



Application Number 074-PL-79

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name RW Chambers Subdivision Addition No. 1			
Plat/Site Number 074-PL-79		Plat Book - Page (if recorded) 108/42	
Owner/Applicant/Petitioner Name Daniel A. Jaramillo			
Address 5350 SW 21st Court		City Plantation	State FL
		Zip 33317	
Phone		Email	
Agent for Owner/Applicant/Petitioner Rod A. Feiner, Esq.		Contact Person	
Address 1404 South Andrews Ave.		City Ft. Lauderdale	State FL
		Zip 33316	
Phone 954-761-3636		Email rafeiner@coker-feiner.com	
Folio(s) 5041 3613 0010			
Location South side of SW 52nd Ct. at/between/and US 441 and/of _____ street name			
<small>north side/corner north street name street name / side/corner street name</small>			

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?	<input type="checkbox"/> Yes	<input checked="" 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 checked="" type="checkbox"/> N/A
What was the project number assigned by the Planning and Development Division?	Project Number		<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Don't Know
Project Name			<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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
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)	Land Use Plan Designation(s)
Zoning District(s) SR7/CCD-RC	Zoning District(s) SR7/CCD-RC

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 eighteen (18) months and/or sixty (60) months for mobile homes 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 eighteen (18) months 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?
Office	2,500 sq.ft.	Current	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 residential	64	commercial	23,500 sq ft
Hotel	300	restaurant	15,000 sq ft
		office	55,000

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.

Owner/Agent Signature _____

Date 10/24/21

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 24 day of JUNE, 2021, who is personally known to me | has produced _____ as identification.

Michael R Fried
Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank)

GG 213620
Serial Number (if applicable)

For Office Use Only

Application Type

Note Amendment

Application Date

7/16/2021

Acceptance Date

7/23/2021

Fee

\$2,090.00

Comments Due

8/12/2021

Report Due

8/24/2021

CC Meeting Date

T.B.D.

Adjacent City or Cities

Town of Davie

- Plats Surveys Site Plans Landscaping Plans Lighting Plans
 City Letter Agreements

Other: FDOT Letter, Questionnaire form

Distribute To

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

Other:

Received By

M. Randino

Law Offices
COKER & FEINER
1404 South Andrews Avenue
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636
Facsimile: (954) 761-1818

Richard G. Coker, Jr., P.A.
Rod A. Feiner
Kathryn R. Coker

rgcoker@coker-feiner.com
rafeiner@coker-feiner.com
krcoker@coker-feiner.com

MEMORANDUM

To: Karina Da Luz, Planning Section Supervisor
Growth Management Department

From: Rod A. Feiner, Esq.

Date: 07/12/2021

Subject: Narrative for Plat Note Amendment
R.W. Chambers Subdivision Addition No. 1 Plat

The Applicant and Owner is requesting to make the following amendment to the existing plat note:

Existing Note

This plat is restricted to 23,700 sq. ft. of commercial space.

Proposed Note

This Plat is restricted to 23,500 sq. ft. of commercial use, 15,000 sq. ft. of restaurant use and 55,000 sq. ft. of office use as well as 300 hotel rooms and 64 mid-rise residential units.

The R. W. Chambers Subdivision No. 1 Plat recorded in 1981 and in 1988 the plat note was amended to reflect the existing plat note. This was accomplished through a Plat Note Amendment Agreement recorded at OR Book 15573, Page 280 of the Public Records of Broward County, Florida.

The Property is located on the east side of US 441 just north of the Seminole Hard Rock Casino. The property is currently being operated as a used car lot and thus while the actual size of the use

exceeds the plat note the existing building on the property is consistent with the restrictions contained in the existing plat note.

The Applicant proposed to substantially redevelop the property as a mixed-use building containing commercial, office, hotel, restaurant and condominium uses. This is the highest and best use of the property. The proposed development is consistent with the City and County's Land Use Plan and the proposed development is also consistent with the current City Zoning. IN fact, all of the proposed uses and the design of the building is consistent with the City's Zoning requirements; no waivers or variances are necessary. In addition, there exists sufficient capacity such that the proposed development satisfies all concurrency requirements. The Applicant is concurrently going through the City's site plan approval process, has submitted a Traffic Study to FDOT which has been accepted and has already committed to making an additional turn lane onto US 441 from SW 52nd Court.

The request plat note amendment will allow the County to assess and collect impact fees at the time of project permitting which are consistent with the proposed redevelopment while giving credit for those fees associated with the existing development. The County defines the proposed residential units as being mid-rise residential units for purposes of calculation of impact fees.

Since the proposed plat note is consistent with the City and County Land Use Plan and is also consistent with the City's Zoning Code the requested amendment to the plat note should be approved.