



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Application Number 055-MP-84

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Sunrise Industrial Park Parcels 41 & 77			
Plat/Site Number 055-MP-84		Plat Book - Page (if recorded) PB 125 - PG 6	
Owner/Applicant/Petitioner Name JAMCO ASSOCIATES LLC			
Address 6810 SW 185 Way		City Southwest Ranches	State FL
		Zip 33332	
Phone 954-770-0321	Email john@jamcontractors.com		
Agent for Owner/Applicant/Petitioner Craven Thompson & Associates Inc.		Contact Person Matt Edge	
Address 3563 NW 53rd Street		City Fort Lauderdale	State FL
		Zip 33309	
Phone 954-739-6400 x344	Email medge@craventhompson.com		
Folio(s) 4941 18 26 0010			
Location west side of NW 103rd Ave at/between/and NW 53rd Street and/of NW 50th Street <i>north side/corner north</i> <i>street name</i> <i>street name / side/corner</i> <i>street name</i>			

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 Status			
Has this project been previously submitted?	☐ Yes	☒ No	☐ Don't Know
This is a resubmittal of:	☐ Entire Project	☐ Portion of Project	☒ N/A
What was the project number assigned by the Urban Planning Division?	Project Number	☒ N/A	☐ Don't Know
Project Name		☒ N/A	☐ Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	☐ Yes	☒ No	☐ Don't Know
Has the 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.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	☐ Yes ☒ No ☐ 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?	☐ Yes ☒ No ☐ 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.)	☐ Yes ☒ No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	☐ Yes ☒ No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	☐ Yes ☒ No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	☐ Yes ☒ 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) City: Industrial / County: Commerce	Land Use Plan Designation(s) City: Industrial / County: Commerce
Zoning District(s) I-1	Zoning District(s) I-1

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 three (3) years 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 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.

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?
Roller hockey rinks	n/a		YES NO	YES NO	HAS WILL NO
Concession building (accessory use)	1,080 sq ft	2005	YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO

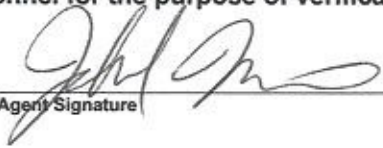
*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

Proposed Use

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
		Industrial Warehouse	40,020 sq ft
		Outdoor Storage	20,063 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  Date 4/7/25

NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence | ☒ online notarization, this 7 day of April, 20 25, who ☒ is personally known to me | ☐ has produced _____ as identification.

Name of Notary Public, Printed or Stamp Jorge Molina
 Notary Public
State of Florida
Comm# HH519910
Expires 4/24/2028

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>06/05/2025</u>	Acceptance Date <u>06/09/2025</u>	Fee <u>\$2,090.00</u>
Comments Due <u>07/09/2025</u>	Report Due	CC Meeting Date <u>TBD</u>

Adjacent City or Cities

☒ Plats ☒ Surveys ☒ Site Plans ☐ Landscaping Plans ☐ Lighting Plans
☒ City Letter ☐ Agreements

☒ Other: Opinion of Title, Narrative

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

☐ Other:

Received By

Diego Munoz

June 5, 2025

Ms. Jennifer Lu-Chong, Planning Section Supervisor
Resilient Environment Department
Urban Planning Division
1 N. University Drive, Suite 102A
Plantation, FL 33324

**RE: SUNRISE INDUSTRIAL PLAT PARCEL 41 & 77
JAMCO Warehouse Project
Plat Note Amendment Request
CT&A PROJECT NO. 20-0042-001-02**

CRAVEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

Dear Jennifer:

This narrative describes our request to amend the plat note for the Sunrise Industrial Park Parcels 41 & 77 Plat (P.B. 125 Pg. 6). The original plat note was for 7.51 acres of general industrial and office, and the plat was amended on August 15, 2000 by Instrument #100645050 to its current plat note:

Parcel A is restricted to community facility uses consisting of three open-air roller hockey skating rinks and accessory uses. Parcel B is restricted to general industrial use and office use.

The site plan for the proposed project comprises Parcel A only, and proposes to amend the note as follows:

Parcel A is restricted to 50,200 square feet of industrial use. Parcel B is restricted to industrial use and office use.

This note language has been reviewed by the County and conforms to their current terminology. Per the impact fee determination letter dated November 1, 2021, the original plat is vested for 63.46 trips (i.e., 7.51 acres of general industrial). The proposed plat note for Parcel A would only generate 36.14 trips. Sufficient vested trips exist for the plat for no impact fees to be due for the proposed plat note.

Please call me at (954) 739-6400 ext. 344 if you have any questions.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.

MATTHEW R. EDGE, CNU-A
Land Planner

3563 N.W. 53rd Street
Fort Lauderdale, FL 33309-6311
(954) 739-6400
Fax (954) 739-6409