

STAFF REPORT
ICE Plat
098-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 February 4, 1997 for 300,000 square feet of commercial use. A subsequent delegation request to amend the note on the face of the plat was approved by the Board on November 4, 2003; however, the applicant failed to record an agreement within the allotted 12 months. Therefore, the note reverts to the previously approved level of development. The property is located on 27.6 acres on the northwest corner of Orange Drive and Flamingo Road, in the Town of Davie. The plat was recorded on July 8, 1998 (Plat Book 165, Page 21).

The applicant is requesting to revise the note on the face of the plat to reduce the commercial use to 231,538 square feet and create Tract A-1 from a portion of Tract A which will be restricted to 155,000 square feet of self-storage use. The proposed note language reads as follows:

Tract A is restricted to 231,538 square feet of commercial use; and Tract A-1 is restricted to 155,000 square feet of self-storage 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 existing and proposed commercial and self-storage use 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 164 PM peak hour trips. The plat is located within the Southeast Transportation Concurrency Management Area and meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Broward County Land Development Code.

Impact Fees

Transportation concurrency fees have been satisfied for the existing development which consists of 66,473 square feet of commercial use including the service station with convenience store, 2,936 square feet of bank use, 128,790 square feet of office use, and 92,685 square feet of self-storage use. The 92,685 square feet of self-storage use exists on the proposed Tract A-1; therefore, additional PM peak hour trips generated by development on Tract A-1 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.

In addition, this plat is subject to the Road Impact Agreement recorded at Official Records Book 26532, Page 477 ("Agreement"). Pursuant to Section 5-184(c)(4)a)1) of Broward County's Land Development Code, entitled "Presumptions, limitations, agreements, and security for development review requirements," prior to the recordation of the agreement to amend the note on the face of the plat, the applicant must obtain release for all properties within this plat from the Agreement.

Reviewing Agency Comments

The attached Resolution No. R 2019-085 from the Town of Davie indicates 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 comments from the Florida Department of Transportation (FDOT) recommend obtaining a pre-application approval letter. The applicant is advised to contact Ashok Sampath, FDOT Access Management, at 954-777-4363 or ashok.sampath@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 Broward County Aviation Department has no objections to this request, however, the information submitted with this plat application does not indicate the height of any proposed buildings. The applicant is advised that any proposed construction on this property with a height exceeding 200 feet, or the use of cranes or other high-lift equipment, must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply to this development. Based on the location of the proposed project, the FAA may need to conduct a review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

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 Town of Davie 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 Planning and Zoning Manager at 954-797-1075, 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.

Staff recommends **APPROVAL** of this request, provided the applicant:

- 1) Prior to the recordation of the agreement to amend the note on the face of the plat, records an agreement acceptable to the County Attorney's Office to release all properties within this plat from the Road Impact Agreement.
- 2) Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **May 21, 2020**.

The amended note must also include language stating the following:

- A) If a building permit for a principal building (excluding dry models, sales and construction offices) first inspection approval are not issued by **May 21, 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
- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **May 21, 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.

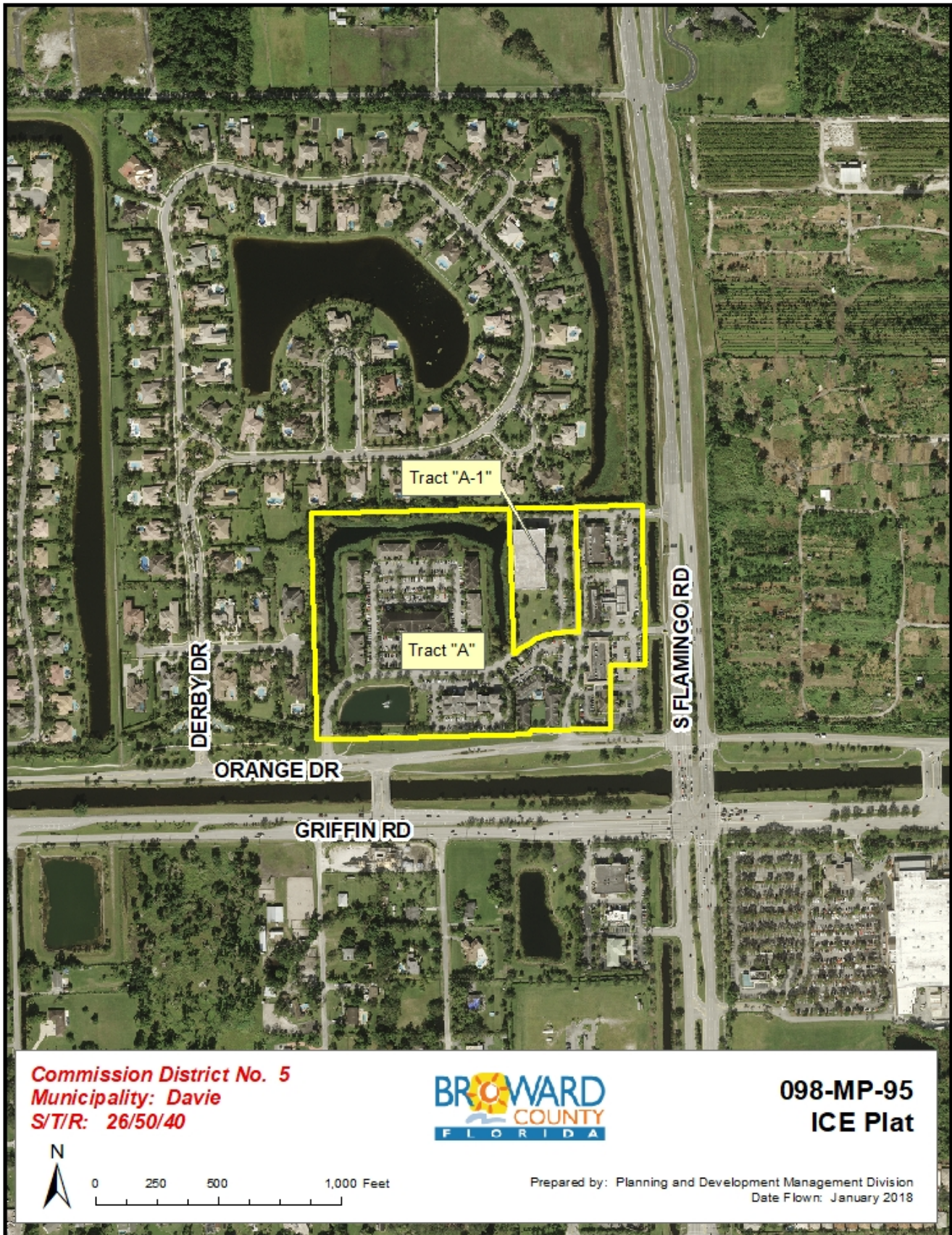
In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments and recommendations.

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

Continued


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 ICE Plat
(098-MP-95) Town of Davie

DATE: March 5, 2019

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 300,000 square feet of commercial use.

TO: Tract A is restricted to 231,538 square feet of commercial use and Tract A-1 is restricted to 155,000 square feet of self-storage use.

The Future Land Use Element of the Town of Davie Comprehensive Plan is the effective land use plan for the Town of Davie. That plan designates the area covered by this plat for the uses permitted in the "Commercial" land use category. This plat is generally located on the northwest corner of Flamingo Road and Orange Drive.

The existing and proposed commercial and self-storage uses 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:GSM

cc: Rick Lemack, Town Administrator
Town of Davie

David Quigley, Manager, Planning and Zoning Division
Town of Davie

RESOLUTION NO. R 2019-085

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO AMEND THE RESTRICTIVE NOTE ON THE PLAT KNOWN AS “ICE PLAT”; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the plat known as the “ICE Plat” was recorded in the public records of Broward County in Plat Book 165, Page 21, Broward County Records;

WHEREAS, the owner desires to amend the restrictive note associated with said plat; and

WHEREAS, Broward County requires that the Town of Davie concur with this amendment prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE THAT:

Section 1. Legislative Findings/Recitals. The above recitals are hereby adopted by the Town of Davie as its legislative findings relative to the subjects and matters set forth in this Resolution.

Section 2. The Town Council of the Town of Davie does hereby approve the proposed amendment to the “ICE Plat” (Plat Book 165, Page 21, Broward County Records) as being specifically described in Exhibit “A”.

Section 3. Any improvements required to satisfy Transit Oriented Concurrency should be located within the Town of Davie on the local road network.

Section 4. Severability. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, it is the intent of the Town Council that such invalidity shall not affect other provisions or applications of the Resolution which can be given effect without the invalid provision or application and, to this end, the provisions of this Resolution are declared severable.

Section 5. Conflicts. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

Section 6. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF MARCH, 2019.


MAYOR/COUNCILMEMBER

ATTEST:


TOWN CLERK

APPROVED THIS 20TH DAY OF MARCH, 2019.

Approved as to Form and Legality:


TOWN ATTORNEY



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

January 14, 2019***

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **October 11, 2019**
THIS LETTER IS NOT A PERMIT APPROVAL

*** Letter revised on October 11, 2018 to modify the land use.

James Kahn
Keith & Associates
301 E. Atlantic Blvd.
Pompano Beach FL 33060

Dear James Kahn:

RE: **October 11, 2018-** Pre-application Meeting for **Category A B C D E F Safety Upgrade Driveway**
Broward- Davie, Urban; SR 823; Sec. # 86190; MP: 7.5
Access Class - 03; Posted Speed - 45; SIS - N; Ref. Project:

Request:

Driveway 1: Use existing right-in/right-out on west side of SR 823/ Flamingo Road, located approximately 410 feet north of SW 45th Street.

Driveway 2: Use existing right-in/right-out on west side of SR 823/ Flamingo Road, located approximately 880 feet north of SW 45th Street.

Driveway 3: Use existing right-in/right-out on north side of SW 45th Street, located approximately 420 feet east of SR 823/ Flamingo Road.

SITE SPECIFIC INFORMATION

Project Name & Address: **Public Storage – 12451 Orange Dr Davie, FL 33330**
Applicant/Property Owner: **PS Davie Orange Dr. 2013 LLC**
Parcel Size: **3.300 Acres** Development Size: **Tract A1 - 155,000 SF/ Self-Storage; Tract A - 231,600 SF/ Commercial**

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 the Access Management Manager - Tel. # 954-777-4363 or e-mail: 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\2018-10-11\3. 86190 MP 7.500 SR 823_Public Storage\86190 MP 7.500 SR 823_Public Storage-revised.docx

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

Application: Delegation Request to amend the note to reduce commercial square footage by 68,462 square feet on Tract A and restrict Tract A-1 to 155,000 square feet of self-storage use.

File Number: 098-MP-95

Project Name: ICE Plat

Comments Due: March 7, 2019

Development Type: Tract A: Commercial (231,538 Square Feet); Tract A-1: Self-Storage (155,000 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 Town of Davie and is in the Central Broward Water Control District. Surface water management plans for this plat must meet the criteria of the Water Drainage District. A surface water management permit must be obtained from this District prior to any construction.

Potable Water Review

This plat will be served by the Town of Davie's Water Treatment Plant which has a capacity of 24.000 MGD, a maximum daily flow of 18.200 MGD, and the estimated project's flow is 0.039 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:	Sunrise Sawgrass
Flow Data:	As of 12/18
EPGMD Licensed Capacity	20.0000 MGD
12 Month Average Flow:	12.9100 MGD
Existing Flow Reserved by Building Permit:	0.2210 MGD
Total Committed Flow:	13.1310 MGD
Estimated Project Flow:	0.0389 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 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 Town of Davie 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>

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

1. An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
2. Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
3. A demolition notice of the existing use may be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.

Be advised that approval of a plat note amendment does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of Building Permit approval. Connections to such systems are approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of Building Permits by the appropriate Building Department for any structures that are to be built on the platted site. These comments do not indicate a waiver or approval of any license or permit that is, or may be, required for any aspect of the project.

Application to Amend or Revise Level of Approved Development

INSTRUCTIONS

This form is used to apply for amendments or revisions to the current level of development previously approved. For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate required documentation attached. Please type this application or print legibly in black ink.

PROJECT INFORMATION

Plat Name ICE Plat

Plat Number 098-MP-95 Plat Book - Page 165/21 (If recorded)

Owner/Applicant PS Davie Orange Dr. 2013,LLC Phone 949-300-7902

Address 701 Western Ave. City Glendale State CA Zip Code 91201

Owner's E-mail Address dmatula@publicstorage.com Fax # na

Agent Keith and Associates Inc. Phone 954-788-3400

Contact Person James Kahn

Address 301 E. Atlantic Blvd. City Pompano Beach State FL Zip Code 33060

Agent's E-mail Address jkahn@keithteam.com Fax # _____

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary.)

Current note for entire plat This plat is restricted to 300,000 square feet of Commercial use.

Proposed note for entire plat This plat is restricted to the following: Tract A is restricted to 231,538 square feet of commercial use, and Tract A-1 is restricted to 155,000 square feet of self-storage use.

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 Sunrise

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

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 42

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

Number of students for a daycare center or school STUDENTS NA

Reasons for this request (Attach additional sheet if necessary.) see attached- expansion

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

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

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

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

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

School Concurrency Submission Requirements

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

REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS

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

LAND USE	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?
self storage (Existing Tract A-1)	91,211 SF	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.

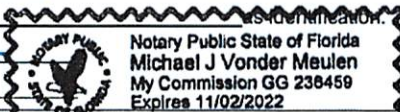
OWNER/AGENT CERTIFICATION

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 14th day of January, 2019
by James Kahn He/she is personally known to me or as the creator.

Has presented _____
Signature of Notary Public [Signature]
Type or Print Name Michael Vonder Maaten



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time N/A Application Date 2/4/2019 Acceptance Date 2/21/2019
Comments Due 3/7/2019 C.C. Mtg. Date TBD Fee \$ 2,090

Plats Survey Site Plan City Letter EMAIL Agreements
Other Attachments(Describe) FDOT PRE-APPROVAL
Title of Request ICE PLAT - TRACT A-1
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 N/A Received by [Signature]

JEAN-PAUL PEREZ
SENIOR PLANNER



January 31, 2019

Broward County Development Management
1 University Drive
Plantation, FL

RE: Narrative for ICE Plat Note amendment

Dear Sirs,

The ICE plat was approved for 300,000 square feet of commercial use. Currently the site is developed with several parcels of which Public Storage as a site with 91,211 square feet of self-storage. Public Storage intends to increase the size of the existing facility and create a separate parcel for it's use. The proposed note would create a Tract A-1 parcel for self-storage use and and Tract A that would place the balance of the commercial use.

The proposed note would not change the approved intensity but separate the self-storage facility to a defined parcel and the balance to the remainder of the plat. The end result would be no changes in the intensity of the approved note or effecting other owners in the plat.

Proposed Note: Tract A id restricted to 231,538 square feet of commercial use, and Tract A-1 is restricted to 155,000 square feet of self-storage uses.

Sincerely,

James Kahn, AICP

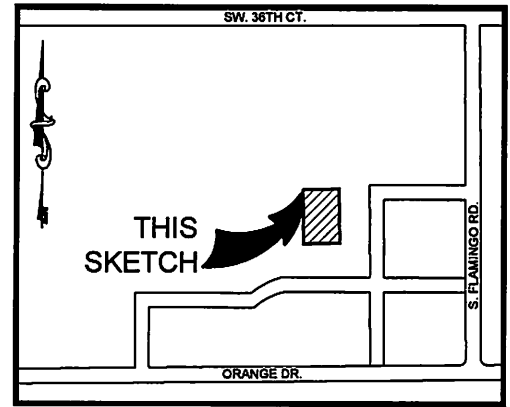
CC: Janna Lhota, Esq.
Dan Matula, Public Storage

TRACT A-1

A PORTION OF PARCEL A, ICE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT 165, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 (E 1/4) CORNER OF SECTION 26, TOWNSHIP 50 SOUTH, RANGE 40 EAST; THENCE SOUTH 89°43'56" WEST ON THE SOUTH LINE OF THE NORTHEAST 1/4 (NE 1/4) OF SAID SECTION 26, A DISTANCE OF 320.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°47'20" EAST 125.83 FEET; THENCE SOUTH 6°11'48" WEST 2.30 FEET; THENCE SOUTH 88°12'40" WEST 87.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 205.00 FEET, THROUGH A CENTRAL ANGLE OF 32°41'44" AN ARC DISTANCE OF 116.98 FEET TO A POINT OF TANGENCY; THENCE SOUTH 55°30'56" WEST 86.60 FEET; THENCE NORTH 01°47'01" WEST 593.35 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID PARCEL A, ICE PLAT; THENCE NORTH 88°26'14" EAST ON SAID NORTH LINE OF PARCEL A, ICE PLAT, A DISTANCE OF 271.00 FEET; THENCE SOUTH 01°47'20" EAST 384.91 FEET, TO THE POINT OF BEGINNING; SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

ALL OF THE DESCRIBED LAND HEREON LYING IN THE TOWN OF DAVIE, BROWARD COUNTY FLORIDA AND CONTAINING 144,414 SQUARE FEET OR 3.315 ACRES MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON A REFERENCE BEARING OF SOUTH 89°43'56" WEST ALONG THE SOUTH LINE OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF SECTION 26, TOWNSHIP 50 SOUTH, RANGE 40 EAST.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=125' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON MAY 16, 2018 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

SKETCH & DESCRIPTION

A PORTION OF
PARCEL A,
ICE PLAT,
PLAT BOOK 165, PAGE 21, B.C.R.

CITY OF DAVIE, BROWARD COUNTY, FLORIDA

KEITH
ASSOCIATES INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF 2
DRAWING NO. 09654.06-SKETCH & DESCRIPTION 02.DWG

DATE 5/16/18

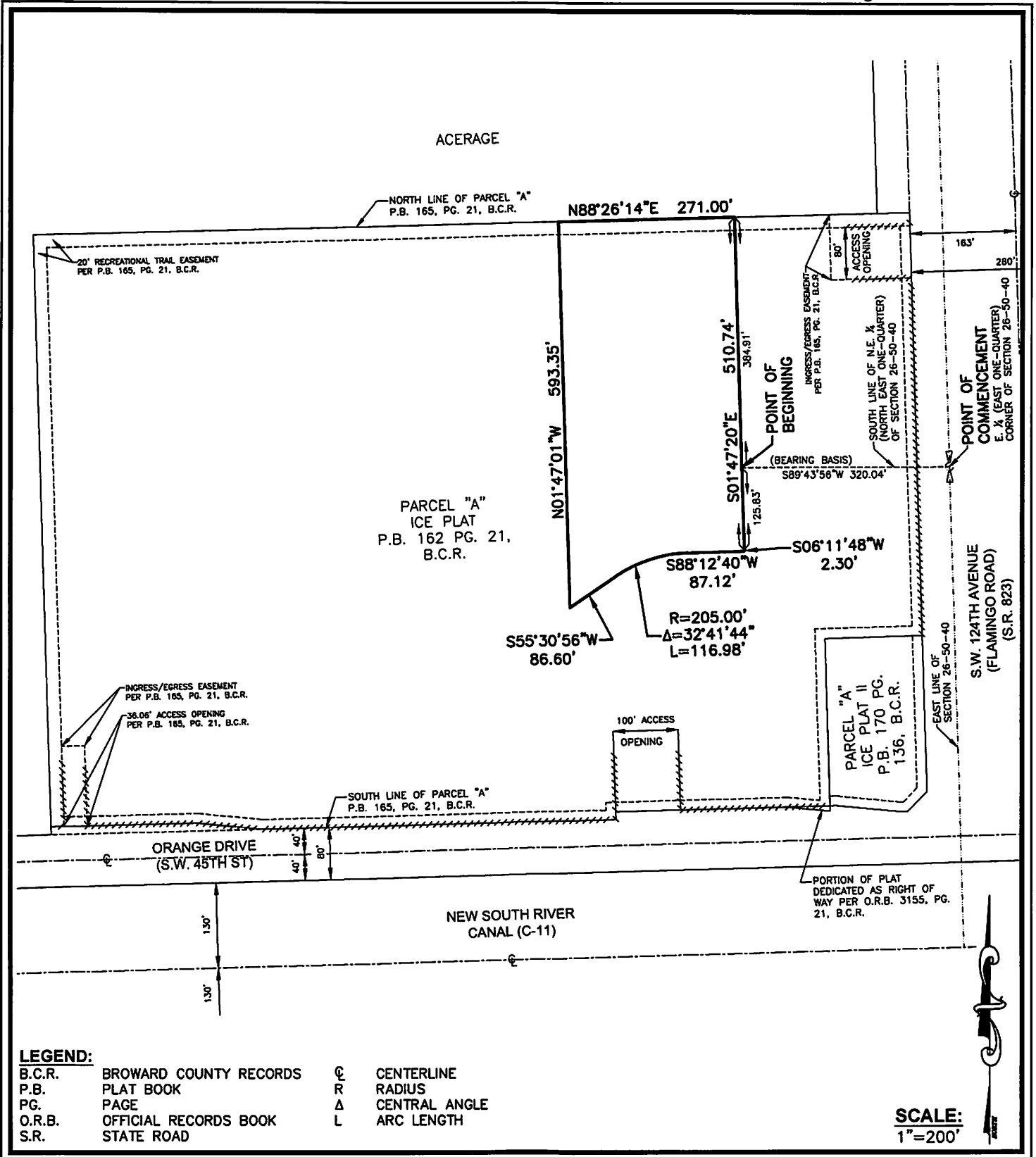
SCALE 1"=200'

FIELD BK. N/A

DWG. BY DDB

CHK. BY LP

DATE	REVISIONS
05/29/18	ADD "TRACT A-1"



SKETCH & DESCRIPTION		KEITH ASSOCIATES INC.		DATE	5/16/18	DATE	REVISIONS
A PORTION OF PARCEL A, ICE PLAT, PLAT BOOK 165, PAGE 21, B.C.R.		consulting engineers 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@keith-associates.com LB NO. 6860		SCALE	1"=200'		
CITY OF DAVIE, BROWARD COUNTY, FLORIDA		SHEET 2 OF 2		FIELD BK.	N/A		
DRAWING NO. 09854.06-SKETCH & DESCRIPTION 02.DWG				DWNG. BY	DDB		
				CHK. BY	LP		

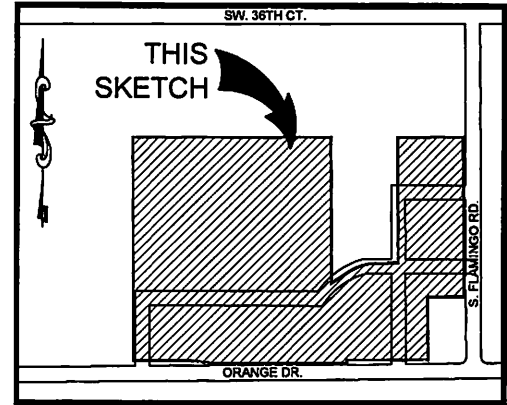
TRACT A

ALL OF PARCEL A, ICE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT 165, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

LESS THE FOLLOWING:

COMMENCE AT THE EAST 1/4 (E 1/4) CORNER OF SECTION 26, TOWNSHIP 50 SOUTH, RANGE 40 EAST; THENCE SOUTH 89°43'56" WEST ON THE SOUTH LINE OF THE NORTHEAST 1/4 (NE 1/4) OF SAID SECTION 26, A DISTANCE OF 320.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°47'20" EAST 125.83 FEET; THENCE SOUTH 6°11'48" WEST 2.30 FEET; THENCE SOUTH 88°12'40" WEST 87.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 205.00 FEET, THROUGH A CENTRAL ANGLE OF 32°41'44" AN ARC DISTANCE OF 116.98 FEET TO A POINT OF TANGENCY; THENCE SOUTH 55°30'56" WEST 86.60 FEET; THENCE NORTH 01°47'01" WEST 593.35 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID PARCEL A, ICE PLAT; THENCE NORTH 88°26'14" EAST ON SAID NORTH LINE OF PARCEL A, ICE PLAT, A DISTANCE OF 271.00 FEET; THENCE SOUTH 01°47'20" EAST 384.91 FEET, TO THE POINT OF BEGINNING; SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

ALL OF THE DESCRIBED LAND HEREON LYING IN THE TOWN OF DAVIE, BROWARD COUNTY FLORIDA AND CONTAINING 1,049,874 SQUARE FEET OR 24.102 ACRES MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
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4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
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8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=125' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON MAY 16, 2018 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEE POWERS
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REGISTRATION No. 6805
STATE OF FLORIDA

SKETCH & DESCRIPTION

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PARCEL A,
ICE PLAT,
PLAT BOOK 165, PAGE 21, B.C.R.

CITY OF DAVIE, BROWARD COUNTY, FLORIDA

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SHEET 1 OF 2

DRAWING NO. 03654.05-SKETCH & DESCRIPTION.DWG

DATE 5/16/18

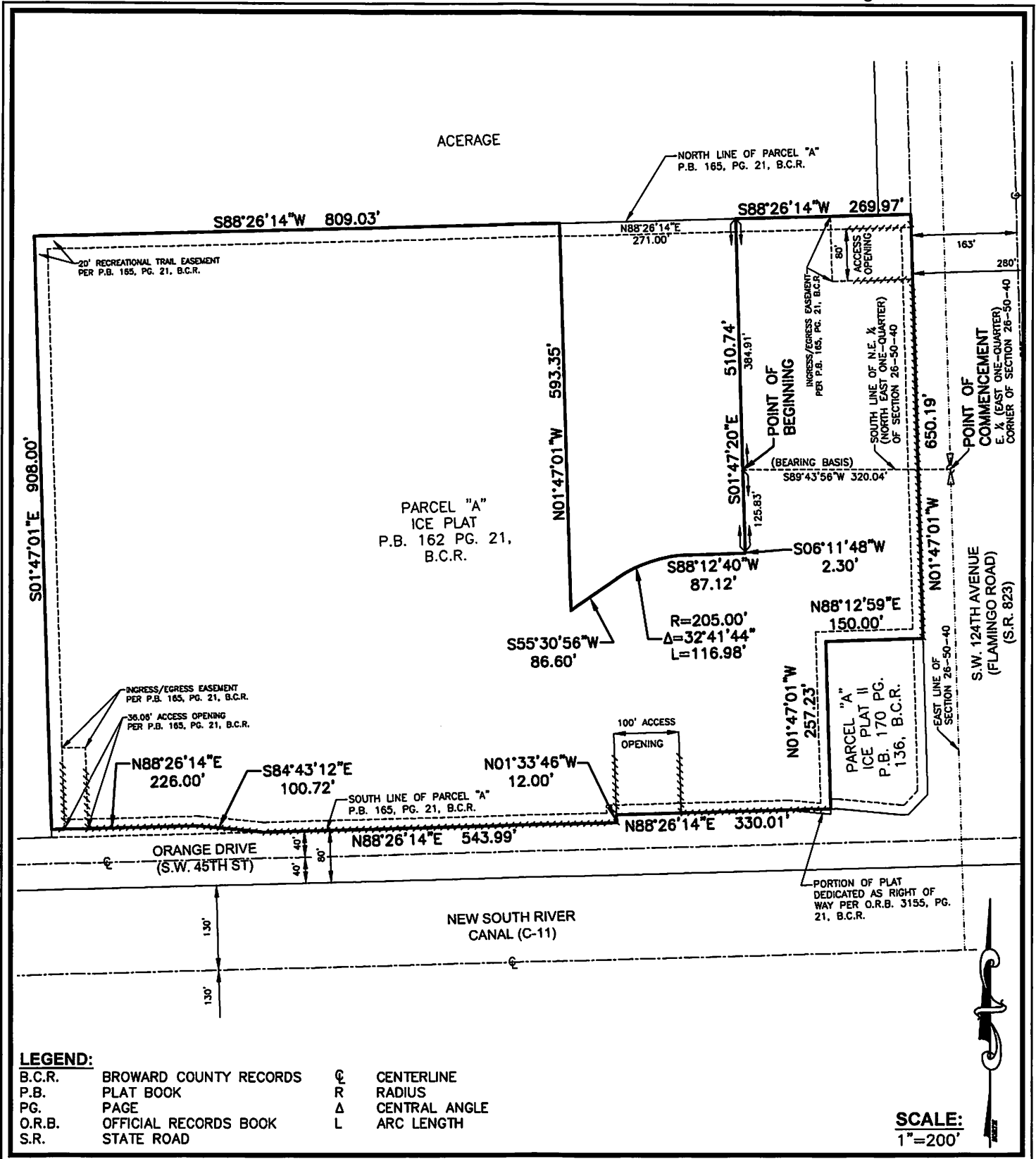
SCALE 1"=200'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY LP

DATE	REVISIONS
05/29/18	ADD "TRACT A" TITLE



SKETCH & DESCRIPTION

A PORTION OF
PARCEL A,
ICE PLAT,
PLAT BOOK 165, PAGE 21, B.C.R.

CITY OF DAVIE, BROWARD COUNTY, FLORIDA

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EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 09834.06-SKETCH & DESCRIPTION.DWG

DATE 5/16/18

SCALE 1"=200'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY LP

DATE REVISIONS

DATE	REVISIONS