

STAFF REPORT
Sabal Palm by Prestige
012-MP-07

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 October 9, 2007, for 208 single family units, 288 townhouse units, an 8-acre park and 20,000 square feet of fire station use. The property is located on 119.04 acres on the southeast corner of West Commercial Boulevard and Rock Island Road, in the City of Tamarac (“City”). The plat was recorded on December 5, 2008 (Plat Book 178, Page 72).

The current note, which was approved by the Board on June 26, 2012, restricts the plat as follows (Instrument No. 111815121):

This plat is restricted to 434 single family detached units, an 8-acre park on Tract G and a **20,000 square foot fire station on Tract H.**

The applicant is requesting to revise the note on the face of the plat to change the use of the fire station to 130,000 square feet of self-storage on Tract H. The proposed note language reads as follows:

This plat is restricted to 434 single family detached units, an 8-acre park on Tract G and **130,000 square feet of self-storage on Tract H.**

A companion item to modify plat conditions has also been filed and is scheduled for Board consideration on May 7, 2019.

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 has been advised by the City of Tamarac that the self-storage facility will not have frontage on Commercial Boulevard; therefore, under this condition, the proposed self-storage use is compliant with the effective land use plan.

In addition, staff notes that the Declaration of Restrictive Covenants as recorded in O.R. Book 44460, Page 1653 (“DRC”) required conveyance of land, in this case Tract H, to the City for the construction of a fire station. This DRC has been amended to remove this requirement as approved by the Board on March 5, 2019. The amended DRC has been recorded into the Public Records of Broward County Instrument No. 115697423.

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 34 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

Tract H shall be subject to transportation concurrency fees for the additional PM peak hour trips generated by this request 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.

This delegation request does not affect the residential development on this plat, therefore, additional mitigation for school concurrency is not required. However, staff notes that the voluntary commitment of \$1,200,000 paid to the School Board for the installation of four modular classrooms which resulted in a credit for school impact fee assessments has been exhausted. All future residential development is subject to school impact fees which will be assessed and paid in accordance with the fee schedule. Additionally, this plat is subject to the Declaration of Restrictive Covenants for School Mitigation as recorded at Instrument No.111608711 and the second amendment recorded at Instrument No. 113368708.

Reviewing Agency Comments

The attached letter from the City of Tamarac indicates no objection to the requested amendment.

The attached comments from the adjacent City of North Lauderdale 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.

An Environmental Resource License, No. DF07-1053, was issued on February 12, 2008 and expired on April 7, 2016. This plat has previously been reviewed by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division to authorize the creation of 14.56 acres of canals and wetlands and 2.96 acres of new lakes to satisfy the requirements of the Surface Water Management criteria. A

Conservation Easement was recorded over the area at Official Record Book 50270, Page 1201. See the attached Conceptual Dredge and Fill Review Report.

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 Tamarac 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 **May 7, 2020**.

The amended note must also include language stating the following:

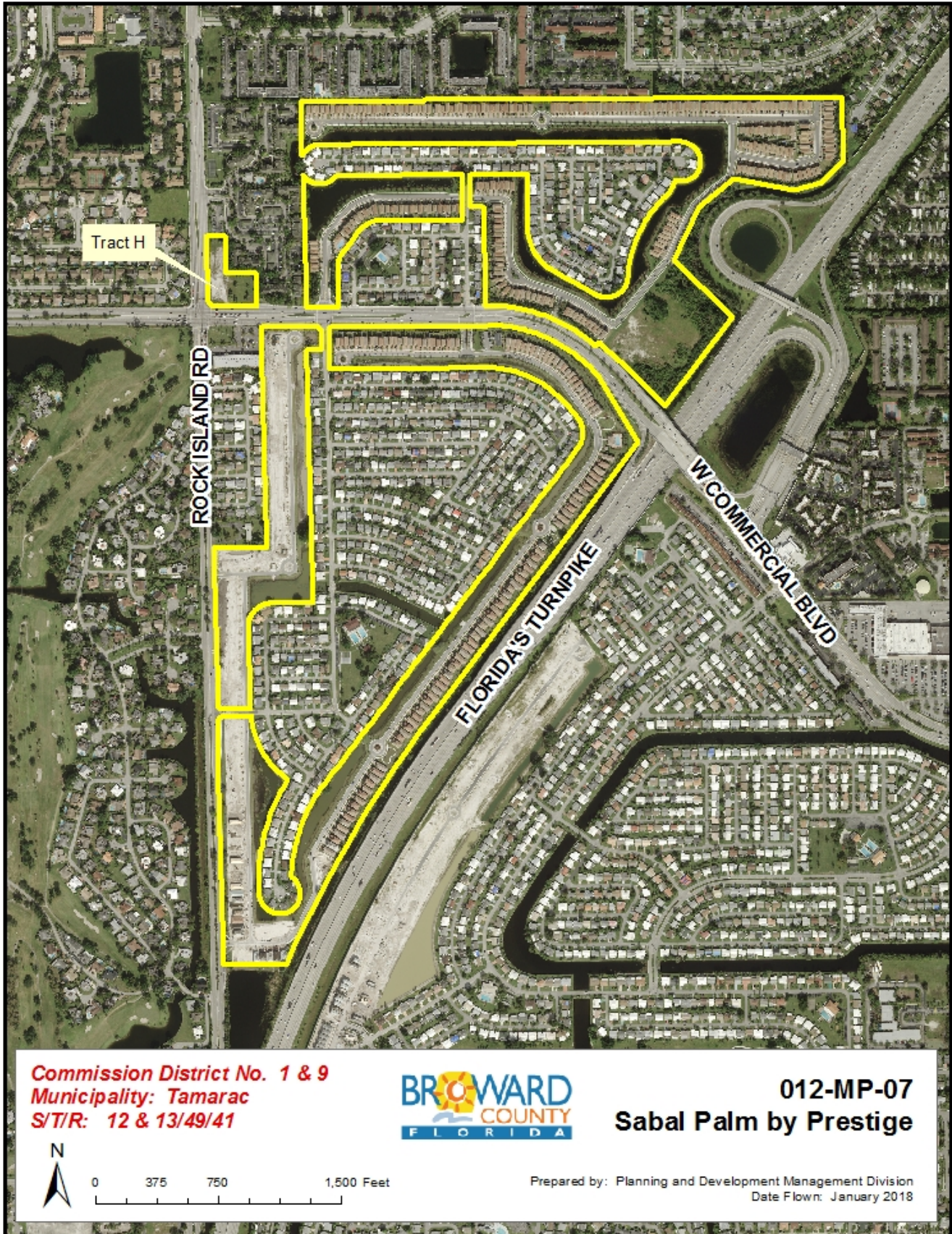
- A) Access to Tract H from West Commercial Boulevard shall be prohibited.
- B) Any structure within this plat must comply with Section 2B.1.f., Development Review requirements of the Broward County Land Use Plan regarding hazards to air navigation.
- C) If a building permit for a principal building (excluding dry models, sales and construction offices) first inspection approval are not issued for **Tract H** by **May 7, 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
- D) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed for **Tract H** by **May 7, 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.

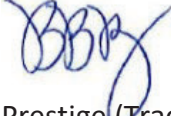
The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of 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





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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Sabal Palm By Prestige (Tract H)
(012-MP-07) City of Tamarac

DATE: February 28, 2019

This memorandum updates our previous comments regarding the referenced plat dated October 10, 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 H is restricted to a 20,000 square foot fire station.

TO: Tract H is restricted to 130,000 square feet of self-storage.

The Future Land Use Element of the City of Tamarac Comprehensive Plan is the effective land use plan for the City of Tamarac. That plan designates Tract H of this plat for the uses permitted in the "Commercial" land use category. Tract H of this plat is generally located on the northeast corner of Commercial Boulevard and Rock Island Road.

Regarding the proposed self-storage use, Planning Council staff has received correspondence from the City of Tamarac that the self-storage facility will not have frontage on Commercial Boulevard. Therefore, said use is in compliance with the permitted uses of the effective land use plan.

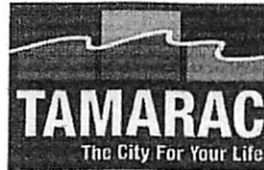
The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations, or the development review requirements of the Broward County Land Use Plan, including its concurrency requirements.

BBB:DBT

cc: Michael C. Cernech, City Manager
City of Tamarac

Maxine Calloway, AICP, Director, Community Development Department
City of Tamarac

**COMMUNITY DEVELOPMENT
DEPARTMENT**



**Maxine A. Calloway, Esq., AICP
Director**

August 7, 2018

Thuy Turner
Planning & Development Management Division
1 N. University Drive, Ste. 102A
Plantation, Florida 33324

RE: Plat Note Amendment for the Sabal Palm by Prestige Plat: Letter of No Objection

Dear Ms. Turner:

The City of Tamarac has reviewed the development application(s) submitted by Leigh Robinson Kerr & Associates, Inc. for the proposed Rock Island Self-Storage facility and has no objection to the amendment of the existing plat note language shown on the Sabal Palm by Prestige Plat as follows:

From:

This plat is restricted to 434 single family detached units, an 8 acre park on Tract G and a 20,000 square foot fire station on Tract H. Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner, including an owner or owners of property within this plat who took title to the property with reference to this plat.

To:

This plat is restricted to 434 single family detached units, an 8-acre park on Tract G and 130,000 square feet of self-storage on Tract H. Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner, including an owner or owners of property within this plat who took title to the property with reference to this plat.

"Committed to Excellence...Always."

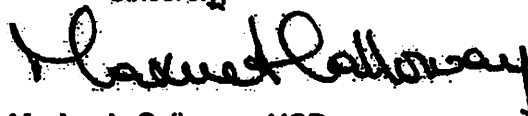
TAMARAC.ORG

7525 N.W. 88th Avenue | Tamarac, Florida 33321-2401 | P: 954.597.3530 | F: 954.597.3540

EQUAL OPPORTUNITY EMPLOYER

If you have any questions or concerns, please contact Maxine A. Calloway at 954-597-3530.

Sincerely,

A handwritten signature in black ink that reads "Maxine A. Calloway". The signature is written in a cursive style with a large initial "M".

Maxine A. Calloway, AICP
Community Development Director

cc: Frank Zickar, Assistant Director



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

October 4, 2018

Tammy Reed-Holguin, AICP, Director
Community Development Department
701 SW 71 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: Sabal Palm by Prestige
Plat No.: 012-MP-07

Written comments must be received on or before October 18, 2018.

Dear Ms. Reed-Holguin:

As per Broward County Commission Policy effective March 24, 1998, we are forwarding the attached 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 pdmdinfo@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: 2018.10.04
11:23:50 -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

September 20, 2018

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

J. Suzanne Danielsen
Danielsen Consulting Engineers, Inc.
12743 NW 13th Court,
Coral Springs, FL

Dear J. Suzanne Danielsen:

RE: **September 20, 2018- Pre-application Meeting for Category B Driveway**
Broward- Tamarac, Urban; SR 870; Sec. # 86014; MP: 2.040
Access Class - 03; Posted Speed - 45; SIS - N; Ref. Project: FM 440087.1

Request: Right-in/ right-out driveway on east side of Rock Island Rd., located approximately 340 ft north of W Commercial Blvd.

SITE SPECIFIC INFORMATION
Project Name & Address: **Rock Island Storage – SR 870/Commercial Boulevard and Rock Island**
Applicant/Property Owner: **City of Tamarac**
Parcel Size: **1.76 Acres** Development Size: **130,000 SF/ Storage Facility**

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.
- 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, M.S.
District Access Management Manager

cc: Roger Lemieux
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Venances\2018-09-20\1. 86014 MP 2.040 SR 870_Rock Island Storage Facility\86014 MP 2.040 SR 870_Rock Island Storage Facility.docx

www.dot.state.fl.us

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

Application: Delegation Request (To amend the note to eliminate 20,000 square feet of fire station use and add 130,000 square feet of self-storage use.)
File Number: 012-MP-07
Project Name: Sabal Palm by Prestige
Comments Due: October 18, 2018
Development Type: Self Storage (130,000 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 Tamarac 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 Tamarac's West Water Treatment Plant which has a capacity of 16.000 MGD, a maximum daily flow of 8.200 MGD, and the estimated project's flow is 0.170 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 03/18
EPGMD Licensed Capacity	95.0000 MGD
12 Month Average Flow:	70.8800 MGD
Existing Flow Reserved by Building Permit:	2.6920 MGD
Total Committed Flow:	73.5920 MGD
Estimated Project Flow:	0.0130 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. 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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012-UP-86 SABAL PALM BY PRESTIGE

Natural Resources Preservation

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

See the attached Conceptual Dredge and Fill Review Report. An Environmental Resource License, No. DF07-1053, was issued on February 12, 2008 and expired on April 7, 2016. This plat has previously been reviewed by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division to authorize the creation of 14.45 acres of canals and wetlands and 2.96 acres of new lakes to satisfy the requirements of the Surface Water Management criteria. A Conservation Easement was recorded over the area at Official Record Book 50270, Page 1201.

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 Tamarac 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=85f453365417459f8ba45fa6e5dadb9c>

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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012-UP-86 SABAL PALM BY PRESTIGE

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 a known contaminated site 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.

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 Redevelopment 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 SABAL PALM BY PRESTIGE

Plat Number 012-MP-07 Plat Book - Page 178171 (If recorded)

Owner/Applicant CITY OF TAMARAC Phone 954-597-3530

Address 7525 NW 88 AVE City TAMARAC State FL Zip Code 33321

Owner's E-mail Address _____ Fax # _____

Agent LEIGH ROBINSON KERR & ASSOCIATES, INC. Phone 954-467-6308

Contact Person LEIGH KERR

Address 808 E. LAS OLAS BLVD #104 City Fl. Laud State FL Zip Code 33301

Agent's E-mail Address LKERR808@BELLSOUTH.NET Fax # 954-467-6309

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 EXHIBIT A

Proposed note for entire plat SEE EXHIBIT A

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: TBD

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
TAMARAC WTP 10101 STATE ST, TAMARAC

Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
BCNRWW TREATMENT PLANT

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 TBD

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

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

Reasons for this request (Attach additional sheet if necessary.) Develop site with self-storage facility.

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 Redevelopment 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?
Tract H - Vacant					

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 _____

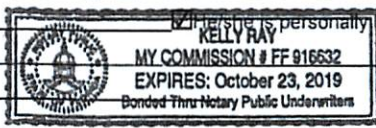
Sworn and subscribed to before me this 20 day of September, 2018

by Leigh Kerr

Has presented _____

Signature of Notary Public Kelly Ray

Type or Print Name Kelly Ray



FOR PLANNING AND REDEVELOPMENT DIVISION USE ONLY

Time 12:00 PM Application Date 09/28/2018 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 North Lauderdale Received by Kelly Ray

**Leigh Robinson Kerr
& Associates, Inc.**

Member, American Institute of Certified Planners

**Sabal Palm By Prestige Plat
Request for Plat Note Amendment**

The subject site is a +/- 1.76-acre parcel owned by the City of Tamarac and located at the northeast corner of Rock Island Road and Commercial Boulevard. The site is currently vacant. The site is Tract H of the Sabal Palm by Prestige Plat (PB 178/PG 71). Tract H is currently restricted to a 20,000 square foot fire station.

Rock Island Storage Partners, LLC is the contract purchaser/developer and proposes to develop the site with a self-storage facility. Therefore, we are requested to amend the plat note on Tract H to 130,000 square feet of self-storage use.

• Planning • Zoning • Land Use • Expert Testimony •

808 East Las Olas Boulevard, Suite 104, Fort Lauderdale, Florida 33301

Phone (954) 467-6308 Fax (954) 467-6309

lkerr808@bellsouth.net • www.LeighRobinsonKerr.com

Established 1985

Exhibit A

SABAL PALM BY PRESTIGE PLAT (178/71) (012-MP-07)

FROM:

This plat is restricted to 434 single family detached units, an 8 acre park on Tract G and a 20,000 square foot fire station on Tract H. Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner, including an owner or owners of property within this plat who took title to the property with reference to this plat.

TO:

This plat is restricted to 434 single family detached units, an 8 acre park on Tract G and 130,000 square feet of self-storage on Tract H. Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner, including an owner or owners of property within this plat who took title to the property with reference to this plat.