

STAFF REPORT
Tamarac Market Place
060-MP-83

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 December 6, 1983. This plat has been the subject of several requests to amend the note. The current note, which was approved by the County Commission on December 14, 2004 reads:

This plat is restricted to **123,372 square feet of commercial use (108,640 square feet existing, 14,732 square feet proposed)**. Bank uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The property is located on the southwest corner of McNab Road and Nob Hill Road in the City of Tamarac. It measures 17.59 acres. The plat was recorded on December 29, 1983 (Book 118, Page 20).

The applicant is requesting to revise the note on the plat note to add 8,000 square feet of commercial use. The proposed note language reads as follows:

This plat is restricted to **131,372 square feet of commercial use (123,372 square feet existing, 8,000 square feet proposed)**. Freestanding banks and banks with drive-through facilities are not permitted without approval of the Broward County Board of County Commissioners who shall review and address these uses for increased impacts.

This request was evaluated by the Reviewing Agencies.

Land Use

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.

Concurrency Review

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 31 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.

Impact Fees

Transportation concurrency fees have been satisfied for the 123,372 square feet of existing commercial use. The proposed additional 8,000 square feet of commercial use 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.

Reviewing Agency Comments

The attached Resolution No. R-2018-73 from the City of Tamarac 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 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; however, it is adjacent to J & J Mitigation Area, which is included in the Protected Natural Lands 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 Tamarac and under the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the Rick Ferrer at 954-357-9731 to seek project review for compliance with the Broward County's 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.

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 25, 2019**.

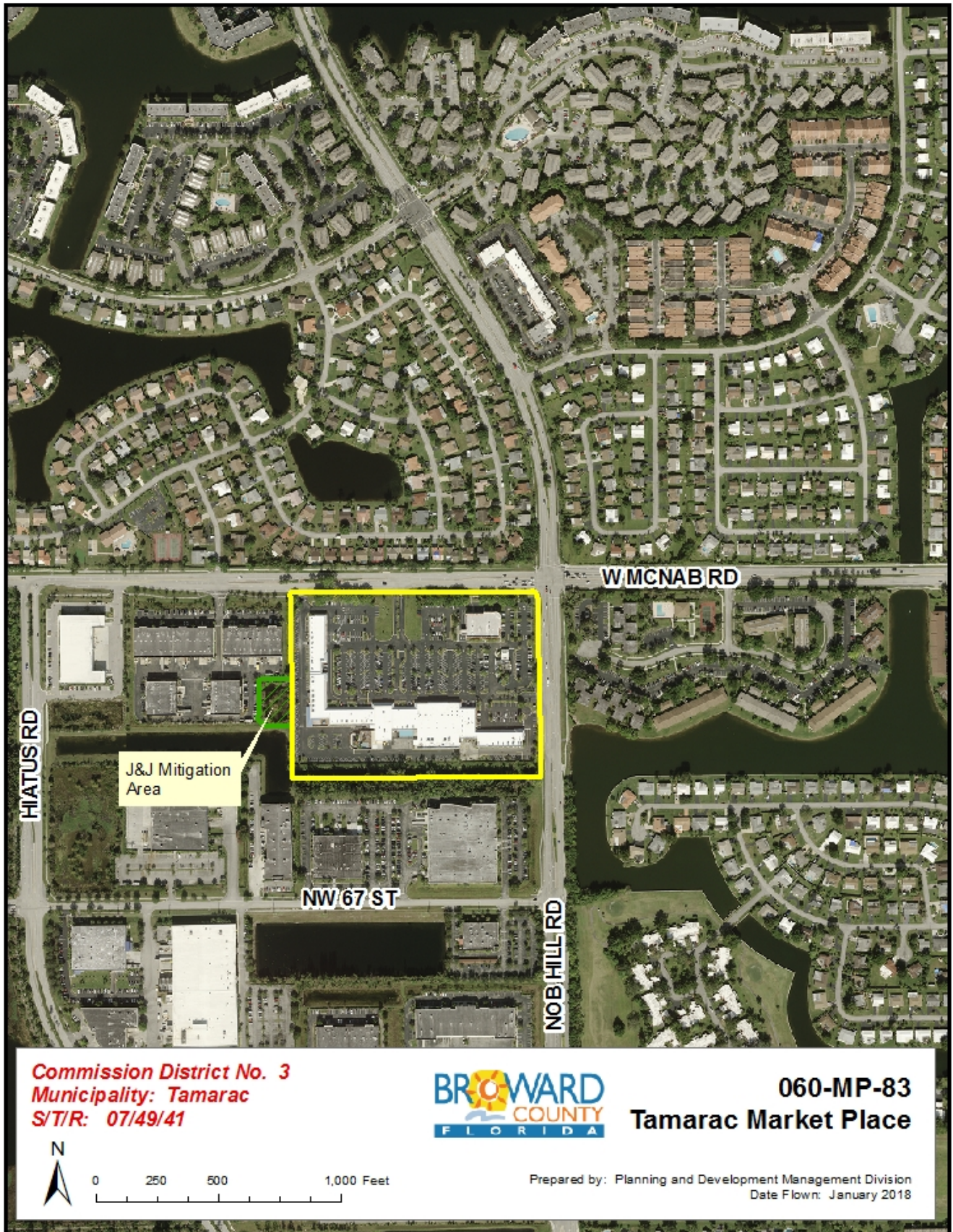
The amended note must also include language stating the following:

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 **September 25, 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 **September 25, 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.





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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Tamarac Market Place
(060-MP-83) City of Tamarac

DATE: July 23, 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 123,372 square feet of commercial use (108,640 square feet existing, 14,732 square feet proposed).

TO: This plat is restricted to 131,372 square feet of commercial use (123,372 square feet existing, 8,000 square feet proposed).

The Future Land Use Element of the City of Tamarac Comprehensive Plan is the effective land use plan for the City of Tamarac. 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 southwest corner of McNab Road and Nob Hill Road.

The existing and proposed commercial use 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.

BBB:GSM

cc: Michael C. Cernech, City Manager
City of Tamarac

Maxine Calloway, Director, Community Development Department
City of Tamarac

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June 13, 2018
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CITY OF TAMARAC, FLORIDA
RESOLUTION NO. R-2018- 73

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, APPROVING THE REQUEST OF JANE STORMS, OF PULICE LAND SURVEYORS, INC., DESIGNATED AGENT FOR THE PROPERTY OWNER, TAMARAC SHOWPLACE, LLC, TO AMEND THE PLAT NOTE ON THE EXISTING TAMARAC MARKET PLACE PLAT (TRACT "A" OF TAMARAC MARKET PLACE ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 118, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA); (CASE NO. 5-P-17); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Tamarac Market Place plat was recorded on December 27, 1983, in the public records of Broward County, Florida in Plat Book 118, Page 20; and

WHEREAS, the subject outparcel is within the Tamarac Market Place plat; and

WHEREAS, the owner of the property has petitioned the City of Tamarac to allow for the development of the subject outparcel into a Dollar General retail merchant use through a Development Application for Major Revised Site Plan (Case No. 12-SP-17); and

WHEREAS, the current plat note restricts development to 123,372 square feet of commercial use and bank uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts; and

WHEREAS, the amended plat note will restrict the plat to 131,372 square feet of commercial use (123,372 square feet existing, 8,000 square feet proposed) and bank

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June 13, 2018
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uses are not permitted without approval of the Board of County Commissioners who shall review and address these uses for increased impacts; and

WHEREAS, the City Commission has determined that the application is in compliance with all elements of the Comprehensive Plan; and

WHEREAS, the Director of Community Development recommends approval of this Delegation Request; and

WHEREAS, the City Commission of the City of Tamarac, Florida deems it to be in the best interests of the citizens and residents of the City of Tamarac to approve the request of Jane Storms, of Pulice Land Surveyors, Inc., Designated Agent for the Property Owner, Tamarac Showplace, LLC, to amend the plat note on the existing Tamarac Market Place plat (Tract "A" of Tamarac Market Place according to the plat thereof as recorded in the Plat Book 118, Page 20 of the Public Records of Broward County, Florida) to reflect the plat restriction of 131,372 square feet of commercial use (123,372 square feet existing, 8,000 square feet proposed) and bank uses are not permitted without approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA:

SECTION 1: The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution; all exhibits attached hereto are incorporated herein and made a specific part of this Resolution.

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SECTION 2: That the request to amend the Plat Note for the Tamarac Market Place plat as recorded in Plat Book 118, Page 20 of the Public Records of Broward County, Florida is hereby approved.


SECTION 3: All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or in application, it shall not affect the validity of the remaining portion or applications of this Resolution.

SECTION 5: This Resolution shall become effective immediately upon its adoption.

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PASSED, ADOPTED AND APPROVED this 27 day of June, 2018.



HARRY DRESSLER,
MAYOR

ATTEST:

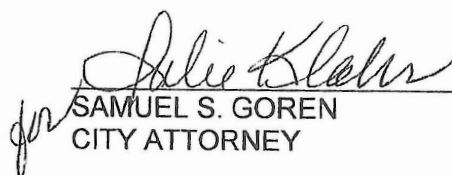


PATRICIA TEUFEL, OMC
CITY CLERK

RECORD OF COMMISSION VOTE:

MAYOR DRESSLER	<u>yes</u>
DIST 1: COMM. BOLTON	<u>yes</u>
DIST 2: V/M GOMEZ	<u>yes</u>
DIST 3: COMM. FISHMAN	<u>yes</u>
DIST 4: COMM. PLACKO	<u>yes</u>

I HEREBY CERTIFY THAT I HAVE
APPROVED THIS RESOLUTION
AS TO FORM


for _____
SAMUEL S. GOREN
CITY ATTORNEY

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

Application: Delegation Request (To amend the note to add 8,000 square feet of commercial use.)
File Number: 060-MP-83
Project Name: Tamarac Market Place
Comments Due: July 30, 2018
Development Type: Commercial (131,372 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 Tamarac 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 Tamarac's Water Treatment Plant which has a capacity of 26.000 MGD, a maximum daily flow of 8.200 MGD, and the estimated project's flow is 0.013 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:	0.0131 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, 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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Natural Resources Preservation

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

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

Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Tamarac 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.

Any development within the plat limits is subject to Chapter 27, Article XIV, Sections 27-401 through 27-418 of the Broward County Code, titled Broward County Tree Preservation and Abuse Ordinance.

This site is not included in the Protected Natural Lands Inventory; however, it is adjacent to J & J Mitigation Area, which is included in the Protected Natural Lands Inventory. The applicant is advised that this plat must not propose any development that may have a negative impact upon the continued preservation of the Natural Land. 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=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.

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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. A Tree Removal License may be required. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.

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 Tamarac Market Place

Plat Number 060-MP-83 Plat Book - Page 118-20 (If recorded)

Owner/Applicant Tamarac Showplace LLC Phone 305-428-4500

Address 200 S. Biscayne Blvd, Ste 3600 City Miami State FL Zip Code 33131

Owner's E-mail Address jeremy.anderson@hanlexgroup.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
City of Tamarac 7803 NW 61 Street Tamarac

Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
City of Tamarac 7803 NW 61 Street Tamarac

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 36

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.) See Attached

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?
commercial	123,372	current	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 Jane Storms
Sworn and subscribed to before me this 13 day of June, 2017
by Jane Storms He/she is personally known to me or
 Has presented _____ as identification.
Signature of Notary Public Lisa Stassin
Type or Print Name LISA STASSIN
NOTARY PUBLIC
FLORIDA
EXPIRES: March 21, 2020
Broward County Notary Services

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time N/A Application Date 7/11/2018 Acceptance Date 7/16/2018
Comments Due 7/30/2018 C.C. Mtg. Date 9/25/2018 Fee \$ 7/30/2018
 Plats Survey N/A Site Plan N/A City Letter Agreements
Other Attachments (Describe) _____
Title of Request DOLLAR GENERAL NOTE AMENDMENT FOR TAMARAC MARKET PLACE
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 UTILITIES
Adjacent City N/A Received by _____



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



July 9, 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: "TAMARAC MARKET PLACE" PLAT (118/20)- DELEGATION REQUEST TO
AMEND THE NOTE**

Dear Ms. Turner,

Enclosed please find the submittal of the Delegation Request to amend the restrictive note on the "TAMARAC MARKET PLACE" Plat (118/20) located on the SW corner of McNab Road and Nob Hill Road. The recorded plat note was amended on December 14, 2004. At this time the developers wish to add an 8,000 square foot Dollar General Store. We feel this will enhance the shopping center and better serve the neighborhood and the City of Tamarac.

The current plat note reads as follows:

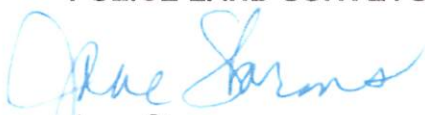
This plat is restricted to 123,372 square feet of commercial use (108,640 square feet existing, 14,732 square feet proposed). Bank uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The proposed plat note will read as follows:

This plat is restricted to 131,372 square feet of commercial use (123,372 square feet existing, 8,000 square feet proposed). Bank uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

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

Tamarac Market Place

Current Note:

This plat is restricted to 123,372 square feet of commercial use (108,640 square feet existing, 14,732 square feet proposed). Bank uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Proposed Note:

This plat is restricted to 131,372 square feet of commercial use (123,372 square feet existing, 8,000 square feet proposed). Bank uses are not permitted without the approval of the Board of County Commissioners who shall review and address this use for increase impacts.

Reason for Request:

We are proposing to build a 8,000 square foot Dollar General store at Tamarac Market Place. We feel this will enhance the shopping center and better serve the neighborhood and the City of Tamarac.