



Application Number 047-MP-01

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				
Owner/Applicant/Petitioner Name WILTON ANDREWS OFFICE, LLC				
Address 1840 SE 1ST AVENUE		City FORT LAUDERDALE	State FL	Zip 33316
Phone 954-233-0719		Email MICHAEL@TITNDEV.COM		
Agent for Owner/Applicant/Petitioner TITN DEVELOPMENT			Contact Person MICHAEL GOVERN	
Address 1840 SE 1ST AVE		City FORT LAUDERDALE	State FL	Zip 33316
Phone 954-638-9335		Email MICHAEL@TITNDEV.COM		
Plat/Site Plan Name WUJCEAK				
Plat/Site Number CFN104414386		Plat Book - Page (if recorded) 174-23		
Folio(s) 494227560010				
Location WEST side of ANDREWS AVENUE at/between/and NW 20TH STREET and/of NW 17TH CT <small><i>north side/corner north street name street name / side/corner street name</i></small>				

Type of Application (this form required for all applications)
Please check all that apply (use attached Instructions for this form).
<input type="checkbox"/> Plat (fill out/PRINT <i>Questionnaire Form, Plat Checklist</i>)
<input type="checkbox"/> Site Plan (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i>)
<input checked="" type="checkbox"/> Note Amendment (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i>)
<input type="checkbox"/> Vacation (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist, use Vacation Instructions</i>)
<input type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205)
<input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)
<input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)
<input type="checkbox"/> Vacation (Notary Continuation Form Affidavit required, fill out Business Notary if needed)

Application Status			
Has this project been previously submitted?	<input checked="" type="checkbox"/> Yes	<input 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 CFN104414386	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name WUJCEAK		<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
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 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)	Land Use Plan Designation(s)
Zoning District(s)	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 <u>will</u> be Demolished?
OFFICE	4365	NEVER	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
		COMMERCIAL	8219SF

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.

[Signature] 8/10/2020
 Owner/Agent Signature Date

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 10 day of August, 2020, who is personally known to me | has produced _____ as identification.

Sarah Moreo
 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: <u>08/28/2020</u>	Acceptance Date: <u>09/02/2020</u>	Fee: <u>\$2,090</u>
Comments Due: <u>09/22/2020</u>	Report Due: <u>10/02/2020</u>	CC Meeting Date: <u>TBD</u>
Adjacent City or Cities: <u>none</u>		

Plats Surveys Site Plans Landscaping Plans Lighting Plans
 City Letter Agreements

Other: narrative

Distribute To

<input checked="" type="checkbox"/> Full Review	<input type="checkbox"/> Planning Council	<input type="checkbox"/> School Board	<input type="checkbox"/> Land Use & Permitting
<input type="checkbox"/> Health Department	<input type="checkbox"/> Zoning Code Services (BMSD only)	<input type="checkbox"/> Administrative Review	

Other:

Received By: *[Signature]*



**Broward County Planning and Development Management
1 N University Drive Box 102
Plantation, FL 33324**

RE: Plat Note Amendment – Wilton Andrews Office – Narrative

Please find enclosed an application for a Plat Note Amendment for a p[roperty located at 1985 N Andrews Avenue within the City of Wilton Manors. This is within the Wujceak Plat.

The existing notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended from:
THIS PLAT IS RESTRICTED TO 4365 SQUARE FEET OFFICE USE. BANKS AND OTHER COMMERCIAL/RETAIL USES ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

The proposed notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended to:
THIS PLAT IS RESTRICTED TO 8,219 SQUARE FEET OF COMMERCIAL USE.

Respectfully Yours,

A handwritten signature in black ink, appearing to read "Michael Govern".

Michael Govern
Michael@titndev.com
(954) 638-9335

1840 SE 1st Avenue
Fort Lauderdale, FL 33316
(954) 233-0719