

STAFF REPORT  
Case-Acura Plat  
109-MP-85

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 August 6, 1985, for 50,000 square feet of commercial use. The property is located on 6.1 acres on the northwest corner of State Road 7 and Northwest 8 Court, in the City of Plantation. The plat was recorded on October 4, 1985 (Plat Book 124, Page 14).

The applicant is requesting to revise the note on the face of the plat to add 20,000 square feet of commercial use. The proposed note language reads as follows:

This plat is restricted to 70,000 square feet of commercial use.

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 plat is subject to the executed “Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Local Activity Center,” as recorded in Official Record Book 50665, Page 782, and the proposed commercial use is 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 99 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**

Road impact fees have been satisfied for 50,000 square feet of existing commercial use and the additional 99 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 letters from the City of Plantation and adjacent City of Lauderdale indicate they have no objections to this request.

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-Hollywood International 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 Plantation, 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 Chief Administrator Officer, City of Plantation at 954-797-2212, 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:

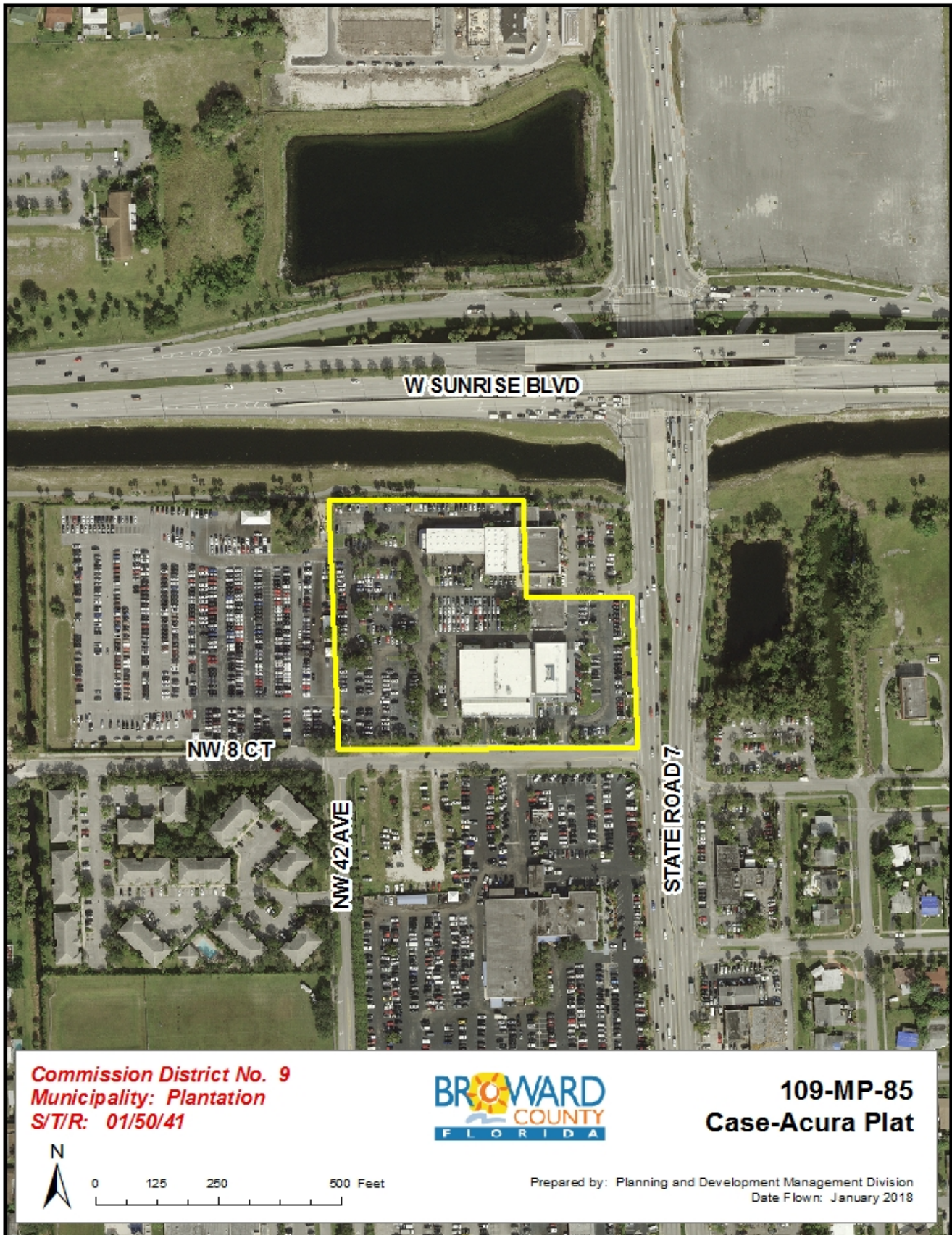
Continued

- 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.

*JWP*



**Commission District No. 9**  
**Municipality: Plantation**  
**S/T/R: 01/50/41**



**109-MP-85**  
**Case-Acura Plat**

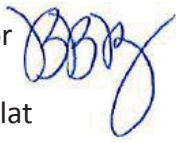


0 125 250 500 Feet

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 Case-Acura Plat  
(109-MP-85) City of Plantation

DATE: November 6, 2018

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

FROM: This plat is restricted to 50,000 square feet of commercial use.

TO: This plat is restricted to 70,000 square feet of commercial use.

The Future Land Use Element of the City of Plantation Comprehensive Plan is the effective land use plan for the City of Plantation. That plan designates the area covered by this plat for the uses permitted in the "Plantation State Road 7/U.S. 441 Local Activity Center" land use category. This plat is generally located on the west side of State Road 7, between Sunrise Boulevard and Northwest 8 Court, in the City of Plantation.

Regarding the proposed use, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Local Activity Center," as recorded in Official Record Book 50665, Pages 782-787.

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: Susan Slattery, City Clerk  
City of Plantation

Dan Holmes, Director, Planning, Zoning & Economic Development  
City of Plantation

**OFFICE OF THE MAYOR**

Diane Veltri Bendekovic,  
Mayor

**PLANNING, ZONING &  
ECONOMIC DEVELOPMENT**

Danny A. Holmes, AICP, Director



**CITY COUNCIL**

Lynn Stoner, *President*  
Mark Hyatt,  
*President Pro Tem*  
Ron Jacobs  
Peter S. Tingom

September 28, 2018

Ms. Josie P. Sesodia, Director  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
1 N. University Drive, Suite 201A  
Plantation, Florida 33324

RE: PP18-0024: Delegation Request – Case Acura Plat

Dear Ms. Sesodia:

Please be advised that the City of Plantation has no objection to amending the restrictive note on the above referenced plat. In addition, the application for a delegation request to amend the restrictive note on the plat was approved by City Council on August 22, 2018, subject to staff comments.

The restrictive note will read as follows:

This plat is restricted to 70,000 square feet of commercial use. Convenience stores, fast food restaurants and service stations are not permitted without the approval of the Board of County Commissioners, who shall review and address these uses for increased impacts.

Should you have any questions or need additional information, please contact me at 954-797-2225, Monday-Friday from 8:00 AM - 4:30 PM.

Sincerely:

Thalein Rainford  
Zoning Technician

CC: Danny A. Holmes, AICP, Director  
Gayle Easterling, AICP, Senior Planner



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:** Case-Acura Plat **PLAT NO.:** 109-MP-85  
**COMMENT DUE DATE:** November 7, 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:**

Stephen Tawes,  
ASLA, CLARB

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*Print Name*

City of Lauderhill

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*Agency*

954-730-3064

---

*Phone Number*

Digitally signed by Stephen Tawes, ASLA, CLARB  
DN: cn=Stephen Tawes, ASLA, CLARB, c=US, o=City of Lauderhill, ou=Planning and Zoning, email=stawes@lauderhill-fl.gov  
Date: 2018.10.25 09:17:31 -04'00'



**Florida Department of Transportation**

RICK SCOTT  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

MIKE DEW  
SECRETARY

October 18, 2018

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **October 18, 2019**  
THIS LETTER IS NOT A PERMIT APPROVAL

Joseph Roles P.E.  
Joseph Roles and Assoc., Inc.  
7501 NW 4th Street, Suite 101  
Plantation, FL 33317

Dear Joseph Roles:

RE: **October 18, 2018** - Pre-application Meeting for **Category D Driveway**  
Broward – City of Plantation, Urban; SR 7; Sec. # 86100; MP: 11.2  
Access Class - 05; Posted Speed - 40; SIS - N; Ref. Project: FM- 429576.2

**Request: Use the existing right-in/right-out driveway on SR 7, located approximately 340 feet south of SR 838/ W Sunrise Blvd.**

**SITE SPECIFIC INFORMATION**

Project Name & Address: **Rick Case Genesis Service Building**  
Applicant/Property Owner: **Richard J. and Rita M. Case**  
Parcel Size: **6.134 Acres** Development Size: **59,000 SF/ Auto. Retail (Existing) + 15,500 SF/ Auto. Retail (Proposed)**

**No Objection**

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:**

- 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 the Access Management Manager - Tel. # 954-777-4363 or e-mail: [ashok.sampath@dot.state.fl.us](mailto:ashok.sampath@dot.state.fl.us) with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Ashok Sampath, M.S.  
District Access Management Manager

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2018-10-18\Rick Case Genesis Service Building\86100 MP 11.2 SR 7\_Rick Case Genesis Service Building.docx



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

**Application:** Delegation Request (To amend the note to add 20,000 square feet of commercial use.)  
**File Number:** 109-MP-85  
**Project Name:** Case-Acura Plat  
**Comments Due:** November 7, 2018  
**Development Type:** Commercial (70,000 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 Plantation 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 Plantation's Water Treatment Plant which has a capacity of 24.000 MGD, a maximum daily flow of 15.300 MGD, and the estimated project's flow is 0.007 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>Plantation</b>
Flow Data:	<b>As of 06/18</b>
EPGMD Licensed Capacity	<b>17.5000 MGD</b>
12 Month Average Flow:	<b>12.6900 MGD</b>
Existing Flow Reserved by Building Permit:	<b>0.2890 MGD</b>
Total Committed Flow:	<b>12.9790 MGD</b>
Estimated Project Flow:	<b>0.0070 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. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.

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109-MP-85 CASE-ACURA 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.

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.

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 Plantation 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=85f453365417459f8ba45fa6e5ddd9c>

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109-MP-85 CASE-ACURA 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.
4. 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.
5. 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.
6. A Storage Tank License may be required if there will be fuel storage associated with either an emergency generator system or a service station. Contact the Environmental and Consumer Protection Division at 954-519-1260 for specific license requirements.

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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 Case-Acura Plat

Plat Number 109-HP-85 Plat Book - Page 125-14 (If recorded)

Owner/Applicant Richard J. and Rita M. Case Phone 954-715-7580

Address 14500 W. Sunrise Blvd. City Sunrise State FL Zip Code 33323

Owner's E-mail Address rjc@rickcase.com Fax # \_\_\_\_\_

Agent Doumar Allsworth Phone 954-762-3400

Contact Person Bill Laystrom

Address 1177 SE 3rd Avenue City Ft. Lauderdale State FL Zip Code 33316

Agent's E-mail Address blaystrom@aol.com Fax # 954-525-3423

**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.

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Proposed note for entire plat See attached.

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**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 Plantation

Will project be served by an approved sewage treatment plant? If YES, state name and address  Yes  No  
City of Plantation

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 258

Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS 0

Number of students for a daycare center or school STUDENTS 0

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

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

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

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

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

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

*School Concurrency Submission Requirements*

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

**REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS**

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

LAND USE	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?
RAC	44,386 sqft	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 [Signature]  
 Sworn and subscribed to before me this 21st day of September, 2018  
 by C. William Layton Jr.  He/she is personally known to me or  
 Has presented \_\_\_\_\_ as identification.  
 Signature of Notary Public \_\_\_\_\_  
 Type or Print Name \_\_\_\_\_

JOHN D. VOIGT  
 MY COMMISSION # FF 187431  
 EXPIRES: January 15, 2019  
 Bonded Thru Notary Public Underwriters

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

Time 3:00 PM Application Date 10/19/2018 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 Lauderhill Received by [Signature]

**CURRENT:**

THIS PLAT IS RESTRICTED TO 50,000 SQUARE FEET OF COMMERCIAL USE. CONVENIENCE STORES, FAST FOOD RESTAURANTS AND SERVICE STATIONS ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS, WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

**PROPOSED:**

THIS PLAT IS RESTRICTED TO 70,000 SQUARE FEET OF COMMERCIAL USE. CONVENIENCE STORES, FAST FOOD RESTAURANTS AND SERVICE STATIONS ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS, WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

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