

STAFF REPORT
Westpoint Section 7 Plat
042-MP-94

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 July 11, 1995 for commercial, office, industrial and hotel uses. The property is located on 158.6 acres on the north side of Commercial Boulevard, between Nob Hill Road and the Sawgrass Expressway, in the City of Tamarac. The plat was recorded on January 15, 1997 (Plat Book 162, Page 23).

The current note on the face of the plat, approved by the Board on August 30, 2005 (Instrument No. 105852290) reads as follows:

The plat is restricted to 109,098 square feet of office use on Tracts A, B and B-1 and 649,000 square feet of industrial use on Tracts A and B (excluding the approximate south 860 feet of the east 1,062.85 feet of Tract B); 300 hotel rooms and 50,240 square feet of auto dealership with 117,000 square feet of auto storage on Tract B-1; 103,200 square feet of auto dealership and 223,263 square feet of auto storage on Tract B; 100,000 square feet of office use on Tract C; **157,000 square feet of commercial use and 219,657 square feet of church use on Tract D.**

The applicant is requesting to amend the note to add 28,000 square feet of day care/pre-school use to Tract D. The note proposed note language reads as follows:

The plat is restricted to 109,098 square feet of office use on Tracts A, B and B-1 and 649,000 square feet of industrial use on Tracts A and B (excluding the approximate south 860 feet of the east 1,062.85 feet of Tract B); 300 hotel rooms and 50,240 square feet of auto dealership with 117,000 square feet of auto storage on Tract B-1; 103,200 square feet of auto dealership and 223,263 square feet of auto storage on Tract B; 100,000 square feet of office use on Tract C; **157,000 square feet of commercial use, 219,657 square feet of church use and 28,000 square feet of day-care/pre-school use on Tract D.**

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 note the existing and proposed commercial, church and daycare/pre-school uses 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. This request represents an increase of 349 PM peak hour trips generated by development within the plat. 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

Tract D of this plat is subject to the Road Impact Fee Agreement recorded in Book 35801, Page 458 ("Impact Fee Agreement"). Prior to the recordation of the agreement to amend the note on the plat, the applicant must either satisfy the agreement or request partial release for their interest in Tract D in accordance with Section 5-184(c)(4)1) of Broward County's Land Development Code. Road impact fees assessed for any unbuilt development restricted in the plat note for Tract D will be paid in accordance with the fee schedule specified in the Land Development Code at the time of review of construction plans submitted for County environmental review approval. Demolition credit applied towards the assessment of transportation concurrency fees may only be utilized for development which satisfies the above conditions. If a demolition permit for existing structures is issued more than eighteen (18) months prior to the date of development and environmental review of constructions plan, transportation concurrency fees shall be assessed and paid in accordance with the current fee schedule which may be amended every October 1, unless otherwise waived or exempted.

Reviewing Agency Comments

The attached letter dated February 7, 2019 from the City of Tamarac indicates no objection to the requested amendment. This plat is part of the Westpoint Development of Regional Impact ("DRI"); however, the City adopted Resolution 2016-17 on November 9, 2016, which declared the DRI as "Essentially Built-Out."

The attached letter to the adjacent City of Sunrise 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 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. The Environmental Review Report coordinated by the Planning and Development Management Division is attached.

The Aviation Department has advised that any proposed construction on this property with a height exceeding 200 feet or 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. This plat is subject to the Notice to Prospective Purchasers of Potential Aircraft Overflights, Noise Impacts and Noise Mitigation Policy for Property in the Vicinity of County-Owned Airports recorded at Official Record Book 46238, Page 971. 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 within the 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 Rick Ferrer, Historic Preservation Officer, at 954-357-9731, 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 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) Prior to the recordation of the agreement to amend the note on the plat, the applicant must obtain release, in whole or in part, from the Impact Fee Agreement.
- 2) Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **June 11, 2020**.

The amended note must also include language stating the following:

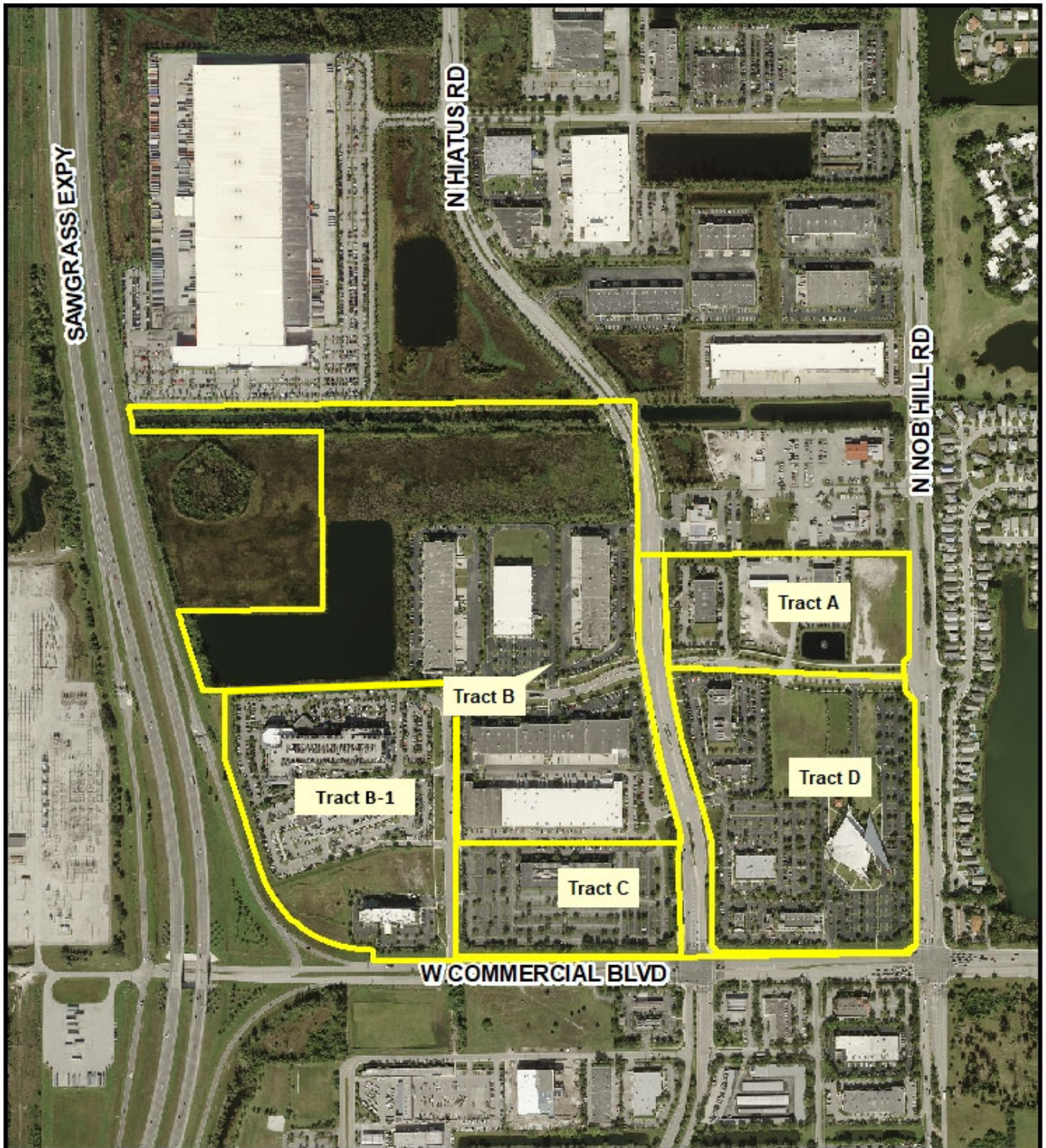
- A) If a building permit for a principal building (excluding dry models, sales and construction offices) first inspection approval are not issued for **Tract D** by **June 11, 2024**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time 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 for **Tract D** by **June 11, 2024**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity,

documenting compliance with this requirement within the above referenced time frame.

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

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

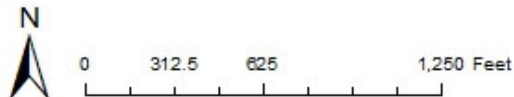
JWP



Commission District No. 3
Municipality: Tamarac
S/T/R: 07/49/41




042-MP-94
Westpoint Section 7



Prepared by: Planning and Development Management Division
Date Flown: January 2018



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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for West Point Section 7 (Tract D)
(042-MP-94) City of Tamarac

DATE: April 3, 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: Tract D is restricted to 157,000 square feet of commercial use and 219,657 square feet of church use.

TO: Tract D is restricted to 157,000 square feet of commercial use, 219,657 square feet of church use and 28,000 square feet of day care/pre-school use.

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 D of this plat for the uses permitted in the "Commercial" land use category. Tract D of this plat is generally located on the north side of Commercial Boulevard, between Hiatus Road and Nob Hill Road, in the City of Tamarac.

The existing and proposed commercial, church and daycare/pre-school uses are in compliance with the permitted uses of the effective land use plan.

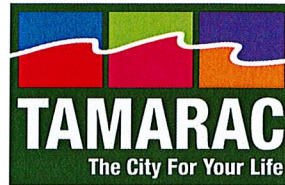
The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations, or the development review requirements of the Broward County Land Use Plan, including its concurrency requirements.

BBB:KJW

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**

February 7, 2019

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

RE: Community Christian Church: Amendment to Plat Note

Dear Ms. Turner:

The City of Tamarac has reviewed the development application(s) submitted by Jay S. Huebner of HSQ Group, Inc. for the proposed structural expansion to accommodate a preschool facility on the existing Community Christian Church property located at 10001 W. Commercial Boulevard and has no objection to the impact of the development as stipulated by the plat note language shown on the West Point Section 7 Plat.

The current plat note states:

This plat is restricted to 109,098 square feet of office use on Tracts, A, B and B-1 and 649,000 square feet of industrial use on Tracts A and B (excluding the approximate south 860 feet of the east 1,062.85 feet of Tract B). A 300-room hotel and 50,240 square feet of auto dealership with 117,000 square feet of auto storage is also permitted on Tract B-1. 103,200 square feet of auto dealership with 223,264 square feet of auto storage are also permitted on Tract B. Office use of 100,000 square feet is permitted on Tract C. Tract D is restricted to 157,000 square feet of commercial use and 219,657 square feet of church use. Commercial/retail uses are not permitted on tracts A, B, and C without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Day care/ pre-school uses, elementary school, middle school and high school uses are not permitted on Tract D without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The proposed plat note language submitted to the City reads as follows:

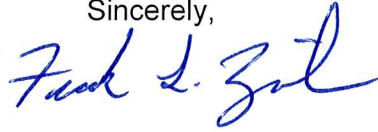
This plat is restricted to 109,098 square feet of office use on Tracts, A, B and B-1 and 649,000 square feet of industrial use on Tracts A and B (excluding the approximate south 860 feet of the east 1,062.85 feet of Tract B). A 300-room hotel and 50,240 square feet of auto dealership with 117,000 square feet of auto storage is also permitted on Tract B-1. 103,200 square feet of auto dealership with 223,264 square feet of auto storage are also permitted on Tract B. Office use of 100,000 square feet is permitted on Tract C. Tract D is restricted to 157,000 square feet of commercial use and 219,657 square feet of church use. Commercial/retail uses are not permitted on tracts A, B, and C without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. 28,000 square feet of Day care/ pre-school uses are permitted on Tract D.

"Committed to Excellence... Always."

TAMARAC.ORG

If you have any questions or concerns, please contact Frank L. Zickar at 954-597-3530.

Sincerely,



Frank L. Zickar
Community Development, Assistant Director

cc: Brain Beckner, Executive Pastor, Community Christian Church

April 3, 2019

Brad Swing
Community Development Department, Planning Division
1601 Northwest 136 Avenue, Building A
Sunrise, FL 33323

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 Sunrise:

Plat Name: West Point Section 7
Plat No.: 042-MP-94

Written comments must be received on or before April 8, 2019.

Dear Mr. Swing:

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 pdmindinfo@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 Jean-Paul W. Perez at 954-357-6637 (or jpperez@broward.org).

Sincerely,

Jean-Paul W. Perez, Senior Planner
Planning and Development Management Division

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

Application: Delegation Request to amend the note to...
File Number: 042-MP-94
Project Name: West Point Section 7 Plat
Comments Due: April 8, 2019

Development Type: **Tract A, B, B-1: Office** (109,098 Square Feet), **Tract A, B: Industrial** (649,000 Square Feet), **Tract B: Auto Dealership** (103,000 Square Feet), **Auto Storage** (223,264 Square Feet); **Tract B-1: Hotel** (300 Rooms), **Auto Dealership** (50,240 Square Feet), **Auto Storage** (117,000 Square Feet); **Tract C: Office** (100,000 Square Feet); **Tract D: Commercial** (157,000 Square Feet), **Church** (219,657 Square Feet), **Day care/Pre-School** (28,000 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 Water Treatment Plant which has a capacity of 16.000 MGD, a maximum daily flow of 7.2250 MGD, and the estimated project's flow is 0.220 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 12/19
EPGMD Licensed Capacity	95.0000 MGD
12 Month Average Flow:	69.0100 MGD
Existing Flow Reserved by Building Permit:	2.7120 MGD
Total Committed Flow:	71.7220 MGD
Estimated Project Flow:	0.2190 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.

Page 2
042-MP-94 West Point Section 7

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.

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.

Tree Removal License may be required for any tree removal or relocation on Broward County owned or controlled property. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1224 for specific license requirements.

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://bcqis.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

Page 3
042-MP-94 West Point Section 7

Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.

2. Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge. Any vehicle washing facility not connected to a sanitary sewer system must recycle 100% of its wash water and no discharge to the drainage system will be permitted.
3. A Parking Facility License may be required. Contact the Broward County Environmental Engineering and Permitting Division at 954-519-1260 for specific license requirements.
4. If, for the entire project, the total number of surface or single-level parking spaces become equal to or greater than 1,500, or if the total number of multi-level parking facility spaces becomes equal to or greater than 750, or if the combination of both single and multi-level parking spaces becomes equal to or greater than 1,000, a Parking Facility License will be required. Contact the Broward County Environmental Engineering and Permitting Division for specific license requirements.
5. All future industrial uses must be approved by the Environmental Engineering and Permitting Division.
6. A Storage Tank License may be required if there will be fuel storage associated with either an emergency generator system or a service station. Contact the Environmental and Consumer Protection Division at 954-519-1260 for specific license requirements.
7. A Tree Removal License may be required. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1224 for specific license requirements.

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 Westpoint Section 7 Plat

Plat Number 162 Plat Book - Page 23 (If recorded)

Owner/Applicant Community Christian Church of Fort Lauderdale, Inc. Phone 954

Address 10001 Commercial Blvd City Tamarac State FL Zip Code 33351

Owner's E-mail Address bbeckner@communitycc.com Fax # _____

Agent HSQ Group, Inc. Phone 561-392-0221

Contact Person Jay Huebner

Address 1001 Yamato Road, Suite 105 City Boca Raton State Fl Zip Code 33431

Agent's E-mail Address Jay@hsqgroup.net Fax # 561-392-5-6458

PROPOSED CHANGES

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

Current note for entire plat see attached narrative

Proposed note for entire plat see attached narrative

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 Tamarac Utilities, 6011 Nob Hill Road, Tamarac, Fl 33321

Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
City of Tamarac utilities, 6011 Nob Hill Road, Tamarac, Fl 33321

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 615

Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS 1940

Number of students for a daycare center or school STUDENTS 125

Reasons for this request (Attach additional sheet if necessary.) Church request to expand services and seating.

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?

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 23 day of December, 2018

by Brian Beckner He/she is personally known to me or as identification.

Has presented [Signature] Signature of Notary Public

Type or Print Name Delhia Hayward

DELHIA HAYWARD
Commission # BE/215193
My Commission Expires March 30, 2019

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time N/A Application Date 12/14/2018 Acceptance Date 3/19/2019 (ROUTED 3/25/2019)

Comments Due 4/8/2019 C.C. Mtg. Date TBD Fee \$ 2090

Plats Survey Site Plan City Letter Agreements

Other Attachments (Describe) N/A TRAFFIC IMPACT ANALYSIS

Title of Request COMMUNITY CHRISTIAN CHURCH - SCHOOL

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 EDOT

Adjacent City SUNRISE (SOUTH) Received by JEAN-PAUL W. PEREZ SENIOR PLANNER



March 12, 2019

Thuy Turner, AICP
Broward County Planning
1 North University Drive
Plantation, FL

Re: **Submittal application – Plat Note Amendment Narrative
Community Christian Church
Westpoint Section 7 plat (PB 162, PG 23)
HSQ Project Number: 180113**

Dear Thuy:

The property owner, Community Christian Church of Fort Lauderdale, Inc., also applicant and developer for this project is planning to construct an approximately 28,000 square foot building expansion and 3,000 square foot entry area expansion of the existing church building on the site. A pedestrian courtyard is proposed between the two buildings. The proposed building will allow for Sunday school, weekday pre-school and other church related services within the building and allow the existing building auditorium to expand the seating due to the overall success of the church.

Please find attached and uploaded for site plan approval the following documents:

1. One site plan of proposed building addition.(latest copy)
2. One plat of the subject property with recorded amendment. (previously submitted)
3. One letter of approval by the City of Tamarac (revised with new plat note)
4. One traffic study by Kimley Horn previously submitted.
5. Broward County plat note amendment application (revised per BC comments.)
6. A check for \$2,090 made out to BCBC for processing fee. (previously submitted)

The current plat note states:

This plat is restricted to 109,098 square feet of office use on Tracts, A, B and B-1 and 649,000 square feet of industrial use on Tracts A and B (excluding the approximate south 860 feet of the east 1,062.85 feet of Tract B). A 300 room hotel and 50,240 square feet of auto dealership with 117,000 square feet of auto storage is also permitted on Tract B-1. 103,200 square feet of auto dealership with 223,264 square feet of auto storage are also permitted on Tract B. Office use of 100,000 square feet is permitted on Tract C. Tract D is restricted to 157,000 square feet of commercial use and 219,657 square feet of church use. Commercial/retail uses are not permitted on tracts A, B, and C without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Day care/ pre-school uses, elementary school, middle school and high school uses are not permitted on Tract D without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.



HSQ GROUP, INC.
Consulting Engineers • Planners • Transportation
1001 Yamato Road, Suite 105 Boca Raton, FL 33431
(561) 392-0221 Phone • (561) 392-6458 Fax

Exhibit 1
Page 16 of 16

The proposed plat note request is as follows:

This plat is restricted to 109,098 square feet of office use on Tracts A, B and B-1, and 649,000 square feet of industrial use on Tracts A and B (excluding the approximate south 860 feet of the east 1,062.85 feet of Tract B); 103,200 square feet of auto dealership use and 223,264 square feet of auto storage use on Tract B; 300 hotel rooms, 50,240 square feet of auto dealership use, and 117,000 square feet of auto storage on Tract B-1; 100,000 square feet of office use on Tract C; 157,000 square feet of commercial use, 219,657 square feet of church use, and 28,000 square feet of day care/pre-school use on Tract D.

If you have any questions or require additional information, please do not hesitate to contact my office.

Sincerely,
HSQ GROUP, INC.

A handwritten signature in black ink that reads 'Jay Huebner'.

Jay Huebner, P.E., A.I.C.P.
Principal