

STAFF REPORT
BW Cypress & Powerline
043-MP-15

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 March 20, 2018, for a service station/convenience store with eighteen (18) fueling positions and 4,200 square feet of commercial use. The property is located on 2.6 acres on the southwest corner of Cypress Creek Road and Powerline Road, in the City of Fort Lauderdale. This plat is not yet recorded into the Public Records of Broward County.

The current note, which was approved by the county Commission on March 20, 2018, restricts the plat as follows:

This plat is restricted to a service station/convenience store with 18 fueling positions and 4,200 square feet of commercial use.

The applicant is requesting to add 2 fueling positions and change the commercial use to convenience store. The amended note shall read as follows:

This plat is restricted to a service station with 20 fueling positions to include 6,000 square feet of convenience store.

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 Employment Center land use category. Planning Council staff have received written documentation that the City of Fort Lauderdale allocated the “20% Employment Center-to-Commercial” flexibility rule to this plat on June 6, 2017, through Ordinance Number C-17-11. Therefore, the proposed convenience store, service station and commercial uses are in compliance with the permitted uses of the effective land use plan.

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 a decrease of 26 PM peak hour trips. The plat is located within the Central Transportation Concurrency Management Area and meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Broward County Land Development Code.

Impact Fees

The proposed fueling positions and convenience store 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 letter from the City of Fort Lauderdale indicates no objection to the requested amendment.

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

The attached 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 Fort Lauderdale-Hollywood International 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.

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 will not have an adverse effect on 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 Fort Lauderdale, which is outside the archaeological and historical jurisdiction of Broward County Historic Preservation Ordinance 2014-32. If any archaeological materials are discovered during the course of development, the property owner must notify the City of Fort Lauderdale's Urban Design and Planning Division at 954-828-7101 or tlogan@fortlauderdale.gov 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.

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**.
- 2) Prior to the recordation of this agreement, the Plat shall be recorded into the Public Records of Broward County, Florida.

The amended note must also include language stating the following:

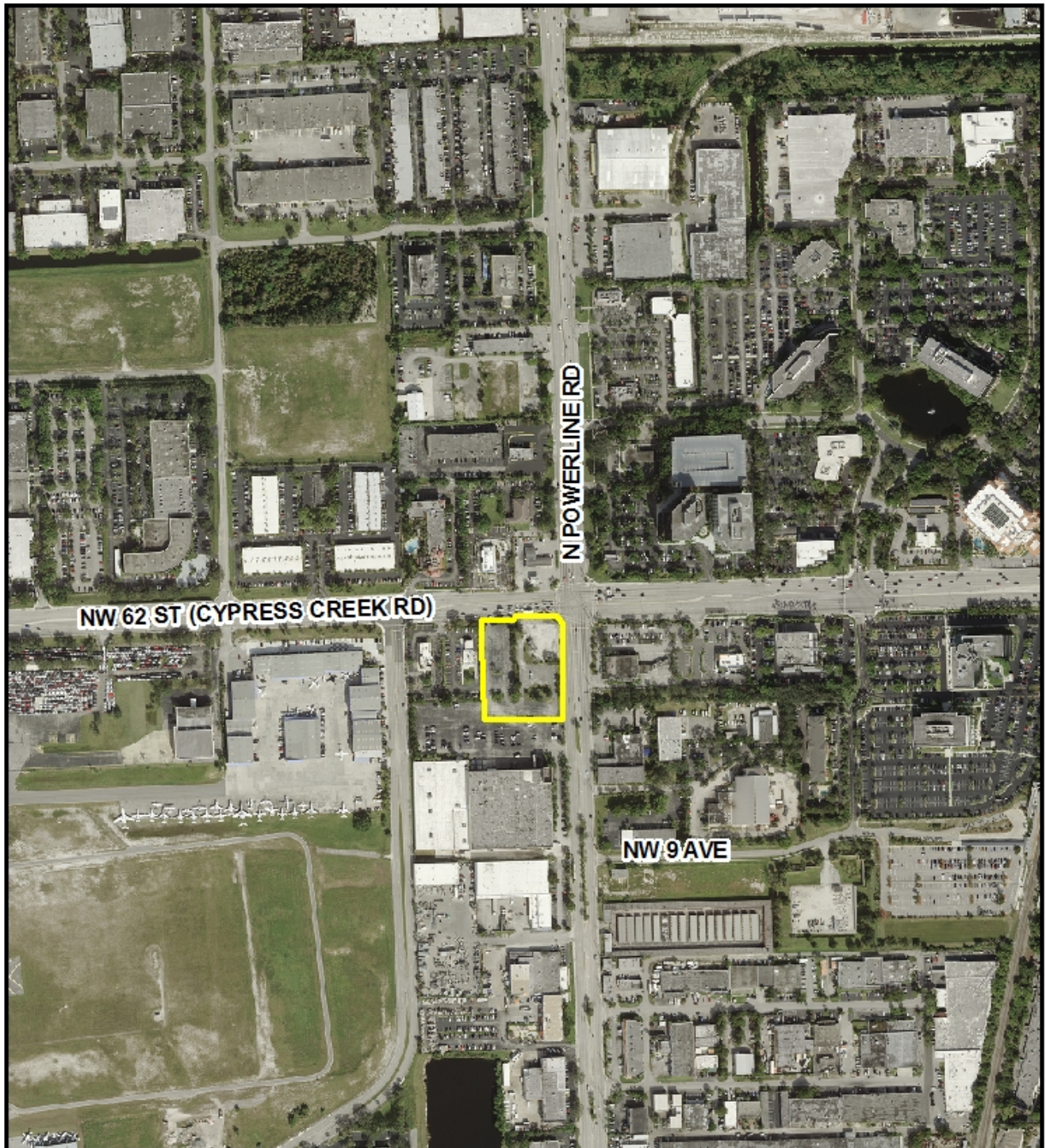
Any structure within this plat must comply with Section 2B.1.f., Development Review requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

- 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.

Continued



Commission District No. 9
Municipality: Fort Lauderdale
S/T/R: 09/49/42



043-MP-15
BW Cypress & Powerline




0 250 500 1,000 Feet

Prepared by: Planning and Development Management Division
Date Flown: January 2018



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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for BW Cypress & Powerline
(053-MP-15) City of Fort Lauderdale

DATE: July 20, 2018

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat. The proposal is to change the restrictive note on the plat:

FROM: This plat is restricted to a convenience store/service station with 18 fueling positions and 4,200 square feet of commercial use.

TO: This plat is restricted to 20 fueling positions and 6,000 square feet of convenience store.

The Future Land Use Element of the City of Fort Lauderdale Comprehensive Plan is the effective land use plan for the City of Fort Lauderdale. That plan designates the area covered by this plat for the uses permitted in the "Employment Center" land use category. This plat is generally located on the southwest corner of Cypress Creek Road and Powerline Road.

Regarding the proposed uses, Planning Council staff has received written documentation that the City of Fort Lauderdale allocated the "20% Employment Center-to-Commercial" flexibility rule to this plat on June 6, 2017, through Ordinance Number C-17-11. Therefore, the proposed 20 fueling positions and 6,000 square feet of convenience store are in compliance with the permitted uses of the effective land use plan.

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

BBB:KJW

cc: Lee Feldman, City Manager
City of Fort Lauderdale

Anthony Fajardo, Director, Department of Sustainable Development
City of Fort Lauderdale



June 8, 2018

Ms. Thuy Turner, AICP
Environmental Protection and Growth Management Department
Planning and Development Management Division
One North University Drive, Suite 102-A
Plantation, Florida 33324

RE: Plat Note Amendment - BW CYPRESS & POWERLINE PLAT - CASE - PL16007

Dear Ms. Turner:

The City of Fort Lauderdale has received a request regarding the plat note amendment for the BW CYPRESS AND POWERLINE PLAT, approved on June 6, 2017 by the City of Fort Lauderdale (Resolution Number 17-120) and currently awaiting approval by Broward County, Florida.

As per Broward County Code Section 5-181, changes to plat approval conditions shall not be accepted unless the municipality has issued a letter or has adopted a resolution stating the municipality's position regarding the application. The specific plat note amendment request is as follows:

From:

This plat is restricted a convenience store/service station with 18 fueling positions and 4,200 square feet of commercial use.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners.

To:

This plat is restricted 20 fueling positions and 6,000 square feet of convenience store.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners.

City staff has reviewed the proposed plat note amendment and has determined that the note change is consistent with zoning and land use regulations and the development permit for the associated project (Case ZR16001A1), as amended by the City's Development Review Committee.

Pursuant to Section 47-24.5 of the City of Fort Lauderdale Unified Land Development Regulations, the City has reviewed the proposed plat note amendment and has no objections to the note change.

If you have any questions or require additional information, please feel free to contact Nicholas Kalargyros, Planner II at 954-828-5193 or via email at NicholasK@fortlauderdale.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Fajardo".

Anthony Greg Fajardo, Director
Department of Sustainable Development

Cc via email: Christopher Lagerbloom, Assistant City Manager
Christopher Cooper, Deputy Director, Department of Sustainable Development
Ella Parker, Urban Design and Planning, Department of Sustainable Development
Evy Kalus, Broward County Planning and Development Management Division
Gregory McAloon, Tripp Scott
Stephanie Toothacre, Tripp Scott



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

March 29, 2018

THIS PRE-APPLICATION LETTER IS VALID UNTIL – March 29, 2019
THIS LETTER IS NOT A PERMIT APPROVAL

Christopher Rogers
Bohler Engineering
2255 Glades Road, Suite 305E
Boca Raton, FL 33431

Dear Christopher Rogers:

RE: March 29, 2018 - Pre-application Meeting for Category F Driveway
Broward County - City of Fort Lauderdale, Urban; SR 845; Sec. # 86065; MP: 4.600
Access Class - 05; Posted Speed - 45 mph; SIS - Influence Area; Ref. Project:
Request: Right-in/right-out driveway on SR 845/Powerline Road approximately 300 feet south of West Cypress Creek Road.

SITE SPECIFIC INFORMATION
Project Name & Address: Wawa - SR 845/Powerline Rd and W Cypress Creek Rd.
Applicant/Property Owner: Bright Work
Parcel Size: 2.57 Acres Development Size: 20 F.P Gas Station with 6,000 SF 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 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.
- A right turn lane is required and must meet FDOT design standards and include space for bicycle lane.
- Cross access agreement with adjacent property to the west/south shall be recorded and provided at the time of Permit.

Comments:

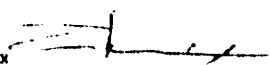
- Coordination with Broward County Transit is required.
- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed 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,


Aidin Massari, Ph.D.
District Access Management Manager

cc: Roger Lemieux 
S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2018-03-29\2. 86065 MP 4.600 SR 845_Wawa\86065 MP 4.600 SR 845_Wawa.docx

www.dot.state.fl.us

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

Application: Delegation Request (To amend the note to add 2 fueling positions.)
File Number: 043-MP-15
Project Name: BW Cypress & Powerline
Comments Due: July 30, 2018
Development Type: Service Station (20 Fueling Positions) and Convenience Store (6,000 Square Feet)

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

Surface Water Management

This plat is located in the City of Fort Lauderdale and is in the Central Broward Water Control District No. 4. Surface water management plans for this plat must meet the criteria of the Water Control District. A surface water management permit must be obtained from this District prior to any construction.

Potable Water Review

This plat will be served by the City of Fort Lauderdale's Water Treatment Plant which has a capacity of 90.000 MGD, a maximum daily flow of 53.470 MGD, and the estimated project's flow is 0.001 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:	G. T. Lohmeyer
Flow Data:	As of 03/18
EPGMD Licensed Capacity	48.0000 MGD
12 Month Average Flow:	38.8800 MGD
Existing Flow Reserved by Building Permit:	1.3700 MGD
Total Committed Flow:	40.2500 MGD
Estimated Project Flow:	0.0001 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.

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.

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043-MP-15 BW CYPRESS & POWERLINE

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 Fort Lauderdale if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.

This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:

<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>

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. 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.

Page 3

043-MP-15 BW CYPRESS & POWERLINE

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 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.
6. The subject plat includes land currently or previously used as a golf course. Golf courses have a high potential for arsenic contamination. Under the authority of Section 27-66(h) of the Broward County Natural Resource Protection Code, the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division has the authority to withhold environmental review approval for any building permits or approvals to develop, construct, or alter any site that contains potential sources of pollution. Note that when any building or development plans are submitted to Broward County for environmental review, the environmental review approval will be withheld until the Environmental Assessment and Remediation Section has reviewed the environmental assessment for the golf course and determined that the building or development will not interfere with cleanup of any potential contaminants at the site or exacerbate any potential on-site contamination.

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 BW CYPRESS & POWERLINE

Plat Number 053-MP-15 Plat Book - Page n/a (If recorded)

Owner/Applicant BW Cypress Creek & Powerline, LLC. Phone (813) 874-1700

Address 3708 W. Swann Avenue City Tampa State FL Zip Code 33609

Owner's E-mail Address WBarrs@brightworkre.com Fax # (813) 874-3900

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 information sheet

Proposed note for entire plat see attached information sheet

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 1A

Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
George Lohmeyer Water Treatment Plant - 1765 SW 15 St, Ft. Lauderdale

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 75

Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS 28

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

Reasons for this request (Attach additional sheet if necessary.) see attached information sheet

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?
Convenience Store	829 SQ.FT.	2017	NO	YES	WILL BE

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.


OWNER/AGENT CERTIFICATION

State of Florida
 County of Broward

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent Jane Storms
 Sworn and subscribed to before me this 29th day of June, 2018
 by JANE STORMS He/she is personally known to me or
 Has presented _____ as identification

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



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time N/A Application Date 7/2/2018 Acceptance Date 7/10/2018
 Comments Due 7/24/2018 C.C. Mtg. Date 9/13/2018 Fee \$ \$1370.00

Plats Survey Site Plan City Letter Agreements

Other Attachments (Describe) EDOT LETTER

Title of Request NOTE AMENDMENT PRIOR TO PLAT RECORDATION

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 _____

Broward County, Florida
APPLICATION TO AMEND OR REVISE LEVEL OF APPROVED DEVELOPMENT

ADDITIONAL INFORMATION SHEET

1. PROPOSED CHANGES

Information describing the proposed changes that are being requested.

Current note for entire plat:

This plat is restricted to a convenience store / service station with 18 fueling positions and 4,200 square feet of commercial use.

Proposed note for entire plat:

This plat is restricted to 20 fueling positions and 6,000 square feet of convenience store.

2. REASONS FOR THIS REQUEST

We are seeking that the Plat matches the current Site Plan, which was modified to exclude the originally proposed commercial use; the proposed convenience store was enlarged, and two additional fueling positions were added to the service station.

3. LETTER FROM THE PLANNING COUNCIL, DATED OCTOBER 23, 2017

We are attaching this letter to supplement our response to the flexibility allocation for this project.