



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 Miramar Central Plaza Plat

Plat Number (002-MP-14) Plat Book - Page 182-80 (If recorded)

Owner/Applicant Andrew Ansin, Trustee of 2009 Ansin Family Trust Phone _____

Address 1401 79th Street Causeway City Miami State FL Zip Code 33141

Owner's E-mail Address _____ Fax # _____

Agent Greenspoon Marder LLP Phone (954) 527-6209

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 (CC: tyler.woolsey@gmlaw.com) Fax # (954) 333-4282

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 Please see attached narrative.

Proposed note for entire plat Please see attached narrative.

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
Miramar Water Treatment Plant - 2600 SW 66th Terrace, Miramar, FL 33023

Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
Miramar Water Treatment Plant - 2600 SW 66th Terrace, Miramar, FL 33023

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 1,432

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 ~31

Reasons for this request (Attach additional sheet if necessary.) Please see attached narrative.

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?

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.

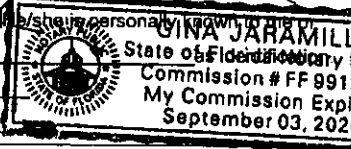
OWNER/AGENT CERTIFICATION

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]
Sworn and subscribed to before me this 13th day of SEPTEMBER, 2019
by JAMES G. GOOLINS

Has presented _____
Signature of Notary Public: [Signature]
Type or Print Name: Gina Jaramillo



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time: 2:00 PM Application Date: 10/25/19 Acceptance Date: 10/29/19
Comments Due: 11/13/19 C.C. Mtg. Date: _____ Fee \$: 2,090

Plats Survey Site Plan City Letter Agreements

Other Attachments(Describe): _____
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]



Tyler Woolsey
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.6209
Email: tyler.woolsey@gmlaw.com

September 23, 2019

Karina Da Luz
Planning Section Supervisor
Broward County - Planning & Development Management Division
1 North University Drive
Plantation, FL 33324

Re: Miramar Central Plaza Plat – Plat Note Amendment Narrative

Dear Ms. Da Luz,

On behalf of Andrew Ansin, Trustee of 2009 Ansin Family Trust (“Applicant”), please accept this request for consideration of the proposed plat note amendment as described below.

FCI Residential Corporation (“Developer”) is proposing to construct a mixed-use residential and commercial development on approximately 33.84 acres of land located at the northeast corner of the intersection of Miramar Parkway and Flamingo Road (“Property”) in the City of Miramar (“City”). The Property can be further identified by Broward County Folio Numbers 514025100010 and 514025100020. In conjunction with a previous development proposal, the Property was platted as the Miramar Central Plaza Plat recorded in Plat Book 182, Page 80 of Broward County Records on March 8, 2016. The Applicant is proposing to develop the vacant Property with a mix of residential and high quality neighborhood commercial uses to improve the housing options and community services within this area of the City.

The Miramar Central Plaza plat note currently restricts the uses on the property as follows:

This plat is restricted to 43,000 square feet of commercial use on Lot 2, and 210,000 square feet of commercial and 3,500 square feet of bank use on Lot 1. No free standing or drive-thru bank facilities are permitted within the commercial square footage, without approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Karina Da Luz
September 23, 2019
Page No. 2

The Applicant has submitted concurrent rezoning and site plan applications to the City of Miramar proposing to develop the property with 648 multi-family dwelling units and approximately 30,000 square feet of commercial use including a restaurant drive-thru facility. As such, the Applicant proposes to amend the plat note restriction to read as follows:

This plat is restricted to 648 midrise units (192 one-bedroom, 396 two-bedroom, and 60 three-bedroom) and 32,000 square feet of commercial use including a 5,000 square foot drive-thru restaurant facility. No free standing or drive-thru bank facilities are permitted within the commercial square footage, without approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

We respectfully request that you consider this proposed plat note amendment. Please contact me at (954) 527-6209 should you have any questions related to this request.

Sincerely,
GREENSPOON MARDER LLP



Dennis D. Mele, Esq.