

STAFF REPORT  
Muttaqeen Plat  
056-MP-97

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 January 20, 1998, for 14,000 square feet of church use and one (1) single family dwelling unit with 400 square feet of ancillary utility storage. The property is located on 3.0 acres on the west side of Southwest 196 Avenue and north of Pembroke Road, in the City of Pembroke Pines. The plat was recorded on June 16, 1999 (Plat Book 167, Page 9).

The applicant is requesting to revise the note on the plat note to add 1,434 square feet of church use. The proposed note language reads as follows:

This plat is restricted to 15,434 square feet of church and one single-family dwelling unit with 400 square feet of ancillary utility storage room/shed.

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 "Agricultural" 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 1 PM peak hour trips. The plat is located within the Southwest Transportation Concurrency Management District and meets the regional road network standards specified in Section 5-182(a)(5)(b) of the Broward County Land Development Code.

**Impact Fees**

Road impact fees have been satisfied for the 14,000 square feet of church and the existing single family dwelling unit with 400 square feet of ancillary utility storage. The proposed additional 1,434 square feet of church shall be subject to road impact 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. 2018-R-29 from the City of Pembroke Pines 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 includes Muttageen Mitigation Area in the Protected Natural Lands Inventory; and it is adjacent to the Encantada Mitigation Area, which is included in the Protected Natural Lands Inventory. An Environmental Resource License, No. DF88-1144, was issued on October 26, 1998. The license authorized impacts to 1.4 acres of wetlands. See the attached Conceptual Dredge and Fill Review Report. 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.w

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 Pembroke Pines 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 or [referrer@broward.org](mailto:referrer@broward.org) 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](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 **November 13, 2019**.

The amended note must also include language stating the following:

- A) 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.

- B) If a building permit for a principal building (excluding dry models, sales and construction offices) first inspection approval are not issued by **November 13, 2023**, then the County's finding of adequacy shall expire, and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
  
- C) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **November 13, 2023**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments and recommendations.


The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

KDL





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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Muttaqeen Plat (056-MR-97)  
City of Pembroke Pines

DATE: September 14, 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 6,000 square feet of church building, 8,000 square feet of religious ceremonial building, and a single-family dwelling unit with 400 square feet of ancillary utility storage room/shed.

TO: This plat is restricted to 15,434 square feet of church building, and a single-family dwelling unit with 400 square feet of ancillary unit storage.

The Future Land Use Element of the City of Pembroke Pines Comprehensive Plan is the effective land use plan for the City of Pembroke Pines. That plan designates the area covered by this plat for the uses permitted in the "Agricultural" land use category. This plat is generally located on the west side of Southwest 196 Avenue, between Pines Boulevard and Pembroke Road.

The existing and proposed expansion of the church use is in compliance with the permitted uses of the effective land use plan.

It is noted that the "Agricultural" land use category permits residential uses at a maximum density of 1 unit per 2.5 gross acres or 1 unit per 2.0 net acres. Therefore, the existing development of 1 single-family dwelling unit with ancillary storage on approximately 3.3 gross acres remains in compliance with the permitted uses and densities 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: Charles F. Dodge, City Manager  
City of Pembroke Pines

Michael Stamm, Director, Planning and Economic Development Department  
City of Pembroke Pines

**PROPOSED RESOLUTION NO. 2018-R-29**

**RESOLUTION NO. 3617**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT (DELEGATION REQUEST) FOR THE MUTTAQEEEN PLAT; AMENDING THE EXISTING PLAT RESTRICTION OF 6,000 SQUARE FEET OF CHURCH AND 8,000 SQUARE FEET OF RELIGIOUS CEREMONIAL BUILDING TO 15,434 SQUARE FEET OF CHURCH USE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, On November 5, 1997 the City Commission passed Resolution Number 2499, which provides for acceptance of the Muttaqeen Plat located at 1000 S.W. 196<sup>th</sup> Ave. (the "Property"), identified in **Exhibit "A"** attached hereto and made a part hereof.

**WHEREAS**, the existing plat note for the subject property currently states:

**THIS PLAT IS RESTRICTED TO:**

1. A 6,000 SQUARE FEET CHURCH BUILDING.
2. AN 8,000 SQUARE FEET RELIGIOUS CEREMONIAL BUILDING.
3. A SINGLE FAMILY DWELLING UNIT WITH 400 SQUARE FEET OF ANCILLIARY UTILITY STORAGE ROOM/SHED.

**WHEREAS**, Broward County requires City approval for any amendment to the plat note; and,

**WHEREAS**, the City approves and requests that Broward County approves the following proposed plat note language:

**THIS PLAT IS RESTRICTED TO:**

1. A 15,434 SQUARE FEET CHURCH BUILDING.
2. A SINGLE FAMILY DWELLING UNIT WITH 400 SQUARE FEET OF ANCILLIARY UTILITY STORAGE ROOM/SHED.

**PROPOSED RESOLUTION NO. 2018-R-29**

**RESOLUTION NO. 3617**

**WHEREAS**, the City's professional staff has reviewed the proposed plat note amendment and has no objection to the same; and,

**WHEREAS**, the City Commission of the City of Pembroke Pines finds that the proposed Plat Note Amendment request to be in the best interests of the citizens and residents of the City of Pembroke Pines.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA THAT:**

**Section 1.** The foregoing "WHEREAS" clauses are true and correct and hereby ratified and confirmed by the City Commission. All exhibits referenced herein and attached hereto are hereby incorporated herein.

**Section 2.** The City Commission of the City of Pembroke Pines, Florida, hereby approves the Plat Note Amendment for the Muttaqeen Plat, to amend the plat note to state:

**THIS PLAT IS RESTRICTED TO:**

1. A 15,434 SQUARE FEET CHURCH BUILDING.
2. A SINGLE FAMILY DWELLING UNIT WITH 400 SQUARE FEET OF ANCILLIARY UTILITY STORAGE ROOM/SHED.

**Section 3.** City Administration is hereby authorized to take any action necessary to implement the intent of this Resolution.

**Section 5.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**PROPOSED RESOLUTION NO. 2018-R-29**

**RESOLUTION NO. 3617**

**Section 6.** 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 application, it shall not affect the validity of the remaining portions or applications of this Resolution.

**Section 7.** This Resolution shall become effective immediately upon its passage and adoption.

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, THIS 20<sup>th</sup> DAY OF August, 2018.**

CITY OF PEMBROKE PINES, FLORIDA

By:   
MAYOR FRANK C. ORTIS

ATTEST:

  
MARLENE GRAHAM, CITY CLERK

APPROVED AS TO FORM:

  
OFFICE OF THE CITY ATTORNEY

ORTIS	<u>AYE</u>
CASTILLO	<u>AYE</u>
SCHWARTZ	<u>AYE</u>
GOOD	<u>AYE</u>
SIPLE	<u>AYE</u>



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

**Application:** Delegation Request (To amend the note to add 1,434 square feet of church use).  
**File Number:** 056-MP-97  
**Project Name:** Muttaqeen Plat  
**Comments Due:** September 21, 2018  
**Development Type:** Church (15,434 Square Feet) and Residential (1 Single Family Unit)

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 Pembroke Pines and is in a dependent water control district under the jurisdiction of the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division. Surface water management plans must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances and the criteria of the South Broward Drainage District. A surface water management license from the Water and Environmental Licensing Section will be required prior to any construction.

**Potable Water Review**

This plat will be served by the City of Pembroke Pines' Water Treatment Plant which has a capacity of 18.000 MGD, a maximum daily flow of 16.200 MGD, and the estimated project's flow is 0.002 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>Pembroke Pines</b>
Flow Data:	<b>As of 03/18</b>
EPGMD Licensed Capacity	<b>9.5000 MGD</b>
12 Month Average Flow:	<b>6.8300 MGD</b>
Existing Flow Reserved by Building Permit:	<b>0.3450 MGD</b>
Total Committed Flow:	<b>7.1750 MGD</b>
Estimated Project Flow:	<b>0.0019 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.

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.

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056-MP-97 MUTTAQEEN PLAT

**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.

See the attached Conceptual Dredge and Fill Review Report. An Environmental Resource License, No. DF88-1144, was issued on October 26, 1998. This plat has previously been reviewed by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division to authorize the impacts to 1.426 acres of wetlands. Mitigation of 1.088 acres was provided on the site and a conservation easement was recorded on June 22, 2000 in the Public Records of Broward County in Official Record Book 30783, Page 18.

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

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

Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Pembroke Pines 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 includes Muttaqeen Mitigation Area and is adjacent to the Encantada Mitigation Area which are included in the Protected Natural Lands Inventory. The Muttaqeen Mitigation Area is a private one-acre non-forested freshwater wetland contained in the plat. The Encantada Mitigation Area is a private forty-five (45) acre mixed-forested freshwater wetland located across the divided street. 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:

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<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.
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.

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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.



Environmental Protection and Growth Management Department  
**ENVIRONMENTAL LICENSING and BUILDING PERMITTING DIVISION**  
1 North University Drive, Suite 201A, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

## Conceptual Dredge and Fill Review Report

**Plat Name:** Muttaqeen Plat  
**Plat No:** 056-MP-98

**September 7, 2018**

### LOCATION

**Section:** 23                                      **Township:** 51 South                                      **Range:** 39 East

**Address:** 1010 SW 196<sup>th</sup> Ave, City of Pembroke Pines Folio # 513923040010

### FINDINGS

**Wetland Characteristics present:** Yes  No  Maybe

An Environmental Resource License (DF88-1144) was issued on October 26, 1998 to Jamaat UI Mattaqeen, Inc. for the development of this site. The license authorized impacts to 1.426 acres wetlands. Mitigation (1.088 acres) was provided on site to the west and south of the developed area. A Conservation Easement was recorded on June 22, 2000 in Broward County Official Records Book 30783 beginning on page 0018 to ensure protection of the mitigation area in perpetuity.

This report is for informational purposes only and does not constitute 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 MUTTAGEEN PLAT  
 Plat Number 056-MP-97 Plat Book - Page 167-9 (If recorded)  
 Owner/Applicant JAMAAT UL MUTTAGEEN Phone 954 562-2003  
 Address 1000 SW 196 AVE City PEMBROKE PINES State FL Zip Code 33029  
 Owner's E-mail Address AEOONOUJ@COMCAST.NET Fax # 954 432 9266  
 Agent RAHIMUDDIN RAHIMI PE Phone 954 298 6717  
 Contact Person RAHIMUDDIN RAHIMI PE  
 Address 836 NW 164 AVE City PEMBROKE PINES State FL Zip Code 33028  
 Agent's E-mail Address RAHIMI@MRENG.COM Fax # 954 432 9266

**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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**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 PEMBROKE PINES  
 Will project be served by an approved sewage treatment plant? If YES, state name and address  Yes  No  
Pembroke Pines F.W.D.C.  
 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 \_\_\_\_\_  
 Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS \_\_\_\_\_  
 Number of students for a daycare center or school STUDENTS \_\_\_\_\_  
 Reasons for this request (Attach additional sheet if necessary.) \_\_\_\_\_  
 \_\_\_\_\_

**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?
CHURCH/MOSQUE	12,016 sq. ft.		YES		

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

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

**OWNER/AGENT CERTIFICATION**

State of FLORIDA  
County of BROWARD

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

Signature of owner/agent [Signature]  
Sworn and subscribed to before me this 25 day of JULY, 2018  
by [Signature] He/she is personally known to me or  
 Has presented \_\_\_\_\_ as identification.  
Signature of Notary Public [Signature]  
Type or Print Name ABDOL RAZZAK

ABDOL RAZZAK  
MY COMMISSION #FF 134921  
EXPIRES: DECEMBER 21, 2018  
Broward County Notary Public (Checkmark)

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

Time 8:37 AM Application Date 09/04/18 Acceptance Date 09/06/18  
Comments Due 09/20/18 C.C. Mtg. Date \_\_\_\_\_ Fee \$ 2,090

Plats  Survey  Site Plan  City Letter  Agreements

Other Attachments(Describe) Resolution No. 3617  
Title of Request note amendment  
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 none Received by [Signature]

**MR ENGINEERING CONSULTANTS INC**

CA 9824

10031 PINES BLVD STE # 237 PEMBROKE PINES FL 33024  
9543648355, 9542986717 F 9544329266 MRENG1@AOL.COM

Aug 14, 2018

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

**RE: "Muttageen" Plat (167-9 B PARCEL A)-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 "Muttageen" Plat (167-9 B PARCEL A) located on 1010 SW 196 AVE, PEMBROKE PINES FL 33029.

The current plat note reads as follows:

This plate is restricted to:

1. A 6,000.00 SQUARE FEET CHURCH BUILDING.
2. AN 8,000.00 SQUARE FEET RELIGIOUS CEREMONIAL BUILDING.
3. A SINGLE-FAMILY DWELLING UNIT WITH 400 SQUARE FEET OF ANCILLIARY UTILITY STORAGE ROOM/SHED.

The proposed plat note reads as follows:

THIS PLAT IS RESTRICTED TO 15434 SQUARE FEET OF CHURCH AND ONE SINGLE FAMILY DWELLING UNIT WITH 400 SQUARE FEET OF ANCILLARY UNIT STORAGE.

Please review and kindly place us in the next available 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,

