

STAFF REPORT  
BMW Sunrise Plat  
011-MP-08

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 22, 2009. The property is located on 10.2 acres on the south side of Sunrise Boulevard, between Northeast 7 Avenue and Northeast 10 Avenue, in the City of Fort Lauderdale. This plat was recorded into the Public Records of Broward County on March 10, 2014 (Plat Book 181, Page 42).

The current note, which was approved by the Board on September 22, 2009, restricts the plat as follows:

This plat is restricted to 140,000 square feet of automobile dealership (19,004 square feet existing, 120,996 square feet proposed).

The applicant is requesting to decrease the automobile dealership use by 17,600 square feet and add 85,000 square feet of automobile storage use. The amended note reads as follow:

This plat is restricted to 122,400 square feet of automobile dealership (57,400 square feet existing, 65,000 square feet proposed) and 85,000 square feet of auto storage.

A companion item to modify the non-vehicular access line has also been filed and is scheduled for County Commission consideration on October 23, 2018.

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. Planning Council staff state the proposed automobile dealership and automobile storage 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 an increase of 15 PM peak hour trips. The plat is located within the Eastern Core 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**

Impact fees have been satisfied for the existing 57,400 square feet of automobile dealership. The proposed 65,000 square feet of automobile dealership and 85,000 square feet of auto storage 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. If the demolition permit of existing structures is issued more than eighteen (18) months prior to the date of development and environmental review of construction plan, transportation concurrency fees will be assessed and paid in accordance with the current fee schedule which may be amended every October 1.

**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 pre-application letter from the Florida Department of Transportation (FDOT) indicates approval of the proposed modifications of the site are subject to the conditions and comments contained therein. The applicant is advised to contact Djemcy Limage, FDOT Access Management, at 954-777-4363 or [djemcy.Limage@dot.state.fl.us](mailto:djemcy.Limage@dot.state.fl.us).

The Environmental Planning and Community Resilience Division has reviewed this request and at this time, this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

The Broward County Aviation Department has no objections to this plat. However, the information submitted with this plat application does not indicate the height of any proposed buildings. The applicant is advised by staff of the Aviation Department that any proposed construction on this property with a height exceeding 200 feet, or the use of cranes or other high-lift equipment, must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply to this development. Based on the location of the proposed project, the FAA may need to conduct a review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development 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](mailto: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](mailto: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 **October 23, 2019**.

The amended note must also include language stating the following:

- A) If a building permit for a principal building (excluding dry models, sales and construction offices) first inspection approval are not issued by **October 23, 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 **October 23, 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

Continued

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.

*JWP*



**Commission District No. 7**  
**Municipality: Fort Lauderdale**  
**S/T/R: 02/50/42**



**011-MP-08**  
**BMW Sunrise Plat**




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 BMW Sunrise Plat  
(011-MP-08) City of Fort Lauderdale

DATE: August 13, 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 140,000 square feet of automobile dealership (19,004 square feet existing, 120,996 square feet proposed).

TO: This plat is restricted to 122,400 square feet of automobile dealership (57,400 square feet existing, 65,000 square feet proposed) and 85,000 square feet of automobile storage proposed.

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 "Commercial" land use category. This plat is generally located on the south side of Sunrise Boulevard, between Northeast 7 Avenue and Northeast 10 Avenue.

The existing and proposed automobile dealership use and automobile storage uses 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:DBT

cc: Lee Feldman, City Manager  
City of Fort Lauderdale

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



July 17, 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: Letter of No Objection to Plat Note Amendment – BMW SUNRISE PLAT – Case A18042**

Dear Ms. Turner:

The City of Fort Lauderdale is in receipt of a request for plat note amendment to the "BMW SUNRISE PLAT" in Fort Lauderdale, recorded in plat book 181, Pages 42.

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 TO 140,000 SQUARE FEET OF AUTOMOBILE DEALERSHIP (19,004 SQUARE FEET EXISTING) 120,996 SQUARE FEET PROPOSED.*

**To:**

*THIS PLAT IS RESTRICTED TO 122,400 SQUARE FEET OF AUTOMOBILE DEALERSHIP (57,400 SQUARE FEET EXISTING, 65,000 SQUARE FEET PROPOSED) AND 85,000 SQUARE FEET OF AUTO STORAGE PROPOSED.*

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 Yvonne Redding at 954-828-6495 or [yredding@fortlauderdale.gov](mailto:yredding@fortlauderdale.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "AG Fajardo", written over a horizontal line.

Anthony Greg Fajardo, Director, Department of Sustainable Development  
Department of Sustainable Development

cc: Christopher Lagerbloom, Assistant City Manager  
Ella Parker, Urban Design & Planning Manager, Department of Sustainable Development  
Steven Wherry, Greenspoon Marder, P.A.



## Florida Department of Transportation

RICK SCOTT  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

MIKE DEW  
SECRETARY

September 24, 2018\*\*\*

THIS PRE-APPLICATION LETTER IS VALID UNTIL – July 26, 2019  
THIS LETTER IS NOT A PERMIT APPROVAL

\*\*\* Letter revised on September 24, 2018 to modify the development size.

Grant S. Besing  
Winningham & Fradley, Inc.  
111 NE 44th Street  
Oakland Park, FL 33334

Dear Grant S. Besing:

RE: **September 24, 2018 - Pre-application Meeting for Category E Driveway**  
Broward County - City of Fort Lauderdale, Urban; SR 5; Sec. # 86020; MP: 1.200  
Access Class - 05; Posted Speed - 35 mph; SIS - Influence Area; Ref. Project: FM 441759.1

- Request: Maintain existing access along connections along SR 5/SR 838:**
- **Driveway 1: Right-in/right-out located approximately 290 feet West of NE 10<sup>th</sup> Ave.**
  - **Driveway 2: Right-in/right-out/left-in (median opening) at NE 10<sup>th</sup> Ave Public ROW connection.**
  - **Add right turn lane for driveway 1.**

**SITE SPECIFIC INFORMATION**

Project Name & Address: **Holman Bentley & Aston Martin - 900 E. Sunrise Blvd., Fort Lauderdale, FL 33304**  
 Applicant/Property Owner: **Holman Automotive Inc.**  
 Parcel Size: **9.89 Acres** Development Size: **198,000 SF/ Auto Retail to 207,400 SF/ Auto Retail**

### 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 75 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 75 feet is required.
- A right turn lane must meet FDOT design standards and include space for bicycle lane.

**Comments:**

- Coordination with the Planning & Environmental Management Office will be required at the time of Permit for an existing count station on SR 5/SR 838.  
Coordination with the Planning & Environmental Management Office's Sunrise Corridor Study is required. The Study proposes closure of the existing directional median opening at Driveway 1.
- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements,
- All driveways not approved in this letter must be fully removed and the area restored.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, or e-mail: [geysa.sosa@dot.state.fl.us](mailto:geysa.sosa@dot.state.fl.us).

Sincerely,

Ashok Sampath  
District Access Management Manager

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2018-07-26\3. 86020 MP 1.200 SR 5\_Holman Bentley & Aston Martin\86020 MP 1.200 SR 5\_Holman Bentley & Aston Martin.docx



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

**Application:** Delegation Request (To amend the note to decrease the automobile dealership by 17,600 and add 85,000 square feet of auto storage)  
**File Number:** 011-MP-08  
**Project Name:** BMW Sunrise Plat  
**Comments Due:** August 16, 2018  
**Development Type:** Auto Dealership (122,400 Square Feet) and Auto Storage (85,000 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 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 Fort Lauderdale's Water Treatment Plant which has a capacity of 90.000 MGD, a maximum daily flow of 53.491 MGD, and the estimated project's flow is 0.021 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>G. T. Lohmeyer</b>
Flow Data:	<b>As of 03/18</b>
EPGMD Licensed Capacity	<b>48.0000 MGD</b>
12 Month Average Flow:	<b>38.8800 MGD</b>
Existing Flow Reserved by Building Permit:	<b>1.3700 MGD</b>
Total Committed Flow:	<b>40.2500 MGD</b>
Estimated Project Flow:	<b>0.0207 MGD</b>

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

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011-MP-08 BMW SUNRISE PLAT

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.

### **Natural Resources Preservation**

This plat is not located in a wellfield zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.

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

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

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

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011-MP-08 BMW SUNRISE PLAT

**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.
3. A Parking Facility License may be required. Contact the Broward County Environmental Engineering and Permitting Division at 954-519-1260 for specific license requirements.

If, for the entire project, the total number of surface or single-level parking spaces become equal to or greater than 1,500, or if the total number of multi-level parking facility spaces becomes equal to or greater than 750, or if the combination of both single and multi-level parking spaces becomes equal to or greater than 1,000, a Parking Facility License will be required. Contact the Broward County Environmental Engineering and Permitting Division for specific license requirements.

4. 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.
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.

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Be advised that approval of a plat note amendment does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of Building Permit approval. Connections to such systems are approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of Building Permits by the appropriate Building Department for any structures that are to be built on the platted site. These comments do not indicate a waiver or approval of any license or permit that is, or may be, required for any aspect of the project.



Planning and Development Management Division  
Environmental Protection and Growth Management Department  
Board of County Commissioners, Broward County, Florida

**Application to Amend or Revise Level of Approved Development**

**INSTRUCTIONS**

This form is used to apply for amendments or revisions to the current level of development previously approved. For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate required documentation attached. Please type this application or print legibly in black ink.

**PROJECT INFORMATION**

Plat Name BMW Sunrise Plat

Plat Number 011-MP-08 Plat Book - Page 181/43 (If recorded)

Owner/Applicant Holman Automotive, Inc. Phone 954.761.2929

Address c/o 200 E. Broward Blvd Suite 1800 City Fort Lauderdale State FL Zip Code 33301

Owner's E-mail Address c/o marla.neufeld@gmail.com Fax # \_\_\_\_\_

Agent Greenspoon Marder LLP Phone 954-761-2929

Contact Person Marta Neufeld, Esq.

Address 200 E. Broward Blvd, Suite 1800 City Ft. Lauderdale State FL Zip Code 33301

Agent's E-mail Address marla.neufeld@gmlaw.com Fax # \_\_\_\_\_

**PROPOSED CHANGES**

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary.)

Current note for entire plat See attached

Proposed note for entire plat See attached

**PLEASE ANSWER THE FOLLOWING QUESTIONS**

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

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

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

Will project be served by an approved potable water plant? If YES, state name and address.  Yes  No  
Fort Lauderdale

Will project be served by an approved sewage treatment plant? If YES, state name and address  Yes  No  
Fort 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 220, includes 4 disabled

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

Number of students for a daycare center or school STUDENTS NA

Reasons for this request (Attach additional sheet if necessary.) See attached narrative

**FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT**

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

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

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

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

**School Concurrency Submission Requirements**

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

**REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS**

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

LAND USE	Gross Building sq. ft. or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?
<u>Auto dealership</u>	<u>161,360</u>	<u>current</u>	<u>57,400</u>	<u>No</u>	<u>Yes</u>

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 \_\_\_\_\_  
County of \_\_\_\_\_

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 Cynthia Pasch  
Sworn and subscribed to before me this 20th day of JULY, 2018  
by CYNTHIA PASCH  He/she is personally known to me or  
 Has presented \_\_\_\_\_ as identification.  
Signature of Notary Public Beverly Bell McGuinness  
Type or Print Name Beverly Bell McGuinness



**Beverly Bell McGuinness**  
**COMMISSION # 60230318**  
**EXPIRES: November 28, 2021**  
**Rendered Thru Aaron Notary**

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

Time N/A Application Date 7/26/2018 Acceptance Date 7/26/2018  
Comments Due 8/16/2018 C.C. Mtg. Date 9/25/2018 Fee \$ 2090

Plats  Survey  Site Plan  City Letter  Agreements

Other Attachments (Describe) CITY PERMIT, FDOT LETTER

Title of Request NOTE AMEND. FOR BMIN SUNRISE...

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 \_\_\_\_\_



Marla Neufeld, Esq.  
PNC Building  
200 East Broward Boulevard, Suite 1800  
Fort Lauderdale, Florida 33301  
Phone: 954.491.1120  
Fax: 954.771.9264  
Direct Phone: 954.761.2929  
Direct Fax: 954.333.4129  
Email: marla.neufeld@gmlaw.com

Plat Note Amendment Narrative – Revised on 7/23/18

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The Applicant submits this application for an amendment to the BMW Sunrise Plat (“Plat”). The subject property is located at 900 E. Sunrise Boulevard in the City of Fort Lauderdale (Folio 5042 02 57 0010).

The Plat note amendment is requested to be amended as follows:

Existing Plat Language:

**THIS PLAT IS RESTRICTED TO 140,000 SQUARE FEET OF AUTOMOBILE DEALERSHIP (19,004 SQUARE FEET EXISTING, 120,996 SQUARE FEET PROPOSED).**

Proposed Plat Language:

**THIS PLAT IS RESTRICTED TO 122,400 SQUARE FEET OF AUTOMOBILE DEALERSHIP (57,400 SQUARE FEET EXISTING, 65,000 SQUARE FEET PROPOSED) AND 85,000 SQUARE FEET OF AUTO-STORAGE PROPOSED.**