

RECEIVED

MAY 06 2022



Urban Planning Division

Application Number OIS-MP-22

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 Pines and 72nd			
Plat/Site Number		Plat Book - Page (if recorded)	
Owner/Applicant/Petitioner Name Trinity Lutheran Church, Inc.			
Address 7150 Pines Blvd		City Pembroke Pines	State FL
		Zip 33024	
Phone 954-297-1325	Email fitlisa71199@gmail.com		
Agent for Owner/Applicant/Petitioner Dunay, Miskel & Backman, LLP		Contact Person Dwayne L. Dickerson, Esq.	
Address 14 SE 4th St. Suite 36		City Boca Raton	State FL
		Zip 33432	
Phone 561-405-3336	Email ddickerson@dmbblaw.com		
Folio(s) 5141 14 01 0041			
Location SE Corner side of Pines Blvd at/between/and SW 72nd Ave and/of <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 Number \_\_\_\_\_

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## Development and Environmental Review Online Application

<b>Project Information</b>			
Plat/Site Plan Name Pines and 72nd			
Plat/Site Number		Plat Book - Page (if recorded)	
Owner/Applicant/Petitioner Name BP-Pines, LLC			
Address 20411 W. 12 Mile		City Southfield	State MI
		Zip 48066	
Phone 248-797-0003	Email patrick@bluepeninsula.net		
Agent for Owner/Applicant/Petitioner Dunay, Miskel & Backman, LLP		Contact Person Dwayne L. Dickerson, Esq.	
Address 14 SE 4th St. Suite 36		City Boca Raton	State FL
		Zip 33432	
Phone 561-405-3336	Email ddickerson@dmbblaw.com		
Folio(s) 5141 14 01 0041			
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<input checked="" type="checkbox"/> Plat (fill out/PRINT <i>Questionnaire Form, Plat Checklist</i> )	
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<input 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 ( <b>BCCO 5-205</b> )	
<input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel ( <b>BCAC 27.29</b> )	
<input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests ( <b>BCAC 27.30</b> )	
<input type="checkbox"/> Vacation ( <i>Notary Continuation Form Affidavit</i> required, fill out <u>Business Notary</u> 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 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		<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
<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	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 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
<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) Community Facilities	Land Use Plan Designation(s) Community Facilities/Gas Station & Convenience
Zoning District(s) A	Zoning District(s) A and B-3

Existing Land Use					
<p>A credit against impact fees may be given for the site's current or previous use. <b>No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans.</b> To receive a credit, complete the following table. <b>Note:</b> If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years 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.</p>					
Are there any existing structures on the site?					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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?
Community Facilities	8930	Current	YES   <del>NO</del>	<del>YES</del>   NO	HAS   <del>WILL</del>   NO
			YES   NO	YES   NO	HAS   WILL   NO
			YES   NO	YES   NO	HAS   WILL   NO
<p>*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.</p>					

Proposed Use			
RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
		Church	12,500
		Convenience Store w/16 fueling positions	16 fueling positions

**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.

Lisa Montalchi \_\_\_\_\_ 9/19/21 \_\_\_\_\_  
 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 9 day of September, 20 21, who  is personally known to me |  has produced US Passport as identification.

Carl C Walker \_\_\_\_\_ [Signature] \_\_\_\_\_  
 Name of Notary Typed, Printed or Stamped Signature of Notary Public – State of Florida

GG202712  
Serial Number (if applicable)

Notary Seal (or Title or Rank)

**For Office Use Only**

Application Type: Muni Plat

Application Date <u>5/06/2022</u>	Acceptance Date <u>5/26/2022</u>	Fee <u>\$4,780</u>
Comments Due <u>6/15/2022</u>	Report Due <u>6/27/2022</u>	CC Meeting Date <u>TBA</u>

Adjacent City or Cities: Hollywood

Plats     
  Surveys     
  Site Plans     
  Landscaping Plans     
  Lighting Plans  
 City Letter     
  Agreements

Other: FDOT Letter, title work, BCRA receipt

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: None

Received By: Christian Damay

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[Signature] \_\_\_\_\_ Date October 25, 2023 \_\_\_\_\_

**NOTARY PUBLIC**

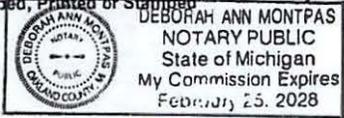
STATE OF ~~FLORIDA~~ Michigan  
COUNTY OF ~~BROWARD~~ Oakland

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 25<sup>th</sup> day of October, 2023, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

Deborah Ann Montpas

Deborah Ann Montpas  
Signature of Notary Public - State of ~~Florida~~ Michigan

Name of Notary Type, Printed or Stamped



Notary Seal (or Title or Rank)

Serial Number (If applicable)

**For Office Use Only**

Application Type		
Application Date	Acceptance Date	Fee
Comments Due	Report Due	CC Meeting Date
Adjacent City or Cities		
<input type="checkbox"/> Plats	<input type="checkbox"/> Surveys	<input type="checkbox"/> Site Plans
<input type="checkbox"/> City Letter	<input type="checkbox"/> Agreements	<input type="checkbox"/> Landscaping Plans
<input type="checkbox"/> Other:	<input type="checkbox"/> Lighting Plans	
Distribute To	<input type="checkbox"/> Planning Council	<input type="checkbox"/> School Board
<input type="checkbox"/> Full Review	<input type="checkbox"/> Zoning Code Services (BMSD only)	<input type="checkbox"/> Land Use & Permitting
<input type="checkbox"/> Health Department		<input type="checkbox"/> Administrative Review
<input type="checkbox"/> Other:		
Received By		