



Application Number 036-MP-00

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

<b>Project Information</b>			
Plat/Site Plan Name <b>Bryan Road Warehouses</b>			
Plat/Site Number <b>036-MP-00</b>		Plat Book - Page (if recorded) <b>PB 170-112</b>	
Owner/Applicant/Petitioner Name <b>Dania Beach Marina Corp.</b>			
Address <b>90 N. Bryan Road</b>		City <b>Dania Beach</b>	State <b>FL</b>
		Zip <b>33004</b>	
Phone <b>(954) 944-6032</b>	Email <b>flylally@aol.com</b>		
Agent for Owner/Applicant/Petitioner <b>Turner Planning Solutions, LLC</b>		Contact Person <b>Thuy Turner, AICP</b>	
Address <b>62 Wimbledon Lake Drive</b>		City <b>Plantation</b>	State <b>FL</b>
		Zip <b>33324</b>	
Phone <b>(954) 610-1633</b>	Email <b>thuy@turnerplanningsolutions.com</b>		
Folio(s) <b>504233510010</b>			
Location  East _____ side of <u><b>Bryan Road</b></u> at/between/and <u><b>Dania Beach Blvd</b></u> and/of <u><b>NW 1 Street</b></u> <small>north side/corner north                      street name                      street name / side/corner                      street name</small>			

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



<b>Application Status</b>			
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 checked="" 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 036-MP-00	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name Bryan Road Warehouses		<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 type="checkbox"/> Yes	<input checked="" 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
<b>If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.</b>			

<b>Replat Status</b>	
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
<b>If YES, please answer the following questions.</b>	
Project Name of underlying approved and/or recorded plat N/A	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
<b>If YES, please answer the following questions.</b>	
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.	

<b>School Concurrency (Residential Plats, Replats and Site Plan Submissions)</b>	
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 checked="" 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 checked="" 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
<b>If the answer is "Yes" to any of the questions above</b>	
<b>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.</b>	



Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) <b>RAC</b>	Land Use Plan Designation(s) <b>RAC</b>
Zoning District(s) <b>PMUD-SL</b>	Zoning District(s) <b>PMUD-SL</b>

**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?
Industrial (dry boat storage)	40,000 sq. ft.	existing	YES   <del>NO</del>	<del>YES</del>   NO	HAS   <del>WILL</del>   NO
Commercial	1,298 sq. ft.	existing	YES   <del>NO</del>	<del>YES</del>   NO	HAS   <del>WILL</del>   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
High Rise	380	Commercial	35,000 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.

Owner/Agent Signature *[Signature]* Date 2/4/21

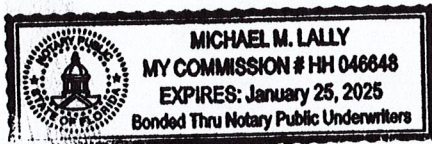
**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 4<sup>th</sup> day of February, 2021, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

Name of Notary Typed, Printed or Stamped

Signature of Notary Public – State of Florida



*[Signature]*

Notary Seal (or Title or Rank)

Serial Number (if applicable)

**For Office Use Only**

Application Type

Note Amendment

Application Date <u>2-4-2021</u>	Acceptance Date <u>2-5-2021</u>	Fee <u>\$2,090.00</u>
Comments Due <u>2-25-2021</u>	Report Due <u>3-8-2021</u>	CC Meeting Date <u>T.B.D.</u>

Adjacent City or Cities

None

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

Other: SCAD letter, Questionnaire Form, Opinion of title

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

Other:

Received By

*M. Randino*





thuy@turnerplanningsolutions.com  
62 Wimbledon Lake Drive  
Plantation, FL 33324

P 954.610.1633

January 25, 2021

## **Plat Note Amendment Narrative**

### **Bryan Road Warehouses (Plat Book 170, Page 112)**

The most recent plat note amendment was approved on August 27, 2019 by the Broward County Board of County Commissioners. The current note reads as follow:

This plat is restricted to 40,000 square feet of industrial use and 1,298 square feet of commercial use.

The proposed note will read as follow:

The plat is restricted to 380 high rise units and 35,000 square feet of commercial use.

