



Application Number 075-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

<b>Project Information</b>			
Plat/Site Plan Name <b>RW Chambers Subdivision Addition No. 2</b>			
Plat/Site Number <b>075-PL-79</b>	Plat Book - Page (if recorded) <b>108/43</b>		
Owner/Applicant/Petitioner Name <b>Daniel A. Jaramillo</b>			
Address <b>5350 SW 21st Court</b>	City <b>Plantation</b>	State <b>FL</b>	Zip <b>33317</b>
Phone	Email		
Agent for Owner/Applicant/Petitioner <b>Rod A. Feiner, Esq.</b>		Contact Person	
Address <b>1404 South Andrews Ave.</b>	City <b>Ft. Lauderdale</b>	State <b>FL</b>	Zip <b>33316</b>
Phone <b>954-761-3636</b>	Email <b>rafeiner@coker-feiner.com</b>		
Folio(s) <b>5041 3613 0010 5041 3614 0010</b>			
Location <b>South</b> side of <b>SW 52nd Ct.</b> at/between/and <b>US</b> and/of <b>441</b> <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)

<b>Application Status</b>			
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
<b>If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.</b>			

<b>Replat Status</b>	
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	
<b>If YES, please answer the following questions.</b>	
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	
<b>If YES, please answer the following questions.</b>	
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.	

<b>School Concurrency (Residential Plats, Replats and Site Plan Submissions)</b>	
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 checked="" type="checkbox"/> No
<b>If the answer is "Yes" to any of the questions above</b>	
<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 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.</b>	



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?
Self-storage warehouse	80,739	Current	<del>YES</del>   NO	YES   <del>NO</del>	HAS   WILL   <del>NO</del>
			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	32	self storage warehouse	80,739
		office	4,000



**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 6/24/21

**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 PUBLIC  
OF FLORIDA  
Notary Public State of Florida  
Michael R Fried  
My Commission GG 213620  
Expires 05/02/2022

Notary Seal (or Title or Rank)

GG213620  
Serial Number (if applicable)

**For Office Use Only**

Application Type Note Amendment

Application Date <u>7/16/2021</u>	Acceptance Date <u>7/23/2021</u>	Fee <u>\$2,090.00</u>
Comments Due <u>8/12/2021</u>	Report Due <u>8/24/2021</u>	CC Meeting Date <u>T.B.D.</u>

Adjacent City or Cities  
Town of Davie, Davie Beach

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  
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**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. 2 Plat

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

Existing Note

This plat is restricted to 80,739 sq. ft. of self-storage warehouse excluding commercial square footage.

Proposed Note

The west forty feet (40') of Parcels 1 & 2 of this Plat, in conjunction with the development of the R.W. Chambers Subdivision Addition No. 1 Plat, are restricted to 4,000 sq. ft. of office use and 32 residential mid-rise units and the remainder of the Plat is restricted to 80,739 sq. ft. of self-storage warehouse which warehouse use excludes commercial square footage.

This plat was 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 276 of the Public Records of Broward County, Florida.

The Property is located to the east of US 441 just north of the Seminole Hard Rock Casino. Between this property and US 441 is the property contained within the R. W. Chambers Subdivision Addition No. 1 Plat. Thus, this property is not adjacent to US 441.

While the R.W. Chambers Subdivision Addition No. 1 Plat and the R.W. Chambers Addition No. 2 Plat are adjacent to one another, the ownership of the property does not occur along the plat lines. Instead, the Owner of the R.W. Chambers Subdivision Addition No. 1 Plat also owns a small portion of the property set forth within the R.W. Chambers Subdivision Addition No. 2 Plat. A small portion of the plat is currently being utilized as a used car lot and the remainder of the property, which is owned by a third-party, is currently being used as a self-storage warehouse. That is the reason the self-storage warehouse portion of the existing Plat Note is to remain.

As previously stated, the Applicant owns the eastern 40 feet of the property contained within this Plat and proposes to substantially redevelop the property, in conjunction with the property contained within the R. W. Chambers Subdivision No. 1 Plat, as mixed-use building containing both commercial, office, hotel and condominium elements. The office and condominium are mostly located on the R.W. Chambers Subdivision No. 1 Plat but a portion of these units are also being located within the boundaries of this Plat. A floor plan of the proposed development, showing the plat line and how the development exists with the plat line, is attached.

As a result of the above the County requires that the Plat Note be amended to reflect the level of development on this Plat even though the impact fees associated with this level of development are counted towards and made a part of the R. W. Chambers Subdivision No. 1 Plat. Since the proposed plat note is consistent with the City and County's Land Use Plan and is also consistent with the current City Zoning Code the requested amendment to the plat note should be approved.