

STAFF REPORT  
E.T.T. Plat  
188-MP-84

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 19, 1985, for 167,000 square feet of office and retail use. Prior to the plat being recorded, the Board approved a delegation request, on March 18, 1986, which amended the note to 100,000 square feet of industrial use/self-storage facility and 200-room motel. The property is located on 9.5 acres on the east side of State Road 7, between Commercial Boulevard and Northwest 52 Street, in the City of Fort Lauderdale. The plat was recorded on April 17, 1986 (Plat Book 127, Page 8).

The applicant is requesting to revise the note on the face of the plat to add 120,000 square feet of self-storage facility. The proposed note language reads as follows:

This plat is restricted to 220,000 square feet of self-storage facility and a 200-room motel.

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 state the existing motel use is in compliance with the permitted uses of the effective land use plan. Regarding the existing and proposed self-storage use, Planning Council staff has received written documentation that the City applied the “20% Employment Center-to-Commercial” flexibility rule to this plat on October 17, 2018 (Case No. R18033). Because this plat abuts the City of Tamarac and the City of North Lauderdale, Policy 2.10.1 of the Broward County Land Use Plan regarding compatibility of uses applies. Planning Council staff received responses from both cities indicating that no compatibility review was requested.

### **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 86 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**

Transportation concurrency fees have been satisfied for 100,000 square feet of existing self-storage facility and the existing 200-room motel, and the additional 86 PM peak hour trips generated by this request 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 this request and the adjacent cities of North Lauderdale and Tamarac have no comments on this application.

This application has been reviewed by Highway Construction and Engineering Division staff who have 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](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 Aviation Department has advised that this property is within 20,000-feet of Fort Lauderdale Executive Airport. Any proposed construction, use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 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. 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 Trisha Logan, Planner III, City of Fort Lauderdale's Urban Design and Planning Division at 954-828-7101, 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 **January 8, 2020**.

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 **January 8, 2024**, 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 **January 8, 2024**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.


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

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





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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for E.T.T. Plat  
(188-MP-84) City of Fort Lauderdale

DATE: December 5, 2018

This memorandum updates our previous comments regarding the referenced plat dated November 1, 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 100,000 square feet of self-storage facility and a 200-room motel.

TO: This plat is restricted to 220,000 square feet of self-storage facility and a 200-room motel.

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 east side of State Road 7, between Commercial Boulevard and Prospect Road.

The existing motel use is in compliance with the permitted uses of the effective land use plan.

Regarding the existing and proposed storage use, 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 October 17, 2018 (Case No. R18033).

Planning Council staff notes that the proposed development is adjacent to both the City of North Lauderdale and the City of Tamarac and is subject to Policy 2.10.1 of the Broward County Land Use Plan regarding compatibility. In this regard, Planning Council staff has received written documentation that the City of Fort Lauderdale notified the City of North Lauderdale and the City of Tamarac of the flexibility allocation on November 1, 2018, per the requirements of the *Administrative Rules Document: BrowardNext*. Neither the City of North Lauderdale nor the City of Tamarac requested a compatibility review.

**E.T.T. Plat**  
**December 5, 2018**  
**Page Two**

We further note that the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan.

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

BBB:GSM

cc: 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 – "E.T.T. PLAT" – Case A18018**

Dear Ms. Turner:

The City of Fort Lauderdale is in receipt of a request for plat note amendment to the "E.T.T. PLAT" in Fort Lauderdale, recorded in plat book 127, Page 8.

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: 100,000 SQUARE FEET OF SELF-STORAGE FACILITY AND A 200 ROOM MOTEL*

**To:**

*THIS PLAT IS RESTRICTED TO: 220,000 SQUARE FEET OF SELF-STORAGE FACILITY AND A 200 ROOM MOTEL*

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 Tyler Laforme at 954-828-5633 or [llaforme@fortlauderdale.gov](mailto:llaforme@fortlauderdale.gov).

Sincerely,

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

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  
Thuy Turner, Broward County Planning and Development Management Division  
James Kahn, Keith and Associates, Inc.





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

October 18, 2018

Tammy Reed-Holguin, AICP, Director  
Community Development Department  
701 SW 71<sup>st</sup> Avenue  
North Lauderdale, FL 33068

RE: Municipal notification of a delegation request to amend the "note" (approved level of development) on a recorded plat adjacent to the municipal limits of North Lauderdale:

**Plat name: E.T.T. Plat**  
**Plat No. 188-MP-84**

Written comments must be received on or before **November 1, 2018**

As per Broward County Commission Policy effective March 24, 1998, we are forwarding a copy of an application for a delegation request to all municipalities that are adjacent to the plat.

If your municipality desires to comment on this application, the comments must be in writing and electronically submitted to the Planning and Development Management Division on or before the above referenced date. Please send your comments via e-mail to our offices at [padminfo@broward.org](mailto:padminfo@broward.org).

Any written comments received will be forwarded to the applicant along with the comments from other agencies reviewing the application.

If you have any questions, please contact Karina da Luz at 954-357-6617.

Sincerely,

KARINA DA LUZ  
Digitally signed by  
KARINA DA LUZ  
Date: 2018.10.18  
10:37:02 -04'00'

Karina da Luz, Senior Planner  
Planning and Development Management Division





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

e-COMMENTS for  
Delegation Request: Amend the Plat Note



TO: Review Agency

PLAT NAME: E.T.T. Plat

PLAT NO.: 188-MP-84

COMMENT DUE DATE: **NOVEMBER 1, 2018**

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

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

**Please note that all agency comments should now be e-mailed to the Planning and Development Management Division at: [pdminfo@broward.org](mailto:pdminfo@broward.org).** Your cooperation is greatly appreciated!

\_\_\_\_\_ NO OBJECTION TO THE PLAT AS SUBMITTED.

\_\_\_\_\_ THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.

\_\_\_\_\_ THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

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

COMMENTS:

\_\_\_\_\_ *Print Name*

\_\_\_\_\_ *Agency*

\_\_\_\_\_ *Phone Number*



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

October 18, 2018

Maxine A. Calloway, Esq., AICP, Director  
Community Development  
7525 NW 88 Avenue  
Tamarac, FL 33321

RE: Municipal notification of a delegation request to amend the "note" (approved level of development) on a recorded plat adjacent to the municipal limits of Tamarac:

**Plat name: E.T.T. Plat**  
**Plat No. 188-MP-84**

Written comments must be received on or before **November 1, 2018**

As per Broward County Commission Policy effective March 24, 1998, we are forwarding a copy of an application for a delegation request to all municipalities that are adjacent to the plat.

If your municipality desires to comment on this application, the comments must be in writing and electronically submitted to the Planning and Development Management Division on or before the above referenced date. Please send your comments via e-mail to our offices at [padminfo@broward.org](mailto:padminfo@broward.org).

Any written comments received will be forwarded to the applicant along with the comments from other agencies reviewing the application.

If you have any questions, please contact Karina da Luz at 954-357-6617.

Sincerely,

KARINA DA LUZ  
LUZ

Digitally signed by  
KARINA DA LUZ  
Date: 2018.10.18  
10:44:10 -04'00'

Karina da Luz, Senior Planner  
Planning and Development Management Division



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

e-COMMENTS for  
**Delegation Request: Amend the Plat Note**



TO: Review Agency  
PLAT NAME: E.T.T. Plat PLAT NO.: 188-MP-84  
COMMENT DUE DATE: **NOVEMBER 1, 2018**

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

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

**Please note that all agency comments should now be e-mailed to the Planning and Development Management Division at: [pdmdinfo@broward.org](mailto:pdmdinfo@broward.org).** Your cooperation is greatly appreciated!

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

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

COMMENTS: Frank Zickar  
*Print Name*  
City of Tamarac  
*Agency*  
954-597-3535  
*Phone Number*



**Florida Department of Transportation**

RICK SCOTT  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

MIKE DEW  
SECRETARY

October 16, 2018\*\*\*

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **July 23, 2019**  
THIS LETTER IS NOT A PERMIT APPROVAL

\*\*\* Letter revised on October 16, 2018 to modify the development size and category

Daimian Leslie  
Keith and Associates  
301 East Atlantic Blvd  
Pompano Beach, Florida 33060

Dear Daimian Leslie:

RE: **October 16, 2018** - Pre-application Meeting for **Category C Driveway**. Date of Pre-application Meeting: **September 21, 2017**  
Broward County - City of Fort Lauderdale, Urban; SR 7; Sec. # 86100; MP: 14.920  
Access Class - 05; Posted Speed - 45 mph; SIS - N; Ref. Project:

**Request: Use the existing driveway on SR 7, located approximately 540 feet North of SR 870/ W Commercial Boulevard.**

**SITE SPECIFIC INFORMATION**

Project Name & Address: **Public Storage - 5080 N SR 7 Fort Lauderdale, FL 33319**  
Applicant/Property Owner: **Partners Preferred Yield LTD Dept PT-FL 23104**  
Parcel Size: **6.58 Acres** Development Size: **200 Rooms/ Motel + 220,000 SF/ Self-Storage Facility**

**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:**

**Comments:**

- **No significant change in Daily Trips due to the proposed modification.**
- 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: \\156.75.49.3\shared\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2017-09-21\5 86100 MP 14.920 SR 7\_Public Storage\86100 MP 14.920 SR 7\_Public Storage.docx

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

**Application:** Delegation Request (To amend the note to add 120,000 square feet of self-storage facility.)  
**File Number:** 188-MP-84  
**Project Name:** E.T.T. Plat  
**Comments Due:** November 1, 2018  
**Development Type:** Self-Storage Facility (220,000 Square Feet) and Hotel (200 Rooms)

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 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 Water Control District. A surface water management license from the Water and Environmental Licensing Section will be required prior to any construction.

**Potable Water Review**

This project is within the Broward County water service jurisdictional (service) area, District 1A. A BCWWS Utility Connection Permit will be required before water construction can begin. Visit the web page at [www.broward.org/WaterServices/Pages/LandDevelopment.aspx](http://www.broward.org/WaterServices/Pages/LandDevelopment.aspx) for additional information. The configurations of water facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit.

This plat will be served by the Broward County's Water Treatment Plant which has a capacity of 16.000 MGD, a maximum daily flow of 8.500 MGD, and the estimated project's flow is 0.026 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**

This property is located in a Broward County wastewater services jurisdictional (service) area, District 1A. A BCWWS Utility Connection Permit will be required before wastewater construction can begin. For additional information visit the web page at [www.broward.org/WaterServices/Pages/LandDevelopment.aspx](http://www.broward.org/WaterServices/Pages/LandDevelopment.aspx). The configurations of wastewater facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit.

Wastewater Treatment Plant:	<b>B. C. North Regional</b>
Flow Data:	<b>As of 09/18</b>
EPGMD Licensed Capacity	<b>95.0000 MGD</b>
12 Month Average Flow:	<b>71.7800 MGD</b>
Existing Flow Reserved by Building Permit:	<b>2.6600 MGD</b>
Total Committed Flow:	<b>74.4400 MGD</b>
Estimated Project Flow:	<b>0.0250 MGD</b>

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188-MP-84 E.T.T. PLAT

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

The applicant is advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding, or altering either a gravity sanitary sewer, a sanitary force main, or a pump station. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.

#### **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.

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>

Page 3  
188-MP-84 E.T.T. 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.
3. A demolition notice of the existing use may be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
4. All future industrial uses must be approved by the Environmental Engineering and Permitting Division.
5. 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.



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 E.F.T.
Plat Number 127 188-MP-84 Plat Book - Page 8 127-8 (If recorded)
Owner/Applicant Public Storage (Partners Preferred Yield LTD) Phone 949-300-7902
Address 701 Western Ave City Glendale State CA Zip Code 91201
Owner's E-mail Address dmatula@publicstorage.com Fax #
Agent Keith & Associates Inc Phone 954-788-3400
Contact Person James Kahn
Address 301 E. Atlantic Blvd. City Pompano Beach State FL Zip Code 33060
Agent's E-mail Address jkahn@keithteam.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 This plat is restricted to 100,000 square feet of self storage facility and a 200 room motel
Proposed note for entire plat This plat is restricted to 220,000 square feet of self storage facility and a 200 room motel.

PLEASE ANSWER THE FOLLOWING QUESTIONS

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?
[X] 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 [X] No
If YES, provide LUPA number:
Does the note represent a change in TRIPS? [X] Increase [ ] Decrease [ ] No Change
Does the note represent a major change in Land Use? [ ] Yes [X] No
Will project be served by an approved potable water plant? If YES, state name and address. [X] Yes [ ] No
Broward County Copans Rd
Will project be served by an approved sewage treatment plant? If YES, state name and address [X] Yes [ ] No
Broward County Copans Rd
Are on-site wells for potable water currently in use or proposed? [ ] Yes [X] No
If YES, see page 2 of this form for additional required documentation.
Are septic tanks current in use or proposed? [ ] Yes [X] 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 42
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.) adding new limited access self storage building

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?
self storage	90,198 SF	current	yes	no	18,279 SF
motel	200 rooms	current	yes	no	no

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

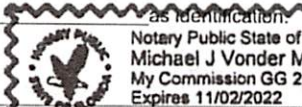
- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures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

**OWNER/AGENT CERTIFICATION**

State of FLORIDA  
County of BROWARD

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

Signature of owner/agent \_\_\_\_\_  
Sworn and subscribed to before me this 18th day of July, 2018  
by James Kahn  He/she is personally known to me or  
 Has presented \_\_\_\_\_ as identification.  
Signature of Notary Public \_\_\_\_\_  
Type or Print Name Michael Vonder Meulen



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

Time 9:34 AM Application Date 10/16/18 Acceptance Date \_\_\_\_\_  
Comments Due \_\_\_\_\_ C.C. Mtg. Date \_\_\_\_\_ Fee \$ 2,090  
 Plats  Survey  Site Plan  City Letter  Agreements  
Other Attachments(Describe) FDOT letter  
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 Tamarac and Fort Lauderdale Received by [Signature]

Revised 10/15



October 18, 2018

Broward County  
Planning and Development Management Division  
Growth Management Department  
1 University Dr.  
Plantation, FL

RE: Plat Note Amendment E.T.T. Plat

Dear Sirs,

Public Storage currently has a facility located on a portion of the E.T.T. Plat (Plat Book 127, Page 8). A concurrent site plan has been submitted to redevelop a portion of the facility which will require increasing the allowable self-storage square feet plat note restriction, and application of flex. The site has access on SR 7 which will not be affected by the redevelopment. The site currently has 90,189 square feet of storage buildings, of which 18,279 will be demolished. The new total will be 220,000 square feet of storage buildings. The current note and the proposed note are as follows:

**Current Restriction:** This plat is restricted to- 100,000 square feet of self-storage facility and a 200 room motel.

**Propose Restriction:** This plat is restricted to- 220,000 square feet of self-storage facility and a 200 room motel.

Sincerely,



James Kahn, AICP  
Keith and Associates

CC: Public Storage Inc.

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Corporate Office 301 E Atlantic Blvd Pompano Beach FL 33060 954.788.3400	Miami-Dade County 2160 NW 82 Ave Doral FL 33122 305.667.5474	Broward County 2312 S Andrews Ave Fort Lauderdale FL 33316 954.788.3400	Palm Beach County 120 N. Federal Hwy Suite 208 Lake Worth, FL 33460 561.469.0992	St. Lucie County 2325 SE Patio Cir. Port St. Lucie FL 34952 954.788.3400	Orange County 2948 E Livingston St. Orlando FL 32803 954.788.3400
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