



Application Number 004-MP-93

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 Windsor Square - Parcel A | | | |
| Plat/Site Number 004-MP-93 | | Plat Book - Page (if recorded) 158/26 | |
| Owner/Applicant/Petitioner Name Coral Springs Development LLC | | | |
| Address 2500 North Military Trail | | City Boca Raton | State FL |
| | | Zip 33431 | |
| Phone (786) 279-1833 | | Email jlg@greenberg-law.com | |
| Agent for Owner/Applicant/Petitioner Greenspoon Marder LLP | | Contact Person Cynthia A. Pasch | |
| Address 200 E. Broward Blvd., Suite 1800 | | City Fort Lauderdale | State FL |
| | | Zip 33301 | |
| Phone (954) 527-6266 | | Email cynthia.pasch@gmlaw.com | |
| Folio(s) 484107210010 and 484107030010 | | | |
| Location north side of Wiles Road at/between/and west and/of Coral Ridge Drive <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 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 type="checkbox"/> Yes | <input checked="" 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 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 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 |
| 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) Residential 10.1 | Land Use Plan Designation(s) |
| Zoning District(s) Residential Cluster (RC-12) | Zoning District(s) |

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? |
| office buildings on Parcel B | 36,886 sq. ft. | current | YES NO | YES NO | HAS WILL NO |
| | | | 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 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 |
| Townhouse | 47 | commercial | 145,933 sq. ft. |
| | | | |
| | | | |
| | | | |

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.

Coral Springs Development, LLC, a Florida limited liability company

By: *[Signature]*
Owner/Agent Signature

Date 6/9/21

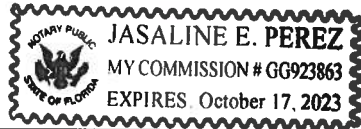
NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 9 day of June, 2021, who is personally known to me | has produced _____ as identification.

Jasaline E. Perez
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 June 10, 2021 | Acceptance Date June 11, 2021 | Fee \$2,185.00 |
| Comments Due July 1, 2021 | Report Due July 15, 2021 | CC Meeting Date September 21, 2021 |

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 Penalosa



Application Number _____

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 <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 <input type="checkbox"/> Yes <input type="checkbox"/> No copy(s). | | | | |
| X | 4. Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">If YES, LUPA Number</td> <td style="width: 50%;">PC 20-6</td> </tr> </table> | If YES, LUPA Number | PC 20-6 | | |
| If YES, LUPA Number | PC 20-6 | | | | |
| 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 <input type="checkbox"/> Yes <input type="checkbox"/> No (FDOT). | | | | |

| | | | | |
|---|--|---|---|---|
| | 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. | <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| | <table border="1" style="width: 100%;"> <tr> <td style="padding: 2px;">Name/Title</td> </tr> </table> | | Name/Title | |
| Name/Title | | | | |
| | 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. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | |
| | <table border="1" style="width: 100%;"> <tr> <td style="padding: 2px;">Facility Name City of Coral Springs</td> </tr> <tr> <td style="padding: 2px;">Address 3800 N.W. 85th Avenue</td> </tr> </table> | | Facility Name City of Coral Springs | Address 3800 N.W. 85th Avenue |
| Facility Name City of Coral Springs | | | | |
| Address 3800 N.W. 85th Avenue | | | | |
| 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. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | |
| | <table border="1" style="width: 100%;"> <tr> <td style="padding: 2px;">Facility Name City of Coral Springs</td> </tr> <tr> <td style="padding: 2px;">Address 3800 N.W. 85th Avenue</td> </tr> </table> | | Facility Name City of Coral Springs | Address 3800 N.W. 85th Avenue |
| Facility Name City of Coral Springs | | | | |
| Address 3800 N.W. 85th Avenue | | | | |

| | |
|---|---|
| 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 |
| | Solid Waste Collector |
| | 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 |
| | FPL – Name/Title |
| | AT&T – Name/Title |
| X | 27. Estimate or state the total number of on-site parking spaces to be provided. Spaces 100 |
| 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 |



Marla Neufeld, Esq.
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June 2, 2021

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

Re: Parcel A of Windsor Square Plat
Plat Note Amendment

Dear Jo:

We are requesting a plat note amendment related to Parcel A of the Windsor Square Plat ("Plat"). The plat note approved by the County Commission is as follows:

This plat has been reviewed by Broward County and is restricted to any combination of commercial uses not exceeding 145, 933 square feet.

Our client is the contract purchaser of only Parcel A of the plat and we are not authorized to modify any of the note language as it may pertain to Parcel B. The City of Coral Springs approved a site plan for a townhouse development on Parcel A. 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:

This plat is restricted to 47 townhouse units on Parcel A and Parcel B is restricted to any combination of commercial uses not exceeding 145,933 square feet.

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

Sincerely,

GREENSPOON MARDER LLP

Marla Neufeld

Marla Neufeld, Esq.

Boca Raton Denver Edison Ft. Lauderdale Las Vegas Los Angeles Miami Naples
New York Orlando Phoenix Portland Tallahassee Tampa West Palm Beach