

Application Number 063-MP-02

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

| | | | |
|---|--|---|--------------------|
| Project Information | | | |
| Plat/Site Plan Name Pines 200 East | | | |
| Plat/Site Number 063-MP-02 | | Plat Book - Page (if recorded) 174 - 27 | |
| Owner/Applicant/Petitioner Name HIX Snedeker Companies, LLC (Applicant) | | | |
| Address 805 Trione Street | | City Daphne | State AL |
| | | Zip 36526 | |
| Phone 862-684-8899 | | Email ken@hixsnedeker.com | |
| Agent for Owner/Applicant/Petitioner Greenspoon Marder, LLP | | Contact Person Elizabeth Adler, Esq. | |
| Address 200 East Broward Blvd. Suite 1800 | | City Fort Lauderdale | State FL |
| | | Zip 33301 | |
| Phone 9545272459 | | Email elizabeth.adler@gmlaw.com | |
| Folio(s) Tract A: 51-39-14-12-0010 Tract B:51-39-14-12-0020 | | | |
| Location South side of Pines Blvd. at/between/and NW 202nd Ave and/of SW 198th Ter. <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)

| Application Status | | | |
|---|---|---|---|
| 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 | | <input checked="" 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 checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't Know |
| If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required. | | | |

| Replat Status | |
|--|---|
| 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 |
| If YES, please answer the following questions. | |
| Project Name of underlying approved and/or recorded plat | Project Number |
| Is the underlying plat all or partially residential? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know |
| If YES, please answer the following questions. | |
| 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. | |

| School Concurrency (Residential Plats, Replats and Site Plan Submissions) | |
|--|---|
| Does this application contain any residential units? (If "No," skip the remaining questions.) | <input type="checkbox"/> Yes <input checked="" 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 |
| 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 |
| 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 |
| If the answer is "Yes" to any of the questions above | |
| 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. | |

| Land Use and Zoning | |
|--|---|
| EXISTING | PROPOSED |
| Land Use Plan Designation(s) Employment Center-Low | Land Use Plan Designation(s) Employment Center-Low |
| Zoning District(s) C-1 Commercial* & A-1 Agriculture *2.73+/- gross acres of commercial flexibility zone | Zoning District(s) |

| Existing Land Use | | | | | |
|---|---|--------------------|-----------------------|-------------|---------------------------------|
| <p>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 <u>within</u> 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.</p> | | | | | |
| <p>Are there any existing structures on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | | | | | |
| 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? |
| | | | YES NO | YES NO | HAS WILL NO |
| | | | YES NO | YES NO | HAS WILL NO |
| | | | YES NO | YES NO | HAS WILL NO |
| <p>*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.</p> | | | | | |

| Proposed Use | | | |
|------------------|-----------------------|-------------------------|---------------------------------|
| RESIDENTIAL USES | | NON-RESIDENTIAL USES | |
| Land Use | Number of Units/Rooms | Land Use | Net Acreage or Gross Floor Area |
| | | Commercial Retail Store | 24,000+/- sq. 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.

E. K. E.

2/16/2021

Owner/Agent Signature

Date

NOTARY PUBLIC

**STATE OF
COUNTY OF**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 16 day of Feb, 2021, who is personally known to me | has produced _____ as identification.

Candy Lambeth

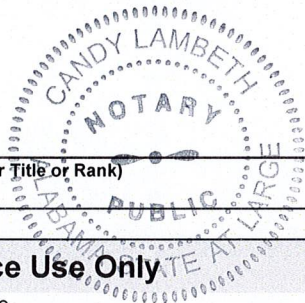
Candy Lambeth

Name of Notary Typed, Printed or Stamped

Signature of Notary Public - State of Florida

Notary Seal (or Title or Rank)

Serial Number (if applicable)



NA

For Office Use Only

Application Type

note amendment

Application Date

03/16/2021

Acceptance Date

03/16/2021

Fee

\$2,090

Comments Due

04/05/2021

Report Due

04/15/2021

CC Meeting Date

TBD

Adjacent City or Cities

none

- Plats
 Surveys
 Site Plans
 Landscaping Plans
 Lighting Plans
 City Letter
 Agreements

Other: *FDOT, Title Opinion*

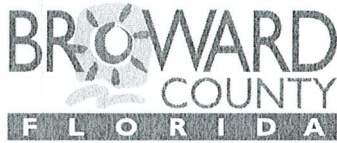
Distribute To

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

Other:

Received By

Kaim...



Application Number 063-MP-02

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. | | | | |
| | 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. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | |
| | <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). <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 | | | | |
| | <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 | | | | | |
| X | 5. Does the note represent a change in TRIPS? <input type="checkbox"/> Increase <input checked="" type="checkbox"/> Decrease <input type="checkbox"/> No Change | | | | |
| X | 6. Does the note represent a major change in Land Use? <input type="checkbox"/> Yes <input checked="" 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 City of Pembroke Pines Water Treatment Plant Address 7960 Johnson Street, Pembroke Pines, Fl, 33024 | <input checked="" 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 City of Pembroke Pines Waste Water Treatment Plant Address 13995 Pembroke Road, Pembroke Pines, Fl, 33029 | <input checked="" 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. Solid Waste Collector | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | 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. FPL – Name/Title AT&T – Name/Title | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| X | 27. Estimate or state the total number of on-site parking spaces to be provided. | Spaces 70+/- |
| 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 n/a |





Elizabeth Adler, Esq.
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.2459
Direct Fax: 954.333.4059
Email: elizabeth.adler@gmlaw.com

March 3, 2021

Josie P. Sesodia, Director
Planning and Development Management Division
Broward County
One North University Drive, Suite 102
Plantation, Florida 33324

Re: Plat Note Amendment – Pines 200 East Plat

Dear Ms. Sesodia:

On behalf of Hix Snedeker Companies, LLC (the "Applicant"), please accept this request for consideration of the proposed plat note amendment to the Pines 200 East Plat as described below. The Plat is recorded in Plat Book 174, Page 27. In conjunction with a proposed residential development, the Applicant is requesting an amendment to the restrictive note on the Pines 200 East Plat note to allow for commercial use, as well as a delete the finding of adequacy requirement contained on the Plat. The Applicant is currently in discussions with the Florida Department of Transportation regarding the finalization of an access easement agreement.

The proposed changes to the Plat note are as follows:

Note 5. on the Plat currently is as follows:

This plat is restricted to 21,635 square feet of office use, and 20,785 square feet of commercial use. The commercial uses must be restricted to retail within the office buildings, and must comprise less than 50 percent (50%) of the total square footage.

Banks are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Tract "B" is restricted to wetland mitigation per Broward County Department of Planning and Environmental Protection, License No. DF98-1016.

Tract "C" is restricted to drainage area.

Any structure within this plat must comply with Section IV D. 1. F., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

The Applicant is requesting that note 5. on the Plat be amended as follows:

This plat is restricted to 24,000 square feet of commercial use.

Tract "B" is restricted to wetland mitigation per Broward County Department of Planning and Environmental Protection, License No. DF98-1016.

Tract "C" is restricted to drainage area.

Note 4. On the Plat currently is as follows:

If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by March 16, 2009, which date is five (5) years from the date of approval of this plat by Broward County, 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 shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced timeframe; and/or

If project water lines, sewer lines, drainage and the rock base for internal roads are not installed by March 16, 2009, which date is five (5) years from the date of approval of this plat by Broward County, 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. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property 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.

The Applicant is requesting that note 4. be deleted from the Plat.

We respectfully request that you consider this proposed plat note amendment. Please contact me should you have any questions relating to this request.

Sincerely,

GREENSPOON MARDER LLP

/s/ Elizabeth Adler

Elizabeth Adler, Esq.

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