



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 107-MP-01

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Greystar Plat			
Plat/Site Number 107-MP-01		Plat Book - Page (if recorded) 173 - 001	
Owner/Applicant/Petitioner Name B10 Quiet Waters Owner A, LLC; B10 Quiet Waters Owner B, LLC;			
Address 710-750 South Powerline Rd		City Deerfield Beach	State FL
Zip 33442			
Phone 305-415-9437	Email dcoviello@shutts.com		
Agent for Owner/Applicant/Petitioner David Coviello (Counsel)		Contact Person David Coviello	
Address 200 S Biscayne Blvd, Suite 4160		City Miami	State FL
Zip 33131			
Phone 305-415-9437	Email dcoviello@shutts.com		
Folio(s) 484203-23-0010; 484203-23-0020			
Location North side of SW 10th St at/between/and S Powerline Road and/of West Dr. north side/corner north street name street name / side/corner street name			

Type of Application (this form required for all applications)	
Please check all that apply (use attached Instructions for this form).	
☐ Plat (fill out/PRINT <i>Questionnaire Form, Plat Checklist</i>)	
☐ Site Plan (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i>)	
☒ Note Amendment (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i>)	
☐ Vacation (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist, use Vacation Instructions</i>)	
☐ 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) Industrial	Land Use Plan Designation(s) Industrial
Zoning District(s) I (Industrial)	Zoning District(s) I (Industrial)

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?
General Industrial w/ Ancillary Office	681,361 sq. ft		YES NO	YES NO	HAS WILL NO
			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 w/ Ancillary Office	681,361 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]
Owner/Agent Signature

9/17/2024
Date

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 17th day of SEPTEMBER, 2024, who ☒ is personally known to me | ☐ has produced _____ as identification.

MICHELE SMITH
Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public – State of Florida



MICHELE SMITH
Commission # HH 134740
Expires May 31, 2025
Bonded Thru Budget Notary Services

Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type
Note Amendment

Application Date 09/17/2024	Acceptance Date 09/25/20224	Fee \$2,090
Comments Due 10/25/2024	Report Due 11/04/2024	CC Meeting Date TBD
Adjacent City or Cities None		
☒ Plats ☒ Surveys ☐ Site Plans ☐ Landscaping Plans ☐ Lighting Plans ☐ City Letter ☒ Agreements		
☒ Other: Narative, FDOT letter		
Distribute To ☒ Full Review ☐ Planning Council ☐ School Board ☐ Land Use & Permitting ☐ Health Department ☐ Zoning Code Services (BMSD only) ☐ Administrative Review		
☐ Other:		
Received By Adrien Osias		



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September 17, 2024

VIA EMAIL

Karina Da Luz
Planning Section Supervisor
Resilient Environment Department
Urban Planning Division
1 N. University Drive, Box 102
Plantation, FL 33324

**Re: Greystar Plat - Plat Book 173, Page 001 (107-MP-01) (the "Plat")
Application for Plat Note Amendment**

Dear Ms. Da Luz:

This firm represents B10 Quiet Waters Owner A LLC and B10 Quiet Waters Owner B LLC (collectively, the "Owner"), the respective owners of the real property located at 710-750 South Powerline Road, Deerfield Beach, FL (collectively, the "Property"). The Property is identified by the Broward County Property Appraiser as Parcel Nos. 484203-23-0010 and 484203-23-0020, respectively. The Owner purchased the Property on July 21, 2023.

In connection with the acquisition of the Property, it was discovered that the as-built square footage figures of the buildings are slightly inconsistent with the square footage figures permitted in the latest Agreement for Amendment of Notation on Plat recorded in Official Records Book 41361, Page 573 (the "Plat Note"). Accordingly, the Owner would like to amend the Plat Note as follows: (i) revise the square footage figures as outlined herein to be consistent with the as-built conditions, and (ii) modify the permitted use on Parcel B from strictly office use to permit office use and light industrial use. Importantly, no new construction is being proposed. A pre-application meeting was held on February 9, 2024.

(i) Revise square footage figures on Plat Note to match as-built figures:

As mentioned above, the as-built square footage figures, which are reflected on the enclosed ALTA/NSPS Land Title Survey prepared by Commercial Surveying Specialists, Inc. dated July 19, 2023 are slightly higher than the square footage figures on the Plat Note. See below

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for a summary of the differences. Based upon the foregoing, the Owner respectfully requests that the Plat Note be revised to reflect the as-built conditions.

	Plat Note:	Survey (As-Built):	Difference:
Tract A (Buildings 2-5) Industrial	488,303 SF	503,944 SF	15,641 SF (across 4 buildings)
Tract A-1 (Building 1) Industrial	104,462 SF	105,298 SF	836 SF
Tract B (Buildings 6-7) Office	70,492 SF	72,119 SF	1,627 SF

(ii) Modify the permitted use on Parcel B:

The owner respectfully requests that the Plat Note be amended to modify the uses on Parcel B, to permit industrial uses in addition to the already permitted office use.

In accordance with the above, below are the proposed changes to the plat note:

From:

Parcel A is restricted to 488,303 square feet of industrial use. parcel A-1 (see attached legal description) is restricted to 104,462 square feet of "flex" industrial use. Parcel B is restricted to 70,492 square feet of office use. commercial/retail uses and freestanding office buildings are not permitted on Parcel A and no retail uses are permitted on Parcel B without the approval of the board of county commissioners who shall review and address these uses for increased impacts. Industrial buildings may have no more than 30% ancillary office per building.

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To:

Parcel A is restricted to 503,944 square feet of industrial use. Parcel A-1 is restricted to 105,298 square feet of industrial use. Parcel B is restricted to 72,119 square feet of office and industrial uses.

Note that we have discussed items (i) and (ii) above with the City of Deerfield Beach (the "City"), and the City does not object to the requested changes. In fact, the City has taken the position that similar discrepancies between the approved site plan for the Property and the as-built conditions are not material and do not require a site plan modification. Nonetheless, per the City's regulations, a resolution from the City Commission is required. We intend to process that request and provide to the County in advance of the hearing before the Board of County Commissioners.

We look forward to working with you on this application. In the meantime, if you need anything further, please do not hesitate to contact me.

Sincerely,



David J. Coviello

DJC/sm