



Application Number 098-MP-05

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>Minto Federal Plat</b>			
Plat/Site Number <b>098-MP-05</b>		Plat Book - Page (if recorded) <b>177/103 BCR</b>	
Owner/Applicant/Petitioner Name <b>T-C The Manor At Flagler Village LLC</b>			
Address <b>501 Brickell Key Drive, Suite 504</b>		City <b>Miami,</b>	State <b>FL</b>
		Zip <b>33131</b>	
Phone <b>(860) 723-8753</b>		Email <b>Thomas.Sayers@nuveen.com</b>	
Agent for Owner/Applicant/Petitioner <b>Lochrie &amp; Chakas, P.A.</b>		Contact Person <b>Nectaria M. Chaks, Esq.</b>	
Address <b>1401 East Broward Boulevard, Suite 303</b>		City <b>Fort Lauderdale</b>	State <b>FL</b>
		Zip <b>33301</b>	
Phone <b>(954) 779-1123</b>		Email <b>NChakas@Lochrielaw.com</b>	
Folio(s) <b>504203310010</b>			
Location  <u>West</u> side of <u>Federal Hwy</u> at/between/and <u>NE 5th Street</u> and/of <u>NE 6th Street</u> <small>north side/corner north street name street name / side/corner street name</small>			

<b>Type of Application (this form required for all applications)</b>	
Please check all that apply (use attached <b>Instructions</b> for this form).	
<input type="checkbox"/> <b>Plat</b> (fill out/PRINT <i>Questionnaire Form, Plat Checklist</i> )	
<input type="checkbox"/> <b>Site Plan</b> (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i> )	
<input checked="" type="checkbox"/> <b>Note Amendment</b> (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i> )	
<input type="checkbox"/> <b>Vacation</b> (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist, use Vacation Instructions</i> )	
<input type="checkbox"/> <b>Vacating Plats, or any Portion Thereof</b> (BCCO 5-205)	
<input type="checkbox"/> <b>Abandoning Streets, Alleyways, Roads or Other Places Used for Travel</b> (BCAC 27.29)	
<input type="checkbox"/> <b>Releasing Public Easements and Private Platted Easements or Interests</b> (BCAC 27.30)	
<input type="checkbox"/> <b>Vacation</b> ( <i>Notary Continuation Form Affidavit</i> required, fill out <u>Business Notary</u> 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	T-C Manor at Flagler Village		<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 checked="" 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 checked="" 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 checked="" 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.	418 midrise
Number and type of units proposed to be deleted by this replat.	n/a
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	n/a

<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 checked="" type="checkbox"/> No n/a
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 checked="" type="checkbox"/> No n/a
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) <b>RAC</b>	Land Use Plan Designation(s) <b>RAC</b>
Zoning District(s) <b>RAC-CC</b>	Zoning District(s) <b>RAC-CC</b>

### 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 eighteen (18) months and/or sixty (60) months for mobile homes 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 eighteen (18) months 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?
Commercial (Retail)	28,000	Current	YES   <b>NO</b>	YES   <b>NO</b>	HAS   WILL   <b>NO</b>
Residential	382		<b>YES</b>   NO	YES   <b>NO</b>	HAS   WILL   <b>NO</b>
			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 id 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
Residential	418 midrise (no change)	Commercial	35,000 (7,000 increase from approved plat note)

**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.

Neetana Chahal  
Owner/Agent Signature

8/12/2021  
Date

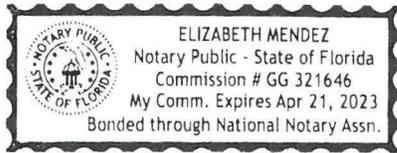
**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 12 day of August, 2021, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

Elizabeth Mendez  
Name of Notary Typed, Printed or Stamped

[Signature]  
Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

**For Office Use Only**

Application Type  
Note amendment

Application Date August 12, 2021	Acceptance Date August 20, 2021	Fee \$2,260.00
Comments Due 09/09/21	Report Due 09/23/21	CC Meeting Date 12/07/21
Adjacent City or Cities N/A		
<input checked="" type="checkbox"/> Plats	<input type="checkbox"/> Surveys	<input type="checkbox"/> Site Plans
<input type="checkbox"/> City Letter	<input type="checkbox"/> Agreements	<input type="checkbox"/> Landscaping Plans
<input type="checkbox"/> Lighting Plans	<input checked="" type="checkbox"/> Other:	
Distribute To <input type="checkbox"/> Full Review	<input type="checkbox"/> Planning Council	<input type="checkbox"/> School Board
<input type="checkbox"/> Health Department	<input type="checkbox"/> Zoning Code Services (BMSD only)	<input type="checkbox"/> Land Use & Permitting
<input type="checkbox"/> Administrative Review	<input type="checkbox"/> Other:	
Received By Diego Penaloza		



Application Number 098-MP-05

## Development and Environmental Review Online Application Questionnaire Form

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

### Project Questionnaire

**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.  This a plat note amendment to increase the commercial sf allowed under the plat. See attached narrative for explanation.				
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 or Official Record Book and Page Number. <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">DRI Name</td> <td style="width: 50%; padding: 2px;">FQD Name</td> </tr> <tr> <td style="padding: 2px;">Latest Ordinance Number</td> <td style="padding: 2px;">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). <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>				
4.	Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">If YES, LUPA Number</td> </tr> </table>	If YES, LUPA Number			
If YES, LUPA Number					
5.	Does the note represent a change in TRIPS? <span style="float: right;"><input checked="" type="checkbox"/> Increase <input type="checkbox"/> Decrease <input type="checkbox"/> No Change</span>				
6.	Does the note represent a major change in Land Use? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>				
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. <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>				
8.	Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>				
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. <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>				
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). <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>				

	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 checked="" 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 checked="" 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 checked="" 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  There is no change proposed to the residential units allowed on the plat (allowed: 418).	<input type="checkbox"/> Yes <input checked="" 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 N/A
	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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> No
	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 Fiveash  Address Fort Lauderdale	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	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
	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 G.T. Lohmeyer  Address Fort Lauderdale	<input type="checkbox"/> Yes <input type="checkbox"/> No

	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		
	<table border="1" style="width: 100%;"> <tr> <td style="padding: 5px;">Solid Waste Collector Private waste hauler</td> </tr> </table>		Solid Waste Collector Private waste hauler	
Solid Waste Collector Private waste hauler				
	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 N/A		
	<table border="1" style="width: 100%;"> <tr> <td style="padding: 5px;">FPL – Name/Title</td> </tr> <tr> <td style="padding: 5px;">AT&amp;T – Name/Title</td> </tr> </table>		FPL – Name/Title	AT&T – Name/Title
FPL – Name/Title				
AT&T – Name/Title				
	27. Estimate or state the total number of on-site parking spaces to be provided.	Spaces 776 (existing spaces)		
	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 unknown at this time		

**MINTO FEDERAL PLAT**

**PLAT NOTE AMENDMENT NARRATIVE**

**Plat Book 177, Page 103 BCR (Plat No. 098-MP-05)**

**August 12, 2021**

- 1. Background.** The Applicant, T-C Manor at Flagler Village LLC (the “Applicant”) is the owner of the property located at 525 and 551 N. Federal Highway (aka 501-575 NE 5 Terrace) in Fort Lauderdale, Florida (“Property”). The Property consists of a mixed-use development that was constructed in 2015. The Property is subject to the Minto Federal Plat, recorded in Plat Book 177 Page 103 of the Public Records of Broward County, Florida (“Plat”). The Plat was originally approved on November 14, 2006, and recorded on October 1, 2007. A plat note amendment was approved by the County Commission on August 21, 2012 and an agreement memorializing the new plat note restriction was recorded in Official Records Book 49063 Page 1771.
- 2. Existing uses.** As noted above, the Property is currently developed with a mixed-use development known as The Manor at Flagler Village. The owner currently has a restaurant tenant that wishes to construct a new covered outdoor dining area. Because the outdoor dining areas will be covered, this area counts toward the gross square footage for plat note purposes and must be included in the plat. The current plat note restriction allows 28,000 sf of commercial uses, which is approximately the amount of square footage on site today. In order to add the covered outdoor dining, the plat note must be amended to increase the allowable commercial square footage. In addition to the outdoor dining, the Applicant is adding additional commercial to provide flexibility in the future in the event future tenants that wish to expand commercial uses within this mixed use project. There are no changes to the access, parking, driveways, sidewalks, and rights-of-way.
- 3. Current application.** This plat note amendment simply proposes to increase the commercial uses and delete outdated language concerning banks, which the county no longer requires:

**CURRENT PLAT NOTE RESTRICTION:**

This plat is restricted to 418 midrise units and 28,000 square feet of commercial use, excluding banks. Bank uses are not permitted without the approval of the board of county commissioners who shall review and address these uses for increased impacts.

**PROPOSED PLAT NOTE:**

This plat is restricted to 418 midrise units and 35,000 square feet of commercial use.