



Planning and Development Management Division
Environmental Protection and Growth Management Department
Board of County Commissioners, Broward County, Florida

Application to Amend or Revise Level of Approved Development

INSTRUCTIONS

This form is used to apply for amendments or revisions to the current level of development previously approved. For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate required documentation attached. Please type this application or print legibly in **black ink**.

PROJECT INFORMATION

Plat Name Chapel Trail II
 Plat Number 033- MP-81 Plat Book - Page 112/16 (If recorded)
 Owner/Applicant American Federated Title Corp. Phone (954) 436-9000
 Address 21011 Johnson Street, Suite 101 City Pembroke Pines State FL Zip Code 33029
 Owner's E-mail Address frontdesk@chapeltralleasing.com Fax # _____
 Agent Dennis D. Mele, Esq., Greenspoon Marder LLP Phone (954) 527-2409
 Contact Person Dennis D. Mele, Esq.
 Address 200 E. Broward Blvd., Suite 1800 City Fort Lauderdale State FL Zip Code 33301
 Agent's E-mail Address dennis.mele@gmlaw.com Fax # (954) 333-4009

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary.)
 Current note for entire plat See attached.

 Proposed note for entire plat See attached.

PLEASE ANSWER THE FOLLOWING QUESTIONS

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?
 Yes No Don't Know
 If YES, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.
 Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? Yes No
 If YES, provide LUPA number: _____
 Does the note represent a change in TRIPS? Increase Decrease No Change
 Does the note represent a major change in Land Use? Yes No
 Will project be served by an approved potable water plant? If YES, state name and address. Yes No
7860 Johnson Street, Pembroke Pines, FL 33024
 Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
13955 Pembroke Road, Pembroke Pines, FL 33027
 Are on-site wells for potable water currently in use or proposed? Yes No
 If YES, see page 2 of this form for additional required documentation.
 Are septic tanks current in use or proposed? Yes No
 If YES, see page 2 of this form for additional required documentation.
 Estimate or state the total number of on-site parking spaces to be provided SPACES N/A
 Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS N/A
 Number of students for a daycare center or school STUDENTS N/A
 Reasons for this request (Attach additional sheet if necessary.) See attached.

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

Proposed Industrial plat notes which abut residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories plus Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Development Management staff if you have any questions.

Please see reverse side for Required Documentation and Owner/Agent Certification

REQUIRED DOCUMENTATION: Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

- Recorded or approved plat.
- Letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- Current letter is required from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property if on-site wells for potable water and/or septic tanks that are currently in use or proposed.
- Signed and sealed sketch and legal description for any new parcel or tract created by the application.
- A check for the application fees made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

School Concurrency Submission Requirements

- 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.

REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No? If "Yes," you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that 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.

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?
See attached.					

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

OWNER/AGENT CERTIFICATION

State of Florida
County of Broward

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

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of May, 2020 (year)

By Cynthia Pasch (name of person acknowledging) who is personally known to me or has presented _____ as identification.

Signature of Notary Public [Signature]
Type or Print Name Mark J. Lynn

Mark J. Lynn
Comm. #GG330437
Expires: July 1, 2023

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

Time 11:42 AM Application Date 05/28/2020 Acceptance Date 05/28/2020
Comments Due 06/12/2020 C.C. Mtg. Date TBD Fee \$ 2,090

Plats Survey Site Plan City Letter Agreements

Other Attachments(Describe) Resolution No. 2017-R-51

Title of Request note amendment

Distribute to: Full Review Planning Council School Board Land Use & Permitting

Health Department (on septic tanks and/or wells) Zoning Code Services (unincorporated area only)
 Planning & Redevelopment (unincorporated area only) Other _____

Adjacent City none Received by [Signature]



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

May 14, 2020

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

Re: Parcel G-1 of the Chapel Trail Plat – 033-MP-81

Dear Jo:

On behalf of our client, we are requesting a plat note amendment for Parcel G-1 of the Chapel Trail Plat. This Plat is part of the Chapel Trail DRI. The purpose of this amendment is to allocate the remaining square footage in the DRI to Parcel G-1 of the Chapel Trail Plat. The existing plat note language is as follows:

Parcel G-1 (see attached legal description) shall be restricted to 229,480 square feet of business park use, which includes industrial, warehouse, showroom, office and commercial uses. The office and commercial uses combined shall not exceed 30% of the total, or 68,844 square feet, plus an additional 3,318 square feet of commercial use, for a total of 72,162 square feet.

When a bay or single tenant occupancy within Parcel G-1 is determined to be a Commercial or Office use by the County, based upon the definitions in the Land Development Code and/or the Institute of Transportation engineers Trip Generation Report, the entire amount of square footage of that bay or single tenant occupancy shall be allocated to the allowable total square footage of office and commercial uses. Banks are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

We are requesting that the County Commission approve our request to modify the plat note as follows:

Parcel G-1 (see attached legal description) shall be restricted to 229,480 square feet of business park use, which includes industrial, warehouse, showroom,


Josie P. Sesodia, Director
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office and commercial uses (office and commercial uses combined shall not exceed 30 percent of the business park use), plus an additional 113,538 square feet of commercial use.

When a bay or single tenant occupancy within Parcel G-1 determined to be a Commercial or Office use by the County, based upon the definitions in the Land Development Code and/or the Institute of Transportation engineers Trip Generation Report, the entire amount of square footage of that bay or single tenant occupancy shall be allocated to the allowable total square footage of office and commercial uses.

Sincerely,

GREENSPOON MARDER LLP

A handwritten signature in black ink, appearing to read 'Cynthia A. Pasch', written over the printed name below.

Cynthia A. Pasch, AICP