f453365417459f8ba45fa6e5ddd9c>

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 may be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
4. All future industrial uses must be approved by the Environmental Engineering and Permitting Division.
5. 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.
6. 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 Rowan Replat

Plat Number 013-UP-91 Plat Book - Page 150-42 (If recorded)

Owner/Applicant 1801 Med Center, LLC Phone (954) 775-0340

Address 6970 NW 87th Ave City Parkland State FL Zip Code 33067

Owner's E-mail Address stephane.maitais@gmail.com Fax # _____

Agent CDI Engineering and Planning Phone (954) 524-9800

Contact Person Daniel A. Fee, PE

Address 8461 Lake Worth Rd #440 City Lake Worth State FL Zip Code 33467

Agent's E-mail Address TeamCDI@aol.com Fax # (954) 522-6502

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 Exhibit B

Proposed note for entire plat See attached proposed Exhibit B

PLEASE ANSWER THE FOLLOWING QUESTIONS

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?
 Yes No Don't Know
 If YES, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? Yes No
 If YES, provide LUPA number: _____

Does the note represent a change in TRIPS? Increase Decrease No Change
 Does the note represent a major change in Land Use? Yes No

Will project be served by an approved potable water plant? If YES, state name and address. Yes No
BROWARD COUNTY NORTH REGIONAL WTP, COPANS RD -

Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
BROWARD COUNTY NORTH REGIONAL WWTP, COPANS RD

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 310

Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS 50

Number of students for a daycare center or school STUDENTS NA

Reasons for this request (Attach additional sheet if necessary.) To allow for development of a bank & restaurant

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?
Office Building	76750 SF	Unknown	Yes	No	No

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 4th day of May, 2018

by Daniel Fee He/she is personally known to me or

Has presented _____ as identification.

Signature of Notary Public [Signature]

Type or Print Name Crystal Blake

NOTARY PUBLIC
STATE OF FLORIDA
CRYSTAL BLAKE
MY COMMISSION # GG 072408
EXPIRES: February 13, 2021
Bonded Thru Budget Notary Services

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time 10:30 Application Date 05/07/2018 Acceptance Date 05/16/18

Comments Due 05/31/2018 C.C. Mtg. Date 08/14/2018 Fee \$ 2,090

Plats Survey Site Plan City Letter Agreements

Other Attachments(Describe) Resolution No. 2018/059; Wastewater letter

Title of Request amendment to notation on 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 Pompano Beach Received by [Signature]

EXHIBIT "B"

AMENDMENT TO NOTATION ON PLAT

The existing notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended from:

Area "AC-1" (see attached legal description) is restricted to:
104,400 square feet of flex industrial use, which permits up to 30% ancillary office and/or commercial uses.

The Remainder of Area "A" and all of Area "B" are restricted to: 46,875 square feet of office use; and
13,422 square feet of commercial use (no restaurants).

The Remainder of Area "C" is restricted to: 120,535 square feet of office; and an
894 bed detention facility;

Area "D" is restricted to a lake

The notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended to:

Area "AC-1" (see attached legal description) is restricted to:
104,400 square feet of flex industrial use, which permits up to 30% ancillary office and/or commercial uses.

The Remainder of Area "A" (**See attached legal description**) and all of Area "B" are restricted to: 46,875 square feet of office use; and
13,422 square feet of commercial use (no restaurants).

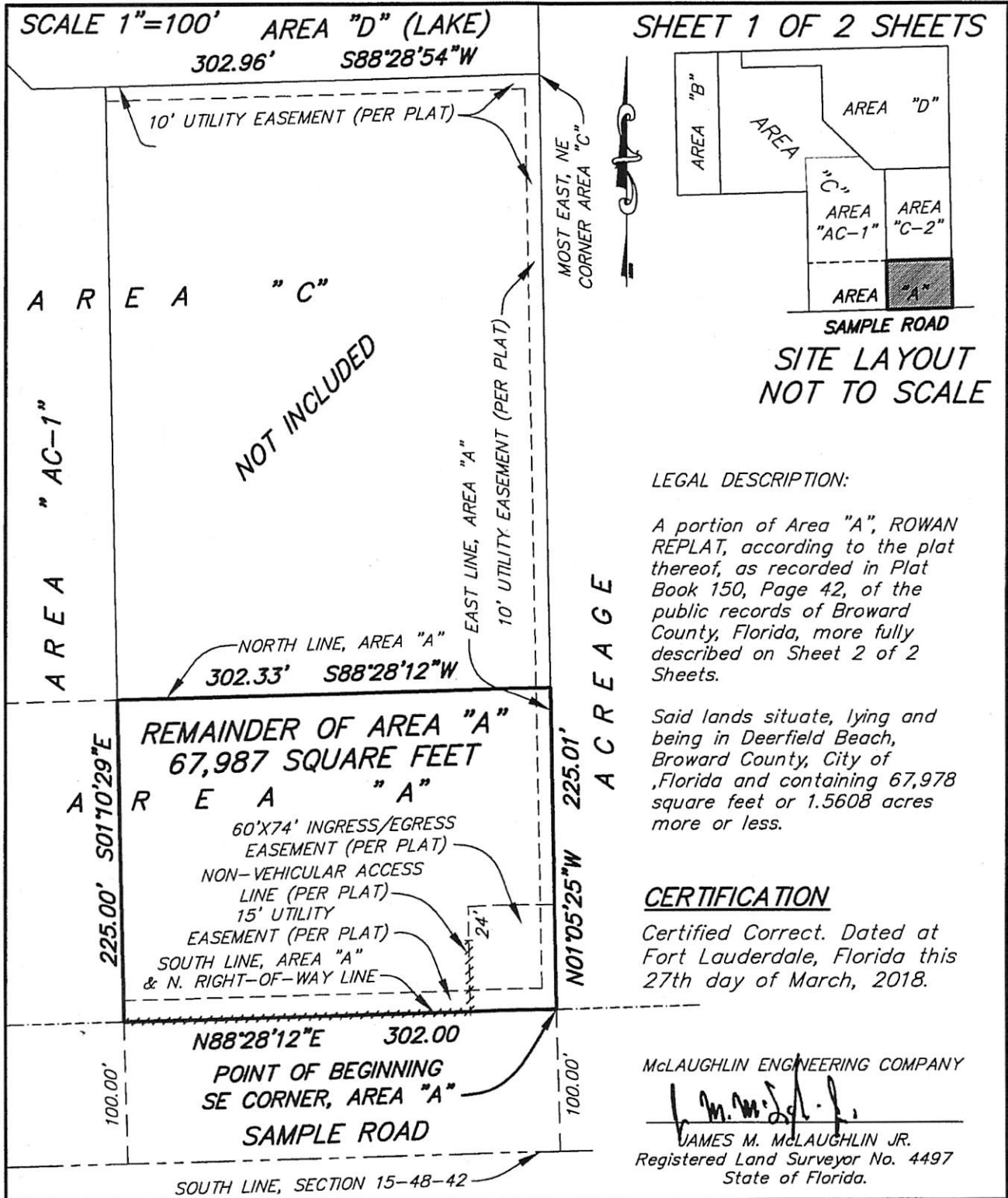
**The Remainder of Area A (See attached legal description) is restricted to:
3,500 square feet of fast food restaurant use; and
6,000 square feet of bank use.**

The Remainder of Area "C" is restricted to: 120,535 square feet of office; and an
894 bed detention facility;

Area "D" is restricted to a lake



CONTINUATION EXHIBIT "B"
SKETCH AND DESCRIPTION, REMAINDER AREA "A"
McLAUGHLIN ENGINEERING COMPANY LB#285
 ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
 1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
 PHONE (954) 763-7611 * FAX (954) 763-7615



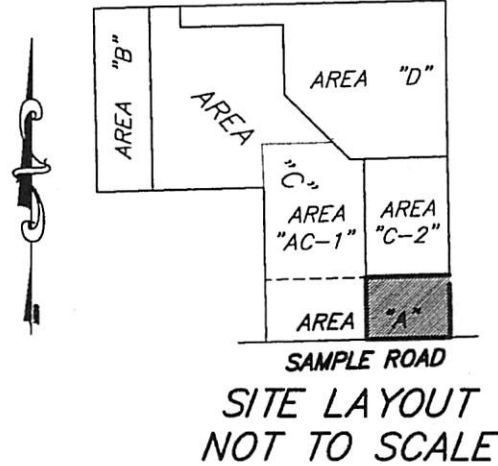
FIELD BOOK NO. _____
 JOB ORDER NO. V-3089 (SPLIT)
 REF. DWG.: 18-3-

DRAWN BY: JMMjr
 CHECKED BY: _____
 C: \JMMjr\2018\V3089 (SPLIT)



CONTINUATION EXHIBIT "B"
SKETCH AND DESCRIPTION, REMAINDER AREA "A"
McLAUGHLIN ENGINEERING COMPANY LB#285
ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
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SHEET 2 OF 2 SHEETS



LEGAL DESCRIPTION:

A portion of Area "A", ROWAN REPLAT, according to the plat thereof, as recorded in Plat Book 150, Page 42, of the public records of Broward County, Florida, more fully described as follows:

Beginning at the Southeast corner of said Area "A"; thence North 01°05'25" West, on the East line of said Area "A", a distance of 225.01 feet to the Northeast corner of said Area "A"; thence South 88°28'12" West, on the North line of said Area "A", a distance of 302.33; thence South 01°10'29" East, a distance of 225.00 feet; thence North 88°28'12" East, on the South line of said Area "A", being the North right-of-way line of Sample Road, a distance of 302.00 feet to the Point of Beginning.

Said lands situate, lying and being in Deerfield Beach, Broward County, Florida and containing 67,987 square feet or 1.5608 acres more or less.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 27th day of March, 2018.

McLAUGHLIN ENGINEERING COMPANY

JAMES M. McLAUGHLIN JR.
Registered Land Surveyor No. 4497
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-3089 (SPLIT)

CHECKED BY: _____

REF. DWG.: 18-3-

C: \JMMjr/2018/V3089 (SPLIT)