

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 017-MP-20

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name TP Prospector			
Plat/Site Number 017-MP-20		Plat Book - Page (if recorded) 183-508	
Owner/Applicant/Petitioner Name TP Prospector LLC			
Address 14011 SW 20 Street		City Miami	State FL
		Zip 33175	
Phone 786-485-4174	Email Paul Tremblay <paul@bluewaterrellc.com>		
Agent for Owner/Applicant/Petitioner Pulice Land Surveyors, Inc.		Contact Person Jane Storms	
Address 5381 Nob Hill Road		City Sunrise	State FL
		Zip 33351	
Phone 954-572-1777	Email Jane@PuliceLandSurveyors.com		
Folio(s) 4942-18-35-0010			
Location South side of West Prospect Road at between and State Road 7 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 **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 017-MP-20	☐ N/A	☐ Don't Know
Project Name TP Prospector		☐ 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) Commerce	Land Use Plan Designation(s) same
Zoning District(s) Community Business	Zoning District(s) same

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 STUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will 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
		Retail	6,900
		Convenience Store	12 Fuel Positions

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 2 day of March, 2022, who ☒ is personally known to me | ☐ has produced _____ as identification.

Name of Notary Typed, Printed or Stamped



LISA STASSON
Commission # GG 964583
Expires March 21, 2024
Bonded Thru Budget Notary Services

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

03/24/2022

Acceptance Date

03/31/2022

Fee

\$ 2,090

Comments Due

04/20/2022

Report Due

05/02/2022

CC Meeting Date

TBD

Adjacent City or Cities

FORT LAUDERDALE, TOMBALAC

☒ Plats

☐ Surveys

☒ Site Plans

☐ Landscaping Plans

☐ Lighting Plans

☐ City Letter

☐ Agreements

☒ Other:

NARRATIVE, 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

Maria Gabriela



Application Number 017-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

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). ☐ Yes ☐ No

X

4. Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? ☐ Yes ☒ No

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

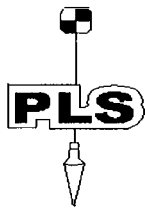
8. Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. ☐ Yes ☐ No

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 North Lauderdale Address 701 Southwest 71st Ave. North Lauderdale, FL 33068	
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 City of North Lauderdale Address 701 Southwest 71st Ave. North Lauderdale, FL 33068	

X	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	
X	27. Estimate or state the total number of on-site parking spaces to be provided.	Spaces 59
X	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

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL RD.
SUNRISE, FL 33351
(954) 572-1777 (954) 572-1778 fax
surveys@pulicelandsurveyors.com



March 23, 2022

Ms. Josie P. Sesodia, AICP, Director
Resilient Environment Department
Urban Planning Division
One North University Dr., Box 102-A
Plantation, Florida 33324

**RE: "TP PROSPECTOR" NOTE AMENDMENT
5480 NORTH SR 7, NORTH LAUDERDALE, FLORIDA**

Dear Ms. Sesodia:

We represent TP Prospector LLC, the owners of the above referenced property. The property was recently platted, and now we wish to amend the restrictive note. The property is currently vacant. The owners wish to divide the site into 2 parcels. One parcel will be developed into the previously approved gas station. The other parcel will be for a retail store.

The current plat note reads:

This plat is restricted to a convenience store with 12 fueling positions.

The proposed plat note reads:

Parcel A is restricted to a convenience store with 12 fueling positions. Parcel B is restricted to 6,900 SF of commercial.

If you have any questions or concerns, please do not hesitate to contact me.

Thank you,

PULICE LAND SURVEYORS, INC.

Rachel Ross

Rachel Ross
Planning Assistant

BY
PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870**"TP PROSPECTOR"****LEGAL DESCRIPTION: PARCEL A**

A PORTION OF PARCEL 'A', "TP PROSPECTOR", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGES 508 AND 509, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 'A'; THENCE NORTH 89°04'10" WEST ALONG THE NORTH LINE OF SAID PARCEL 'A' 205.93 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°52'57" WEST 196.82 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 'A'; THENCE ALONG THE SOUTH, WEST, AND NORTH LINES OF SAID PARCEL 'A' THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: (1) NORTH 89°04'10" WEST 221.95 FEET; (2) NORTH 01°29'53" WEST 160.49 FEET; (3) NORTH 44°42'58" EAST 50.54 FEET; (4) SOUTH 89°04'10" EAST 28.44 FEET; (5) SOUTH 00°57'03" WEST 2.44 FEET; (6) SOUTH 89°04'10" EAST 68.34 FEET; (7) NORTH 00°55'59" EAST 2.44 FEET; (8) SOUTH 89°04'10" EAST 96.84 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF NORTH LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 43,657 SQUARE FEET (1.0022 ACRES), MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT WITH THE NORTH LINE OF PARCEL 'A' BEING S89°04'10"E.
2. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

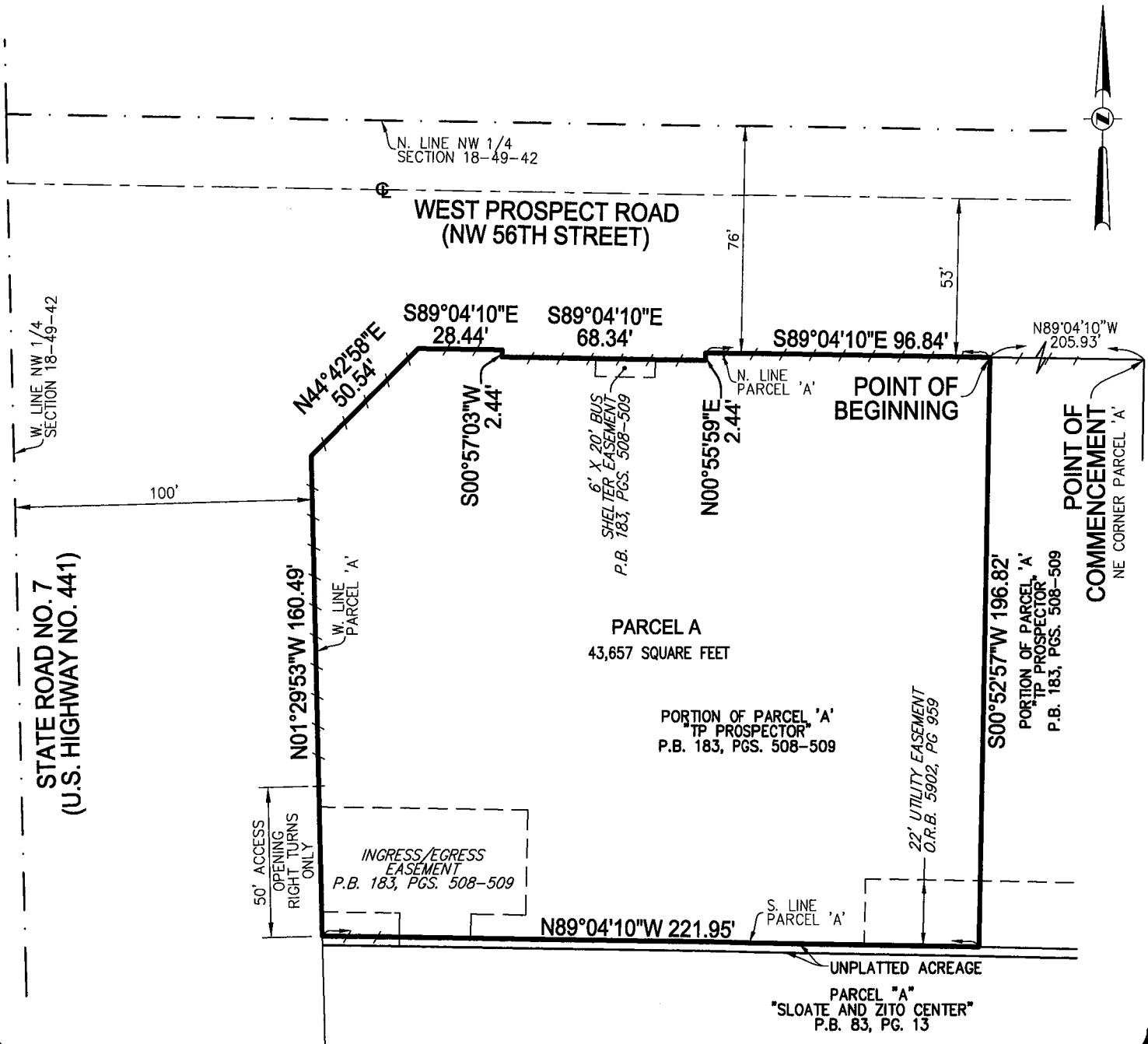
CLIENT: TP PROSPECTOR, LLC**SCALE: N/A****DRAWN: DCW/BB****ORDER NO.: 68984A****DATE: 9/14/21, REVISED 3/23/22****PARCEL A****NORTH LAUDERDALE, BROWARD COUNTY, FL****FOR: TP PROSPECTOR****SHEET 1 OF 2**THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☒ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
STATE OF FLORIDA

**PULICE LAND SURVEYORS, INC.**5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: TP PROSPECTOR, LLC

SCALE: 1"=50'

DRAWN: DCW/BB

ORDER NO.: 68984A

DATE: 9/14/21; REVISED 3/23/22

PARCEL A

NORTH LAUDERDALE, BROWARD COUNTY, FL

FOR: TP PROSPECTOR

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
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LEGEND & ABBREVIATIONS:

—/—/— = NON-VEHICULAR ACCESS LINE
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG./PGS. = PAGE/PAGES

BY
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CERTIFICATE OF AUTHORIZATION LB#3870**"TP PROSPECTOR"****LEGAL DESCRIPTION: PARCEL B**

A PORTION OF PARCEL 'A', "TP PROSPECTOR", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGES 508 AND 509, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 'A'; THENCE SOUTH 01°29'53" EAST ALONG THE EAST LINE OF SAID PARCEL 'A' 197.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE NORTH 89°04'10" WEST ALONG THE SOUTH LINE OF SAID PARCEL 'A' 214.11 FEET; THENCE NORTH 00°52'57" EAST 196.82 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 'A'; THENCE SOUTH 89°04'10" EAST ALONG SAID NORTH LINE 205.93 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF NORTH LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 41,338 SQUARE FEET (0.9490 ACRES), MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT WITH THE NORTH LINE OF PARCEL 'A' BEING S89°04'10"E.
2. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

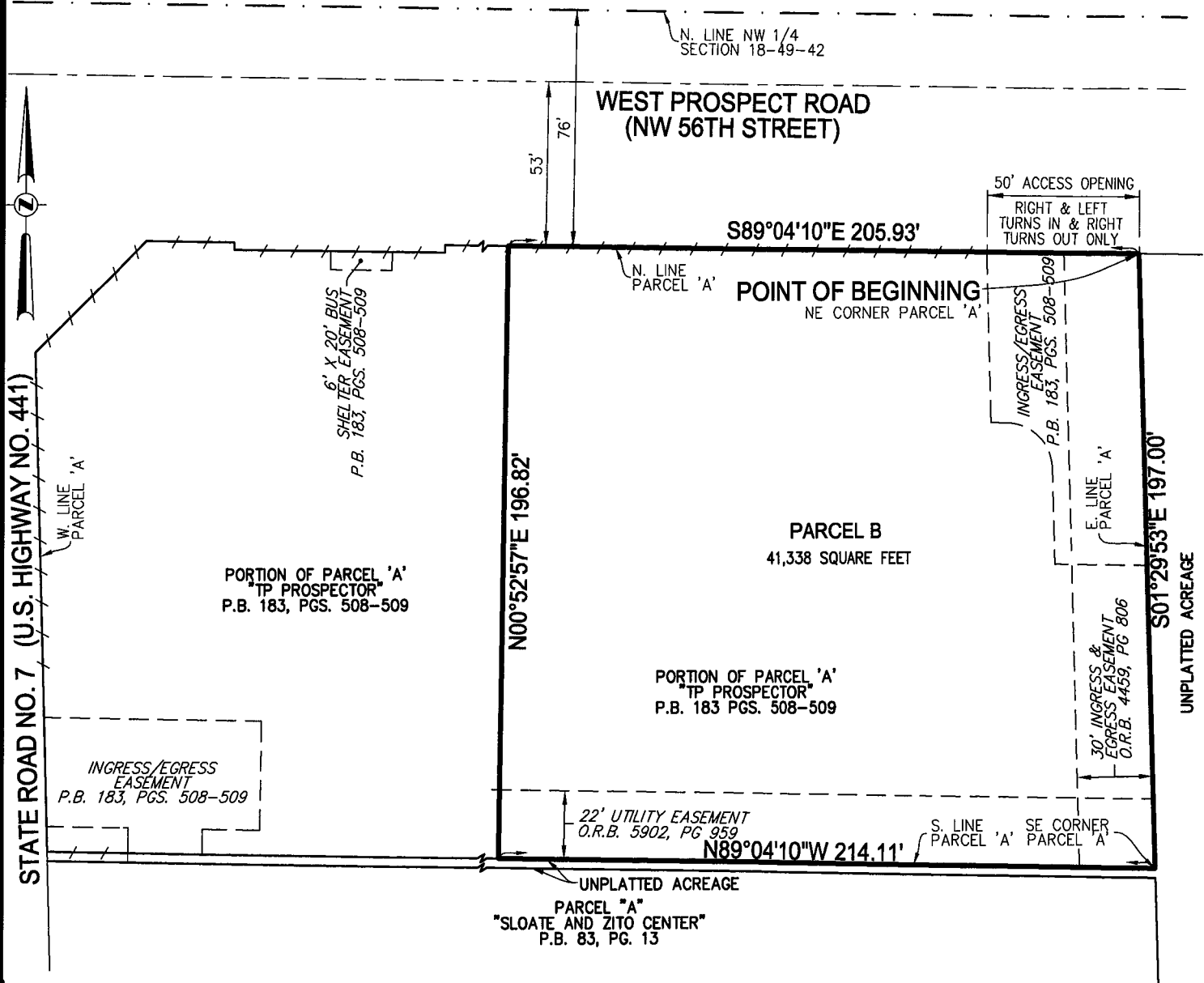
CLIENT: TP PROSPECTOR, LLC**SCALE: N/A****DRAWN: DCW/BB****ORDER NO.: 68984B****DATE: 9/14/21; REVISED 3/23/22****PARCEL B****NORTH LAUDERDALE, BROWARD COUNTY, FL****FOR: TP PROSPECTOR****SHEET 1 OF 2**THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
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CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: TP PROSPECTOR, LLC

SCALE: 1"=50'

DRAWN: DCW/BB

ORDER NO.: 68984B

DATE: 9/14/21; REVISED 3/23/22

PARCEL B

NORTH LAUDERDALE, BROWARD COUNTY, FL

FOR: TP PROSPECTOR

SHEET 2 OF 2

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