



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 062-MP-88

## Development and Environmental Review Online Application

<b>Project Information</b>			
Plat/Site Plan Name <b>Centra Point Plat</b>			
Plat/Site Number <b>062-MP-88</b>		Plat Book - Page (if recorded) <b>Book 145 Page 11</b>	
Owner/Applicant/Petitioner Name <b>4210 North Federal, LLC</b>			
Address <b>4210 N. Federal Hwy.</b>		City <b>Lighthouse Point</b>	State <b>FL</b>
		Zip <b>33064</b>	
Phone <b>Contact Agent</b>		Email <b>Contact Agent</b>	
Agent for Owner/Applicant/Petitioner <b>Hope Calhoun, Esq./Dunay, Miskel &amp; Backman, LLP</b>		Contact Person <b>Hope Calhoun, Esq.</b>	
Address <b>14 SE 4th St. Suite 36</b>		City <b>Boca Raton</b>	State <b>FL</b>
		Zip <b>33432</b>	
Phone <b>561-405-3324</b>		Email <b>hcalhoun@dmbblaw.com</b>	
Folio(s) <b>484318380010</b>			
Location <b>east</b> side of <b>S. Federal Hwy.</b> at/between/and <b>NE 44th St.</b> and/of _____ <small>north side/corner north street name street name / side/corner street name</small>			

<p><b>Type of Application (this form required for all applications)</b></p> <p>Please check all that apply (use attached <b>Instructions</b> for this form).</p> <p><input type="checkbox"/> <b>Plat</b> (fill out/PRINT <b>Questionnaire Form, Plat Checklist</b>)</p> <p><input type="checkbox"/> <b>Site Plan</b> (fill out/PRINT <b>Questionnaire Form, Site Plan Checklist</b>)</p> <p><input checked="" type="checkbox"/> <b>Note Amendment</b> (fill out/PRINT <b>Questionnaire Form, Note Amendment Checklist</b>)</p> <p><input type="checkbox"/> <b>Vacation</b> (fill out/PRINT <b>Vacation Continuation Form, Vacation Checklist</b>, use <b>Vacation Instructions</b>)</p> <p style="padding-left: 40px;"><input type="checkbox"/> <b>Vacating Plats, or any Portion Thereof</b> (BCCO 5-205)</p> <p style="padding-left: 40px;"><input type="checkbox"/> <b>Abandoning Streets, Alleyways, Roads or Other Places Used for Travel</b> (BCAC 27.29)</p> <p style="padding-left: 40px;"><input type="checkbox"/> <b>Releasing Public Easements and Private Platted Easements or Interests</b> (BCAC 27.30)</p> <p><input type="checkbox"/> <b>Vacation</b> (<b>Notary Continuation Form Affidavit</b> required, fill out <b>Business Notary</b> if needed)</p>
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### 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)  Commercial	Land Use Plan Designation(s)  Commercial
Zoning District(s)  B-3A	Zoning District(s)  B-3A

**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?
Commercial	7,349	Current	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	YES <input type="checkbox"/> NO	HAS   WILL <input type="checkbox"/> NO
Commercial	1,997	Current	YES <input type="checkbox"/> NO	YES <input type="checkbox"/> NO	HAS <input type="checkbox"/> WILL <input type="checkbox"/> NO
Commercial	4,072	Current	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	HAS   WILL <input type="checkbox"/> 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
		Commercial	18,000 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.

*[Signature]* Date 11/10/2023  
Owner/Agent Signature

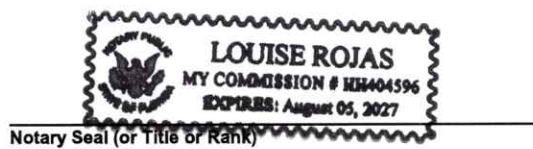
**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 10th day of NOVEMBER, 2023, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

LOUISE ROJAS  
Name of Notary Typed, Printed or Stamped

*[Signature]*  
Signature of Notary Public – State of Florida



Serial Number (if applicable)

**For Office Use Only**

Application Type  
NOTE Amendment

Application Date <u>12/27/23</u>	Acceptance Date <u>12/29/23</u>	Fee <u>+2,200.00</u>
Comments Due <u>1/29/24</u>	Report Due <u>2/8/24</u>	CC Meeting Date <u>4/18/24</u>

Adjacent City or Cities  
Pompano Beach

Plats       Surveys       Site Plans       Landscaping Plans       Lighting Plans  
 City Letter       Agreements

Other: FDOT Letter, Narrative, Title Opinion

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

Other:

Received By  
Jennifer Wehony



Gary Dunay

Bonnie Miskel

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Eric Coffman

Hope Cathoun

Dwayne Dickerson

Ele Zachariades

Christina Bilenki

David F. Milledge

Sara Thompson

Jeffrey Schneider

Josie P. Sesodia, AICP  
Urban Planning Division  
1 N. University Dr. #102A  
Plantation, FL 33324

RE: Note Amendment for the Centra Point Plat

Dear Ms. Sesodia,

4210 North Federal, LLC (“Applicant”) is the owner of the +/- 1.55 acre parcel generally located on the east side of N. Federal Hwy., between NE 44<sup>th</sup> St. and NE 22<sup>nd</sup> Ave. in the City of Lighthouse Point (“Property”). The Property is located on the Centra Point Plat. The Property is currently developed with 3 buildings: a +/- 7,349 square foot building and a +/- 1,997 square foot building, both containing a jewelry store & office area, and a +/- 4,072 square foot accessory storage building. The Applicant is proposing to demolish the +/- 1,997 jewelry store and construct a +/- 5,799 square foot showroom (commercial) on the Property. As such, the remaining uses on the Property will be as follows:

- 13,148 square feet of commercial use
- 4,072 square feet of accessory warehouse/storage use

As the office area and warehouse/storage area are accessory to the commercial jewelry store use, the uses are being collapsed into commercial use in the proposed note amendment.

In order to develop the Project on the Property, the Applicant is requesting to amend the note on the face of the plat as follows:

FROM:

“This plat is restricted to 4,500 square feet of office and 10,000 square feet of commercial.”

TO:

“This plat is restricted to 18,000 square feet of commercial.”

Thank you in advance for your consideration of this request. Please contact the undersigned should you have any questions.

Sincerely,



Dunay, Miskel & Backman, LLP  
Hope Calhoun, Esq.

cc: Douglas Mummaw