



Resilient Environment Department  
**URBAN PLANNING DIVISION**

1 N. University Drive, Box 102A · Plantation, FL 33324 · T: 954-357-6634 · F: 954-357-6521 · Broward.org/Planning

Application Number \_\_\_\_\_

## Urban Planning Division | Platting Section Online Application

<b>Project Information</b>			
Plat/Site Plan Name			
Plat/Site Number		Plat Book - Page (if recorded)	
Owner/Applicant/Petitioner Name			
Address		City	State Zip
Phone	Email		
Agent for Owner/Applicant/Petitioner		Contact Person	
Address		City	State Zip
Phone	Email		
Folio(s)			
Location			
_____ side of _____ at/between/and _____ and/of _____ <i>north side/corner north street name street name / side/corner street name</i>			

<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 <b>Questionnaire Form, Plat Checklist</b> ) <input type="checkbox"/> <b>Site Plan</b> (fill out/PRINT <b>Questionnaire Form, Site Plan Checklist</b> ) <input type="checkbox"/> <b>Note Amendment</b> (fill out/PRINT <b>Questionnaire Form, Note Amendment Checklist</b> ) <input type="checkbox"/> <b>Vacation</b> (fill out/PRINT <b>Vacation Continuation Form, Vacation Checklist</b> , use <b>Vacation Instructions</b> ) <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> ( <b>Notary Continuation Form Affidavit</b> required, fill out <b>Business Notary</b> if needed)
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Application Status			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input 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 type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name		<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 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 type="checkbox"/> No	<input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 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.)	<input 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 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 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 type="checkbox"/> No
<p><b>If the answer is "Yes" to any of the questions above</b></p> <p><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</b> 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.</p>	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s)	Land Use Plan Designation(s)
Zoning District(s)	Zoning District(s)

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 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?	<u>Has</u> been or <u>will</u> be Demolished?
			YES   NO	YES   NO	HAS   WILL   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

### 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]  
Owner/Agent Signature

6/20/2023  
Date

### NOTARY PUBLIC

### STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 20<sup>th</sup> day of June, 2023, who ☒ is personally known to me | ☐ has produced \_\_\_\_\_ as identification.

Name of Notary Typed, Printed or Stamped

Cynthia Mary DiPonti  
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

8/9/23

Acceptance Date

8/9/23

Fee

\$ 2090.00

Comments Due

8/30/23

Report Due

TBD

CC Meeting Date

TBD

Adjacent City or Cities

N/A

☒ Plats

☐ Surveys

☐ Site Plans

☐ Landscaping Plans

☐ Lighting Plans

☒ City Letter

☐ Agreements

☐ Other:

Distribute To

☒ Full Review

☐ Planning Council

☐ School Board

☐ Land Use & Permitting

☐ Health Department

☐ Zoning Code Services (BMSD only)

☐ Administrative Review

☐ Other:

Received By

Diego Penabaz



Application Number \_\_\_\_\_

## Development and Environmental Review Online Application Questionnaire Form

Type of Application		
<input type="checkbox"/> Plat	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Note Amendment

Project Questionnaire					
Please answer the questions marked for the type of application checked.					
1.	Why is this property being platted? Attach an additional sheet(s) if necessary.				
2.	Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If "Yes", indicate DRI or FQD name and Latest Ordinance number <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> or Official Record Book and Page Number.				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">DRI Name</td> <td style="width: 50%; padding: 2px;">FQD Name</td> </tr> <tr> <td style="padding: 2px;">Latest Ordinance Number</td> <td style="padding: 2px;">Official Record Book and Page Number</td> </tr> </table>	DRI Name	FQD Name	Latest Ordinance Number	Official Record Book and Page Number
DRI Name	FQD Name				
Latest Ordinance Number	Official Record Book and Page Number				
3.	Is the project subject to any existing or proposed agreement(s) with Broward County or a municipality? If "Yes", state the title and subject of the agreement(s) and attach a copy(s). <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>				
4.	Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">If YES, LUPA Number</div>				
5.	Does the note represent a change in TRIPS? <span style="float: right;"><input type="checkbox"/> Increase <input type="checkbox"/> Decrease <input type="checkbox"/> No Change</span>				
6.	Does the note represent a major change in Land Use? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>				
7.	Are any off-site roadway improvements being required by any government agency or proposed by the applicant? If "Yes", attach any sheets and describe fully. <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>				
8.	Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>				
9.	Does the owner have any financial interest in properties near or adjacent to this project? If "Yes", please attach a sheet(s) and describe fully. <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>				
10.	Does this property abut a State Road? If "Yes", see Supplemental Documentation Requirement No. 19 for required letter from Florida Department of Transportation (FDOT). <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>				

11. Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If "Yes", please attach sheet(s) and describe fully.	<input type="checkbox"/> Yes <input type="checkbox"/> No
12. Are bikeways and walkways to be provided to connect residential areas to school or recreational sites? If "Yes", attach five (5) drawings showing facilities (if not show on plat).	<input type="checkbox"/> Yes <input type="checkbox"/> No
13. Is credit being requested for private recreational facilities? If "Yes", attach two (2) sets of plans showing facilities. (APPLIES TO PROJECTS IN THE UNINCORPORATED AREA ONLY.)	<input type="checkbox"/> Yes <input type="checkbox"/> No
14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.	<input type="checkbox"/> Yes <input type="checkbox"/> No
<div style="border: 1px solid black; padding: 2px;">Name/Title</div>	
15. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?	<input type="checkbox"/> Yes <input type="checkbox"/> No
16. Are there any natural features located on the property (e.g. wetlands, dunes, areas of native tree canopy wildlife, habitats, etc.)? If "Yes", attach a sheet(s) and describe fully. For information, contact Aquatic and Wetland Resources Section, Environ. Licensing & Bldg. Permitting (ELBP) Division.	<input type="checkbox"/> Yes <input type="checkbox"/> No
17. Does the property contain any portion of lands identified as "Natural Resource Areas"? If "Yes" see Supplemental Documentation Requirement No. 8. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> Yes <input type="checkbox"/> No
18. Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern"? If "Yes", please see Supplemental Documentation Requirement No. 9. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> Yes <input type="checkbox"/> No
19. Does the property contain any portion of lands identified as a "Cultural Resource Category Local Area of Particular Concern" which include archaeological sites and/or historic sites and structures? If "Yes", for archaeological sites, see Supplemental Documentation Requirement No. 10. For historic locations, contact the Broward County Historic Preservation Officer.	<input type="checkbox"/> Yes <input type="checkbox"/> No
20. Will any dredging or major filling operation be necessary, or is a waterway involved in the proposed project? If "Yes", permits may be required from Broward County. Please contact Broward County Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> Yes <input type="checkbox"/> No
21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.	<input type="checkbox"/> Yes <input type="checkbox"/> No
<div style="border: 1px solid black; padding: 2px;">Facility Name</div> <div style="border: 1px solid black; padding: 2px;">Address</div>	
22. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.	<input type="checkbox"/> Yes <input type="checkbox"/> No
23. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address.	<input type="checkbox"/> Yes <input type="checkbox"/> No
<div style="border: 1px solid black; padding: 2px;">Facility Name</div> <div style="border: 1px solid black; padding: 2px;">Address</div>	

	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.	<input type="checkbox"/> Yes <input type="checkbox"/> No
	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector.	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Solid Waste Collector</div>	
	26. Has any contact been made with FPL and AT&T regarding service availability and easement requirements? If "Yes", state name and title of the person contacted.	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">FPL – Name/Title</div> <div style="border: 1px solid black; padding: 2px;">AT&amp;T – Name/Title</div>	
	27. Estimate or state the total number of on-site parking spaces to be provided.	Spaces
	28. If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including day care centers or schools, or places of worship.	Seating



Gary Dunay  
Bonnie Miskel  
Scott Backman  
Eric Coffman

Melanie Brill  
Hope Calhoun  
Dwayne Dickerson  
Ele Zachariades

Matthew H. Scott  
Christina Bilenki  
Lauren G. Odom

June 2, 2023

Jo Sesodia, AICP Director  
Resilient Environment Department  
Urban Planning Division  
1 N. University Drive,  
Plantation, FL 33324

*RE: Hale Plat (043-MP-84) – Plat Note Amendment*

Dear Ms. Sesodia,

Strada CC Development LLC ("Petitioner") is the developer of the +/-7.11 acre property generally located on the south side of Coconut Creek Parkway and on the west side of Lyons Road ("Property") in the City of Coconut Creek ("City"). The Property has an underlying land use designation of Commercial/Commerce on the City's and Broward County's Future Land Use Map and is zoned Planned Commercial Development ("PCD"). The Property has been developed with some commercial/bank uses, but remains largely vacant. Petitioner seeks to develop the Property with a mix of commercial and office uses, and a self-storage facility ("Project").

The Property is platted as the Hale Plat (043-MP-84), as recorded in Plat Book 137, Page 16 of the Public Records of Broward County, Florida ("Plat"). The latest restrictive note on the Plat was recorded in Instrument Number 107820514 of the Public Records of Broward County, Florida. Petitioner is seeking to amend the plat note as follows:

From: This plat is restricted to a 125,000 square foot public high school, 65,000 square feet of commercial use, 65,000 square feet of office use, 15,000 square feet of bank use and a 86 room hotel.

Commercial/retail uses are not permitted within the office use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Free standing banks or banks with drive-thru facilities are not permitted, unless specifically specified without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

To: This plat is restricted to a 125,000 square foot public high school, 46,000 square feet of commercial use, 3,000 square feet of fast-food with drive-through window, 47,000 square feet of office use, 7,500 square feet of bank use and 125,000 square feet of self-storage use.



Petitioner respectfully requests that the County approve this delegation request application to amend the note on the face of the Plat as described above. Please contact me at (561)405-3300 should you have any questions or need additional information to process this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Bilenki". The signature is fluid and cursive, with the first name "Christina" being more legible than the last name "Bilenki".

Christina Bilenki, Esq.  
*Dunay, Miskel & Backman, LLP*