



Application Number 076-MP-96

Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

### Development and Environmental Review Online Application

<b>Project Information</b>			
Plat/Site Plan Name <b>Marketplace Partnership Center Parcel</b>			
Plat/Site Number <b>076-MP-96</b>		Plat Book - Page (if recorded) <b>Plat Book 166, Page 35</b>	
Owner/Applicant/Petitioner Name <b>COTTON CENTER 19 LP &amp; WPT PROPERTIES LP</b>			
Address <b>700 Dresher Road, Suite 150</b>		City <b>Horsham</b>	State <b>PA</b>
Phone <b>(215) 328-2706</b>		Email <b>emchugh@workspaceproperty.com</b>	
Agent for Owner/Applicant/Petitioner <b>Greenspoon Marder LLP</b>		Contact Person <b>Cynthia Pasch</b>	
Address <b>200 E. Broward Boulevard, Suite 1800</b>		City <b>Fort Lauderdale</b>	State <b>FL</b>
Phone <b>(954) 527-6266</b>		Email <b>cynthia.pasch@gmlaw.com</b>	
Folio(s) <b>514027110014, 514027110010</b>			
Location <b>North</b> side of <b>Miramar Parkway</b> at/between/and <b>SW 145th Avenue</b> and/of <b>SW 148th Avenue</b> <small>north side/corner north street name street name / side/corner street name</small>			

**Type of Application (this form required for all applications)**  
 Please check all that apply (use attached Instructions for this form).

- Plat (fill out/PRINT *Questionnaire Form, Plat Checklist*)
- Site Plan (fill out/PRINT *Questionnaire Form, Site Plan Checklist*)
- Note Amendment (fill out/PRINT *Questionnaire Form, Note Amendment Checklist*)
- Vacation (fill out/PRINT *Vacation Continuation Form, Vacation Checklist, use Vacation Instructions*)
  - Vacating Plats, or any Portion Thereof (BCCO 5-205)
  - Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)
  - Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)
- Vacation (*Notary Continuation Form Affidavit* required, fill out Business Notary if needed)

<b>Application Status</b>			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input checked="" type="checkbox"/> N/A
What was the project number assigned by the Planning and Development Division?	Project Number	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name	Marketplace Partnership Center		<input type="checkbox"/> N/A <input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
<b>If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.</b>			

<b>Replat Status</b>	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
<b>If YES, please answer the following questions.</b>	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
<b>If YES, please answer the following questions.</b>	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	

<b>School Concurrency (Residential Plats, Replats and Site Plan Submissions)</b>	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>If the answer is "Yes" to any of the questions above</b>	
<b>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 for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.</b>	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Commercial	Land Use Plan Designation(s) Commercial
Zoning District(s) B-2	Zoning District(s) MU-L

**Existing Land Use**

A credit against impact fees may be given for the site's current or previous use. **No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans.** To receive a credit, complete the following table. **Note:** If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Are there any existing structures on the site?  Yes  No

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?
Office	112,860	Current	<del>YES</del>   NO	YES   <del>NO</del>	HAS   WILL   <del>NO</del>
			YES   NO	YES   NO	HAS   WILL   NO
			YES   NO	YES   NO	HAS   WILL   NO

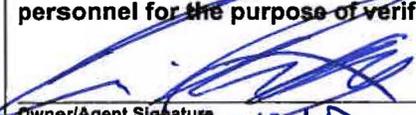
\*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

**Proposed Use**

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
Midrise	250	office	285,000 square feet

**NOTARY PUBLIC: Owner/Agent Certification**

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

  
 Owner/Agent Signature \_\_\_\_\_ Date 06/24/21  
Colon Cater 19 LP

Eric McHugh  
Vice President  
Construction and Development

**NOTARY PUBLIC**

STATE OF ~~FLORIDA~~ Pennsylvania  
COUNTY OF ~~BROWARD~~ Montgomery

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 24<sup>th</sup> day of June, 20 21, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

Jennifer Reath  
 Name of Notary Typed, Printed or Stamped  
 Signature of Notary Public - State of ~~Florida~~ Pennsylvania

Commonwealth of Pennsylvania - Notary Seal  
JENNIFER REATH - Notary Public  
Montgomery County  
My Commission Expires November 6, 2024  
Commission Number 1386073

Notary Seal (or Title or Rank) \_\_\_\_\_ Serial Number (if applicable) \_\_\_\_\_

**For Office Use Only**

Application Type  
Note amendment

Application Date <u>08/12/21</u>	Acceptance Date <u>08/20/21</u>	Fee <u>\$2,260.00</u>
Comments Due <u>09/09/21</u>	Report Due <u>09/23/21</u>	CC Meeting Date <u>12/07/21</u>

Adjacent City or Cities  
N/A

Plats       Surveys       Site Plans       Landscaping Plans       Lighting Plans  
 City Letter       Agreements

Other:

Distribute To  
 Full Review       Planning Council       School Board       Land Use & Permitting  
 Health Department       Zoning Code Services (BMSD only)       Administrative Review

Other:

Received By  
Diego Penaloza

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This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

 \_\_\_\_\_ Date 6/24/21

Owner/Agent Signature  
WPT Properties LP  
Eric McHugh  
Vice President  
Construction and Development

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COUNTY OF ~~BROWARD~~ Montgomery

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Jennifer Reath  
Name of Notary Typed, Printed or Stamped

  
Signature of Notary Public - State of ~~Florida~~ Pennsylvania

Commonwealth of Pennsylvania - Notary Seal  
JENNIFER REATH - Notary Public  
Montgomery County  
My Commission Expires November 6, 2024  
Notary Seal (or Title) Number 1386073

Serial Number (If applicable) \_\_\_\_\_

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 Health Department       Zoning Code Services (BMSD only)       Administrative Review

Other:

Received By  
Diego Penaloza



Application Number \_\_\_\_\_

## Development and Environmental Review Online Application Questionnaire Form

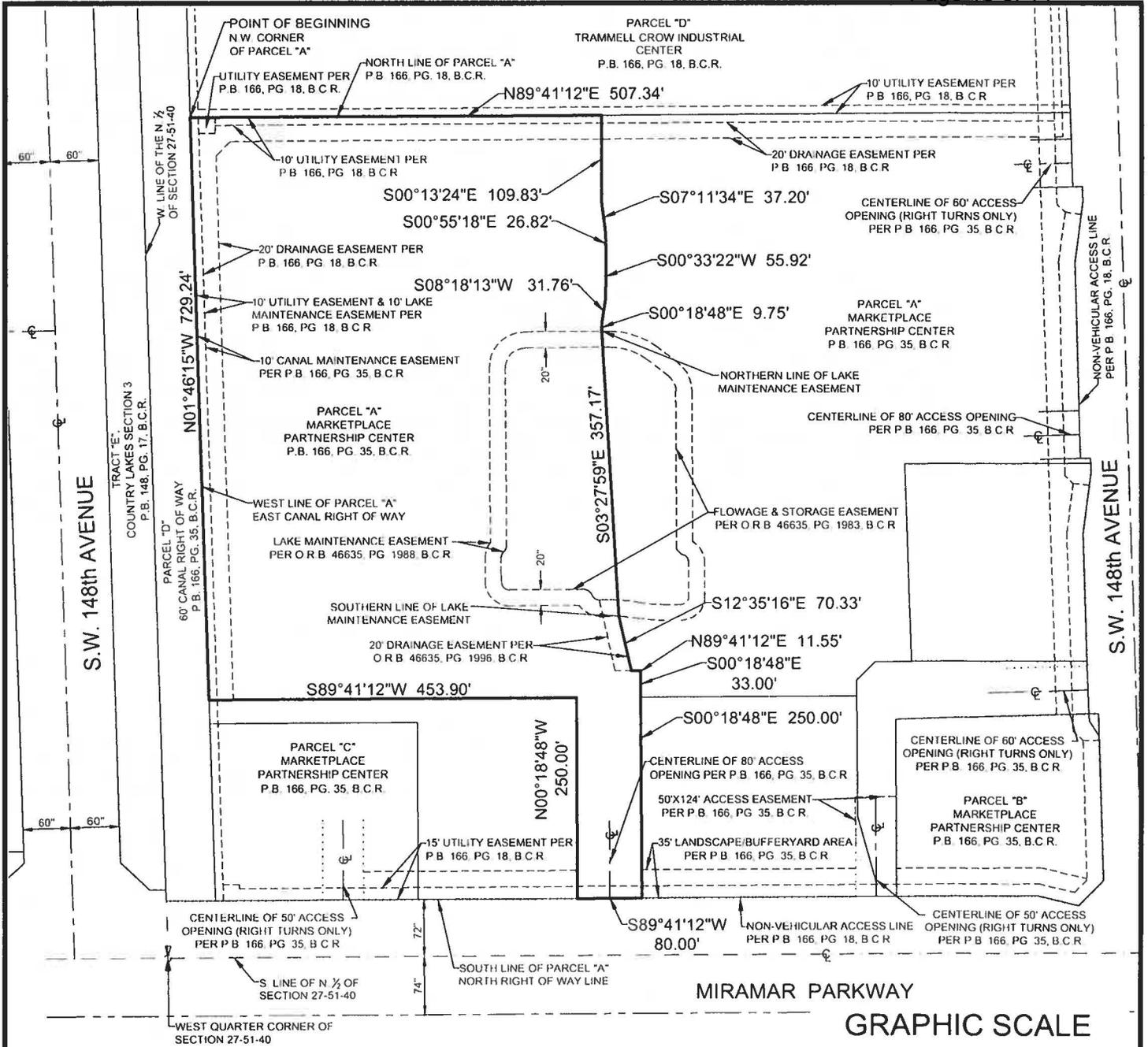
<b>Type of Application</b>		
<input type="checkbox"/> Plat	<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Note Amendment

<b>Project Questionnaire</b>					
Please answer the questions marked for the type of application checked.					
	1. Why is this property being platted? Attach an additional sheet(s) if necessary.				
	2. Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If "Yes", indicate DRI or FQD name and Latest Ordinance number <input type="checkbox"/> Yes <input type="checkbox"/> No or Official Record Book and Page Number.				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DRI Name</td> <td style="width: 50%;">FQD Name</td> </tr> <tr> <td>Latest Ordinance Number</td> <td>Official Record Book and Page Number</td> </tr> </table>	DRI Name	FQD Name	Latest Ordinance Number	Official Record Book and Page Number
DRI Name	FQD Name				
Latest Ordinance Number	Official Record Book and Page Number				
	3. Is the project subject to any existing or proposed agreement(s) with Broward County or a municipality? If "Yes", state the title and subject of the agreement(s) and attach a copy(s). <input type="checkbox"/> Yes <input type="checkbox"/> No				
X	4. Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  If YES, LUPA Number				
X	5. Does the note represent a change in TRIPS? <input checked="" type="checkbox"/> Increase <input type="checkbox"/> Decrease <input type="checkbox"/> No Change				
X	6. Does the note represent a major change in Land Use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
	7. Are any off-site roadway improvements being required by any government agency or proposed by the applicant? If "Yes", attach any sheets and describe fully. <input type="checkbox"/> Yes <input type="checkbox"/> No				
	8. Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. <input type="checkbox"/> Yes <input type="checkbox"/> No				
	9. Does the owner have any financial interest in properties near or adjacent to this project? If "Yes", please attach a sheet(s) and describe fully. <input type="checkbox"/> Yes <input type="checkbox"/> No				
	10. Does this property abut a State Road? If "Yes", see Supplemental Documentation Requirement No. 19 for required letter from Florida Department of Transportation (FDOT). <input type="checkbox"/> Yes <input type="checkbox"/> No				

	11. Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If "Yes", please attach sheet(s) and describe fully.	<input type="checkbox"/> Yes <input type="checkbox"/> No
	12. Are bikeways and walkways to be provided to connect residential areas to school or recreational sites? If "Yes", attach five (5) drawings showing facilities (if not show on plat).	<input type="checkbox"/> Yes <input type="checkbox"/> No
	13. Is credit being requested for private recreational facilities? If "Yes", attach two (2) sets of plans showing facilities. (APPLIES TO PROJECTS IN THE UNINCORPORATED AREA ONLY.)	<input type="checkbox"/> Yes <input type="checkbox"/> No
	14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.  Name/Title	<input type="checkbox"/> Yes <input type="checkbox"/> No
	15. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	16. Are there any natural features located on the property (e.g. wetlands, dunes, areas of native tree canopy wildlife, habitats, etc.)? If "Yes", attach a sheet(s) and describe fully. For information, contact Aquatic and Wetland Resources Section, Environ. Licensing & Bldg. Permitting (ELBP) Division.	<input type="checkbox"/> Yes <input type="checkbox"/> No
	17. Does the property contain any portion of lands identified as "Natural Resource Areas?" If "Yes" see Supplemental Documentation Requirement No. 8. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> Yes <input type="checkbox"/> No
	18. Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern?" If "Yes", please see Supplemental Documentation Requirement No. 9. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> Yes <input type="checkbox"/> No
	19. Does the property contain any portion of lands identified as a "Cultural Resource Category Local Area of Particular Concern" which include archaeological sites and/or historic sites and structures? If "Yes", for archaeological sites, see Supplemental Documentation Requirement No. 10. For historic locations, contact the Broward County Historic Preservation Officer.	<input type="checkbox"/> Yes <input type="checkbox"/> No
	20. Will any dredging or major filling operation be necessary, or is a waterway involved in the proposed project? If "Yes", permits may be required from Broward County. Please contact Broward County Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> Yes <input type="checkbox"/> No
X	21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.  Facility Name Miramar Plant  Address 2600 SW 66 Terrace, Miramar, FL 33023	<input type="checkbox"/> Yes <input type="checkbox"/> No
X	22. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
X	23. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address.  Facility Name Miramar Plant  Address 2600 SW 66 Terrace, Miramar, FL 33023	<input type="checkbox"/> Yes <input type="checkbox"/> No

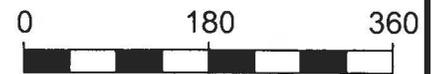
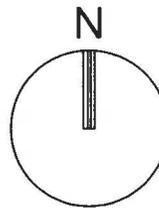
X	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector.	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<div style="border: 1px solid black; padding: 2px;">Solid Waste Collector</div>	
	26. Has any contact been made with FPL and AT&T regarding service availability and easement requirements? If "Yes", state name and title of the person contacted.	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<div style="border: 1px solid black; padding: 2px;">FPL - Name/Title</div> <div style="border: 1px solid black; padding: 2px;">AT&amp;T - Name/Title</div>	
X	27. Estimate or state the total number of on-site parking spaces to be provided.	Spaces <b>600</b>
X	28. If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including day care centers or schools, or places of worship.	Seating <b>N/A</b>





**LEGEND:**

- B.C.R. BROWARD COUNTY RECORDS
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- ☉ CENTERLINE



SCALE: 1" = 180

NOTE: PRINTED DRAWING SIZE  
MAY HAVE CHANGED FROM  
ORIGINAL. VERIFY SCALE USING  
BAR SCALE ABOVE.

**SKETCH & DESCRIPTION**

WESTERN PORTION OF PARCEL "A"  
MARKETPLACE PARTNERSHIP CENTER  
PLAT BOOK 166, PAGE 35, B.C.R.

CITY OF MIRAMAR,  
BROWARD COUNTY FLORIDA



301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 10812.01-SKETCH & DESCRIPTION-01 DWG

DATE 06/11/21

SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY DB

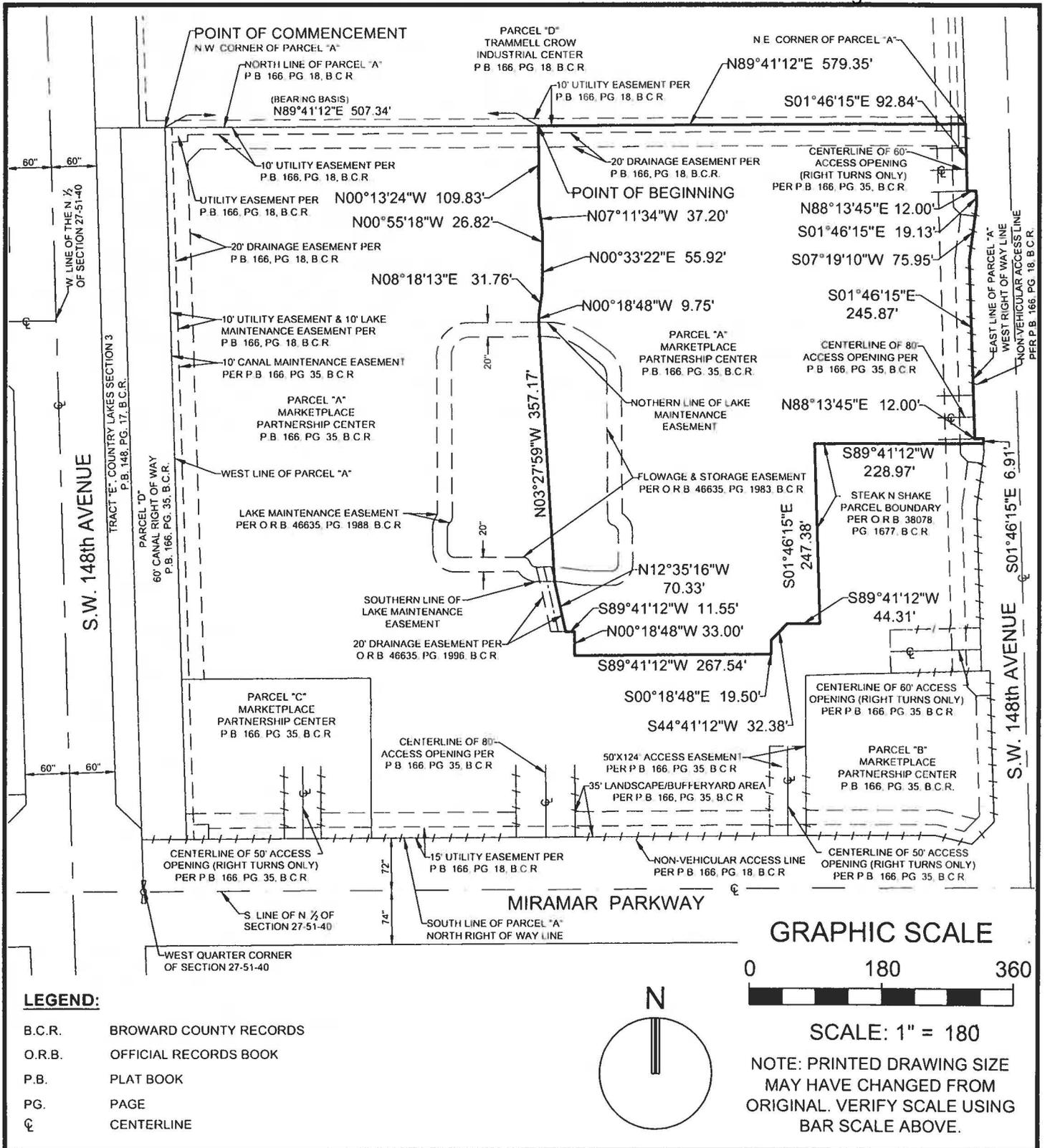
CHK. BY WA

DATE

REVISIONS

DATE	REVISIONS





**SKETCH & DESCRIPTION**

EASTERN PORTION OF PARCEL "A"  
 MARKETPLACE PARTNERSHIP CENTER  
 PLAT BOOK 166, PAGE 35, B.C.R.

CITY OF MIRAMAR,  
 BROWARD COUNTY FLORIDA

**KEITH**

301 EAST ATLANTIC BOULEVARD  
 POMPANO BEACH, FLORIDA 33060-6643  
 (954) 788-3400 FAX (954) 788-3500  
 EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2  
 DRAWING NO. 10812.01-SKETCH & DESCRIPTION-02 DWG

DATE 06/11/21  
 SCALE AS SHOWN  
 FIELD BK. N/A  
 DWNG. BY DB  
 CHK. BY WA

DATE	REVISIONS



Cynthia A. Pasch, AICP  
PNC Building  
200 East Broward Boulevard, Suite 1800  
Fort Lauderdale, Florida 33301  
Direct Phone: 954.527.6266  
Direct Fax: 954.333.4266  
Email: cynthia.pasch@gmlaw.com

August 12, 2021

Josie P. Sesodia, Director  
Planning and Development Management Division  
Broward County  
1 N. University Drive, Suite #102A  
Plantation, Florida 33324

Re: Request for Plat Note Amendment - Marketplace Partnership Center Plat

Dear Jo:

We are requesting a plat note amendment related to the Marketplace Partnership Center Plat ("Plat"). The plat note approved by the County Commission is as follows:

The plat is restricted to 285,000 square feet of office use on Parcel A-1 (see attached legal description). The remainder of the plat is restricted to 140,471 square feet of commercial use. Commercial/retail uses are not permitted within the office use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. This restriction acknowledges the construction of a 4,897 square foot bank on a portion of Parcel A and C. However, for the purposes of impact fee assessment and concurrency review, the bank is vested for commercial use. No additional freestanding banks or banks with drive-thru facilities are permitted on the plat without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Our client is the contract purchaser of only a portion of Parcel A-1 of the Plat. The City of Miramar reviewed and approved a site plan for an apartment development on Parcel A-1. A plat note amendment is required for the Plat to be consistent with the approved site plan. We are proposing to amend the note to read as follows:

The plat is restricted to 285,000 square feet of office use Parcel A-1.1 (see attached legal description) and 250 mid-rise units on Parcel A-1.2 (see attached

Josie P. Sesodia, Director  
Planning and Redevelopment Division  
August 12, 2021  
Page 2

legal description). The remainder of the plat is restricted to 140,471 square feet of commercial use. Commercial/retail uses are not permitted within the office use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. This restriction acknowledges the construction of a 4,897 square foot bank on a portion of Parcel A and C. However, for the purposes of impact fee assessment and concurrency review, the bank is vested for commercial use. ~~No additional freestanding banks or banks with drive-thru facilities are permitted on the plat without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.~~

Please let me know if you need any additional information to process this request.

Sincerely,

GREENSPOON MARDER LLP

*Cynthia A. Pasch*

Cynthia A. Pasch, AICP