

STAFF REPORT
Alexander-Young Plat
023-MP-95

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 May 6, 1997, for 6,107 square feet of commercial use and 14,679 square feet of office use. The property is located on 3.4 acres on the northeast corner of State Road 7 and Wiles Road, in the City of Coconut Creek. The plat was recorded on December 2, 1997 (Plat Book 164, Page 10).

The current note, which was approved by the Board on March 25, 2008, restricts the plat as follows (Instrument # 107884205):

This plat is restricted to one service station on Tracts A and A-1; and 7,100 square feet of bank use, 4,100 square feet of office use and 3,600 square feet of commercial use on Tract B. No additional freestanding banks or banks with drive-thru facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The applicant is requesting to eliminate 7,100 square feet of bank use and add 5,000 square feet of fast food restaurant use to Tract B. The proposed note language reads as follows:

This plat is restricted to one service station on Tracts A and A-1; and 3,600 square feet of commercial, 4,100 square feet of office use and 5,000 square feet of fast food restaurant on Tract B. Commercial uses within Tract B are restricted to buildings devoted to employment center principal uses and limited to less than 50% of the "Employment Center" site.

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 commercial and office, and fast food uses on Tract B, are in compliance with the permitted uses of the effective land use plan.

Concurrency Review

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, this request represents a decrease of 87 PM peak hour trips. The plat is located within the North 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 fees have been satisfied for previously assessed for Tract A and A-1 have been paid in their entirety. Road impact fees and administrative fees in the amount of **\$2,118** and **\$66**, respectively, have been paid for Tract B. However, road impact fees for Tract B are not vested as the de minimis exception that the plat was approved has expired. Therefore, road impact fees and administrative fees collected for Tract B will be credited towards the future assessment of transportation concurrency fees to be 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 Coconut Creek indicates no objection to the requested amendment.

The attached comments from the adjacent City of Coral Springs indicate no objection to this request.

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

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

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.

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 Coconut Creek 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 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.

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 **February 26, 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 on **Tract B** by **February 26, 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 on **Tract B** by **February 26, 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

Continued

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

Continued





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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Alexander-Young Plat (Tract B)
(023-MP-95) City of Coconut Creek

DATE: November 13, 2018

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

FROM: Tract B is restricted to 7,100 square feet of bank, 3,600 square feet of commercial and 4,100 square feet of office use. Commercial uses within Tract B are restricted to buildings devoted to employment center principal uses and limited to less than 50% of the "Employment Center" site.

TO: Tract B is restricted to 3,600 square feet of commercial, 4,100 square feet of office use and 5,000 square feet of fast food restaurant. Commercial uses within Tract B are restricted to buildings devoted to employment center principal uses and limited to less than 50% of the "Employment Center" site.

The Future Land Use Element of the City of Coconut Creek Comprehensive Plan is the effective land use plan for the City of Coconut Creek. That plan designates Tract B of this plat for the uses permitted in the "Employment Center" land use category. This plat is generally located on the northeast corner of Wiles Road and State Road 7/U.S. 441.

The existing commercial and office, and proposed fast food uses on Tract B are in compliance with the permitted uses of the effective land use plan.

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

BBB:KJW

cc: Mary C. Blasi, City Manager
City of Coconut Creek

Sheila Rose, AICP, Director, Department of Sustainable Development
City of Coconut Creek



October 3, 2018

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

RE: Alexander-Young Plat

Dear Ms. Sesodia:

Please be advised that the City of Coconut Creek has no objection to the proposed plat note amendment described below:

From: This Plat is restricted to one service station on Tracts A and A-1; and 7,100 square feet of bank, 3,600 square feet of commercial and 4,100 square feet of office use on Tract B. No additional freestanding banks or banks with drive-thru facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Commercial uses within Tract B are restricted to buildings devoted to employment center principal uses and limited to less than 50% of the "Employment Center" site.

To: This Plat is restricted to one service station on Tracts A and A-1; and 3,600 square feet of commercial, 4,100 square feet of office use and 5,000 square feet of Fast Food Restaurant on Tract B. No additional freestanding banks or banks with drive-thru facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Commercial uses within Tract B are restricted to buildings devoted to employment center principal uses and limited to less than 50% of the "Employment Center" site.

Should you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

W. Scott Stoudenmire, AICP

Deputy Director of Sustainable Development



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: **Alexander-Young Plat** PLAT NO.: **023-MP-95**

COMMENT DUE DATE: **November 16, 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: pdmndinfo@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: Susan Krisman
Print Name

City of Coral Springs
Agency

954 344-1157
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

November 1, 2018

Susan H. Krisman, Director
Development Services Department
9500 W. Sample Road
Coral Springs, FL 33065

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 Coral Springs:

Plat name: Alexander-Young Plat
Plat No. 023-MP-95

Written comments must be received on or before **November 16, 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 pdminfo@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 (or kdaluz@broward.org).

Sincerely,

KARINA DA LUZ
Digitally signed by
KARINA DA LUZ
Date: 2018.11.01
17:20:25 -04'00'

Karina da Luz, Senior Planner
Planning and Development Management Division



Florida Department of Transportation

**RICK SCOTT
GOVERNOR**

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

**MIKE DEW
SECRETARY**

August 20, 2018

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **August 20, 2019**
THIS LETTER IS NOT A PERMIT APPROVAL

William Pfeffer
Bowman Consulting Group, Ltd
13450 Sunrise Boulevard
Suite 320 Sunrise, FL 33323

Dear William Pfeffer:

RE: **August 20, 2018** - Pre-application Meeting for **Category D Driveway** Date of Pre-application Meeting: **July 19, 2018**
Broward County - City of Coconut Creek, Urban; SR 7; Sec. # 86100; MP: 21.80
Access Class - 03; Posted Speed - 45 mph; SIS - Influence Area; Ref. Project: FM 427937.1, FM 440082.1

Request: Use existing right-in/right-out driveway along SR 7, located approximately 235 feet north of Wiles Road.

SITE SPECIFIC INFORMATION

Project Name & Address: **Chick-Fil-A restaurant - 4670 N SR7, Coconut Creek**
Applicant/Property Owner: **Village Shoppes Investments, LLC**
Parcel Size: **1.09 Acres** Development Size: **90 Seats/Fast Food Restaurant w/o Drive-Through**

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions** and **comments** below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- **A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.**
- **A minimum radius return of 25 feet shall be provided to the inbound lane of the driveway.**

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

Sincerely,

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\2018-07-19\8. 86100 MP 21.800 SR 7_Chick-Fil-A\86100 MP 21.800 SR 7_Chick-Fil-A.docx

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

Application: Delegation Request (To amend the note to remove 7,100 square feet of bank and add 3,600 square feet of commercial, 4,100 square feet of office, and 5,000 square feet of fast food restaurant on Tract B.)
File Number: 023-MP-95
Project Name: Alexander-Young Plat
Comments Due: November 16, 2018
Development Type: Commercial (3,600 Square Feet), Office (4,100 Square Feet), Restaurant (5,000 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 Coconut Creek 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 Cocomar 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 plat will be served by the City of Coconut Creek's Water Treatment Plant which has a capacity of 30.000 MGD, a maximum daily flow of 17.800 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. C. North Regional
Flow Data:	As of 09/18
EPGMD Licensed Capacity	95.0000 MGD
12 Month Average Flow:	71.7800 MGD
Existing Flow Reserved by Building Permit:	2.6600 MGD
Total Committed Flow:	74.4400 MGD
Estimated Project Flow:	0.0016 MGD

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

The applicant is advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding, or altering either a gravity sanitary sewer, a sanitary force main, or a pump station. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system.

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Natural Resources Preservation

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

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

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

Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Coconut Creek if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.

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

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

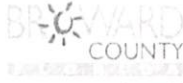
Additional Comments Addressing Certain Environmental Protection Actions Needed to Implement the Project

1. An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.

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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.

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 ALEXANDER YOUNG PLAT

Plat Number 023-MP-95 Plat Book - Page 164 - 10 (If recorded)

Owner/Applicant Village Shoppes of Coconut Creek Investments LLC Phone 954-627-9146

Address 4690 N State Road 7 City Coconut Creek State FL Zip Code 33073

Owner's E-mail Address _____ Fax # _____

Agent Dunay, Miskel & Backman, LLP Phone 561-405-3300

Contact Person Christina Bilenki, Esq. or Dwayne Dickerson, Esq.

Address 14 SE 4th Street, Suite 36 City Boca Raton State FL Zip Code 33483

Agent's E-mail Address cbilenki@dmbblaw.com; ddickerson@dmbblaw.com Fax # 561-409-2341

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 Please see attached.

Proposed note for entire plat Please see attached.

PLEASE ANSWER THE FOLLOWING QUESTIONS

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

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

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

Will project be served by an approved potable water plant? If YES, state name and address. Yes No
B.C. North Regional

Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
B.C. North Regional

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 55

Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS 90

Number of students for a daycare center or school STUDENTS N/A

Reasons for this request (Attach additional sheet if necessary.) Please 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?
Commercial	3,600	current	yes	no	no
Office	4,100	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:

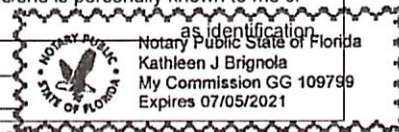
- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures 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 Palm Beach

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 18th day of September, 2018
by Christina Sienki He/she is personally known to me or
 Has presented _____ as identification
Signature of Notary Public [Signature]
Type or Print Name Kathleen J. Brignola



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time 3:00pm Application Date 09/21/2018 Acceptance Date _____
Comments Due _____ C.C. Mtg. Date _____ Fee \$ 2,090
 Plats Survey Site Plan City Letter Agreements
Other Attachments(Describe) FDOT Pre-App 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 Loral Springs Received by [Signature]



Gary Dunay
Bonnie Miskel
Scott Backman
Hope Calhoun
Dwayne Dickerson

Ele Zachariades
Matthew H. Scott
Christina Bilenki
Heather Jo Allen
Lauren G. Odom

Alexander-Young Plat Note Amendment/Delegation Request

Chick-Fil-A, Inc. ("CFA") is currently proposing to develop a +/- 4,151 square foot single story Chick-Fil-A restaurant including drive through facilities ("Project") on a +/- 1.09 acre pad ("CFA Pad") within the Village Shoppes of Coconut Creek shopping center located at 4690 N. State Road 7, which is generally located on the northeast corner of Wiles Road and N. State Road 7 ("Shopping Center") in the City of Coconut Creek ("City"). The CFA Pad is located within the Alexander-Young Plat as recorded in Plat Book 164, Page 10 of the Public Records of Broward County, Florida ("Plat").

More specifically, the CFA Pad falls within Tract B, which currently also has existing commercial and office uses. Tract B also allows for a bank, which was previously intended to be developed over the CFA Pad. While Tract B currently allows for 3,600 square feet of commercial use, this square footage has already been allocated to the existing buildings. As the bank use is no longer intended for the overall Shopping Center, Petitioner is proposing to amend the restrictive note on the Plat to remove the bank use and add commercial square footage necessary to develop the Project. As such, in order to develop the Project, Petitioner respectfully requests the following amendment to the restrictive note on the Plat:

From:

This Plat is restricted to one service station on Tracts A and A-1; and 7,100 square feet of bank, 3,600 square feet of commercial and 4,100 square feet of office use on Tract B. No additional freestanding banks or banks with drive-thru facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Commercial uses within Tract B are restricted to buildings devoted to employment center principal uses and limited to less than 50% of the "Employment Center" site.

To:

This Plat is restricted to one service station on Tracts A and A-1; and 3,600 square feet of commercial, 4,100 square feet of office use and 5,000 square feet of Fast Food Restaurant on Tract B. No additional freestanding banks or banks with drive-thru facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Commercial uses within Tract B are restricted to buildings devoted to employment center principal uses and limited to less than 50% of the "Employment Center" site.