

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 002-MP-20

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Cornerstone Downtown Coral Springs			
Plat/Site Number 002-MP-20		Plat Book - Page (if recorded) 183-412	
Owner/Applicant/Petitioner Name Coral Sample, LLC/Cornerstone Hotel, LLC/MCREF III Coral Springs Apartments, LLC			
Address 4885 Technology Way, Suite 400		City Boca Raton	State FL
		Zip 33431	
Phone 561-571-7689	Email jgrimaldi@mctrust.com, jkessler@arctrust.com		
Agent for Owner/Applicant/Petitioner Dunay, Miskel & Backman, LLP		Contact Person Matthew Scott, Esq.	
Address 14 SE 4th Street, Suite 36		City Boca Raton	State FL
		Zip 33432	
Phone 561-405-3350	Email msscott@dmblaw.com		
Folio(s) 4841 21 45 0010, 4841 21 45 0020, 4841 21 45 0030			
Location South north side/corner north side of <u>W. Sample Rd.</u> street name at/between/and <u>University Dr.</u> street name / side/corner and/of <u>NW 94th Ave.</u> 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 **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) Local Activity Center (LAC)	Land Use Plan Designation(s) Local Activity Center (LAC)
Zoning District(s) Downtown Mixed Use (DT-MU)	Zoning District(s) Downtown Mixed Use (DT-MU)

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?	<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

*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
Mid-rise Multi-family	708	Commercial	73,000
		Hotel	144 Rooms
		Office	50,000

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.

Coral Sample, LLC, a Delaware limited liability company

By: ARCTRUST Investments Manager LLC, a Delaware limited liability company, its Manager

Owner/Agent Signature Gary S. Baumann Manager

Date

8/23/2022

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 23rd day of August, 2022, who ☒ is personally known to me | ☐ has produced _____ as identification.

Name of Notary Typed, Printed or Stamped

Signature of Notary Public – State of Florida

CECILIA MORENO
Commission # 50074899
Notary Public, State of New Jersey
My Commission Expires
January 17, 2023

Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type

NOTE AMENDMENT.

Application Date

11/18/22

Acceptance Date

11/29/22

Fee

\$2,090

Comments Due

12/19/22

Report Due

12/29/22

CC Meeting Date

TBD

Adjacent City or Cities

NONE

☒ Plats

☒ Surveys

☐ Site Plans

☐ Landscaping Plans

☐ Lighting Plans

☒ City Letter

☒ Agreements

☒ Other:

SCAD ; NARRATIVE

Distribute To

☒ Full Review

☐ Planning Council

☐ School Board

☐ Land Use & Permitting

☐ Health Department

☐ Zoning Code Services (BMSD only)

☐ Administrative Review

☐ Other:

Received By

H.V. Clarke

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

8.25.22
Date

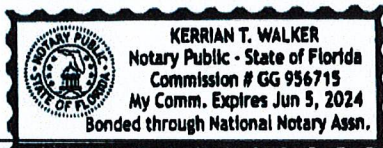
NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 25th day of August, 2022, who ☒ is personally known to me | ☐ has produced _____ as identification.

Kerrian T. Walker
Name of Notary Typed, Printed or Stamped

Kerrian T. Walker
Signature of Notary Public - State of Florida



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		
☐ 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		

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

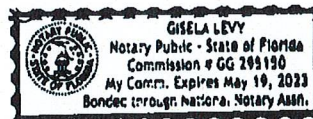
NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 15 day of September, 2022, who ☒ is personally known to me | ☐ has produced _____ as identification.

Name of Notary Typed, Printed or Stamped

Signature of Notary Public - State of Florida



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

☐ Plats

☐ Surveys

☐ Site Plans

☐ Landscaping Plans

☐ Lighting Plans

☐ City Letter

☐ Agreements

☐ Other:

Distribute To

☐ Full Review

☐ Planning Council

☐ School Board

☐ Land Use & Permitting

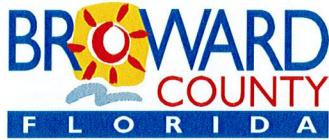
☐ Health Department

☐ Zoning Code Services (BMSD only)

☐ Administrative Review

☐ Other:

Received By



Application Number 002-MP-20

Development and Environmental Review Online Application Questionnaire Form

Type of Application

☐ Plat

☐ Site Plan

☒ 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 or Official Record Book and Page Number. ☒ Yes ☐ No					
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DRI Name Coral Springs Downtown Development or Regional Impact</td> <td style="width: 50%;">FQD Name</td> </tr> <tr> <td>Latest Ordinance Number 2005-105</td> <td>Official Record Book and Page Number</td> </tr> </table>	DRI Name Coral Springs Downtown Development or Regional Impact	FQD Name	Latest Ordinance Number 2005-105	Official Record Book and Page Number	
DRI Name Coral Springs Downtown Development or Regional Impact	FQD Name					
Latest Ordinance Number 2005-105	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). ☐ Yes ☐ No					
X	4. Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? ☐ Yes ☒ No					
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="height: 20px;">If YES, LUPA Number</td> </tr> </table>	If YES, LUPA Number				
If YES, LUPA Number						
X	5. Does the note represent a change in TRIPS? ☐ Increase ☒ Decrease ☐ No Change					
X	6. Does the note represent a major change in Land Use? ☐ Yes ☒ No					
	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. ☐ Yes ☐ No					
	8. Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. ☐ Yes ☐ No					
	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. ☐ Yes ☐ No					
	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). ☐ Yes ☐ No					

	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.	☐ Yes ☐ 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).	☐ Yes ☐ 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.)	☐ Yes ☐ No
	14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.	☐ Yes ☐ No
	Name/Title	
	15. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?	☐ Yes ☐ 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.	☐ Yes ☐ 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).	☐ Yes ☐ 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).	☐ Yes ☐ 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.	☐ Yes ☐ 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).	☐ Yes ☐ No
X	21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.	☐ Yes ☐ No
	Facility Name City of Coral Springs Water Treatment Plant Address 3800 NW 85th Ave. Coral Springs, FL 33065	
X	22. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.	☐ Yes ☒ No
X	23. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address.	☐ Yes ☐ No
	Facility Name Broward County WWS/North Regional Waste Water Treatment Plant Address 2401 N. Powerline Rd. Pompano Beach, FL 33069	

☒	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.	☐ Yes ☒ No
	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector.	☐ Yes ☐ No
	Solid Waste Collector	
	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.	☐ Yes ☐ No
	FPL – Name/Title	
	AT&T – Name/Title	
☒	27. Estimate or state the total number of on-site parking spaces to be provided.	Spaces 1,363
☒	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 N/A



Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman

Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Matthew H. Scott

Christina Bilenki
Lauren G. Odom
Nicole Jaeger

Josie P. Sesodia, AICP
Urban Planning Division
115 S. Andrews Ave. Room 329K
Fort Lauderdale, FL 33301

RE: Note Amendment on the Cornerstone Downtown Coral Springs Plat

Dear Ms. Sesodia,

Coral Sample, LLC, Cornerstone Hotel, LLC & MCREF III Coral Springs Apartments, LLC (“Applicants”) are the owners of three parcels generally located on the south side of West Sample Road, between University Drive and NW 94th Avenue in the City of Coral Springs (“Property”). The Property is located on Parcels A, B and C of the Cornerstone Downtown Springs Plat. The Property was previously developed with a +/- 72,733 square foot office building which has recently been demolished. The Property has a Broward County and Coral Springs future land use designation of Local Activity Center (LAC) with a zoning designation of Downtown Mixed-Use (DT-MU). The Applicants are proposing to construct a mixed-use development consisting of 716 mid-rise multi-family dwelling units, a 144 room hotel, and 41,529 square feet of commercial use. None of the residential units will be affordable housing units. 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 100,000 square feet of commercial use; 210,000 square feet of office use; 138 room hotel and 352 Mid-Rise Units.”

TO:

“This Plat is restricted to 357 mid-rise units, 50,000 square feet of office use and 35,000 square feet of commercial use on Parcel A, 351-mid-rise units and 28,000 square feet of

commercial use on Parcel B and a 144 room hotel and 10,000 square feet of commercial space on Parcel C.”

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

Sincerely,

Dunay, Miskel & Backman, LLP



Matthew Scott, Esq.