



Planning and Development Management Division
Environmental Protection and Growth Management Department
Board of County Commissioners, Broward County, Florida

Application to Amend or Revise Level of Approved Development

INSTRUCTIONS

This form is used to apply for amendments or revisions to the current level of development previously approved. For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate required documentation attached. Please type this application or print legibly in **black ink**.

PROJECT INFORMATION

Plat Name ZURO'S PLAT

Plat Number 091-MP-81 Plat Book - Page 117-22 (If recorded)

Owner/Applicant MHF Las Olas VI LLC Phone (401)562-2229

Address 300 Centerville Road, Suite 300 City Warwick State RI Zip Code 02886

Owner's E-mail Address alexandra.clegg@magnahospitality.com Fax # _____

Agent Lochrie & Chakas, P.A. Phone (954) 779-1119 or (954) 779-1123

Contact Person Robert B. Lochrie, III, Esq. / Nectaria M. Chakas, Esq.

Address 1401 E. Broward Blvd., Suite 303 City Fort Lauderdale State FL Zip Code 33301

Agent's E-mail Address rlochrie@lochrielaw.com / nchakas@lochrielaw.com Fax # (954) 779-1117

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary.)

Current note for entire plat Parcel A is hereby restricted to 136 hotel rooms and 20,000 square feet of commercial use. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances and may be amended by approval of the Broward County Board of Commissioners. Freestanding banks or banks with drive-thru facilities are not permitted within the commercial use without approval of the Board of County Commissioners who shall review and address these uses for increase impacts.

Proposed note for entire plat _____
Parcel A is hereby restricted 141 hotel rooms and 19,000 sf of commercial use.

PLEASE ANSWER THE FOLLOWING QUESTIONS

Has 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.

Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? Yes No
If YES, provide LUPA number: _____

Does the note represent a change in TRIPS? Increase Decrease No Change
Does the note represent a major change in Land Use? Yes No

Will project be served by an approved potable water plant? If YES, state name and address. Yes No
Fiveash Water Treatment Plant, 4321 NW 9th Avenue, Fort Lauderdale, FL 33309

Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
George T. Loymeyer Wastewater Treatment Plant, 1765 SE 18th Street, Fort Lauderdale, FL 33316

Are on-site wells for potable water currently in use or proposed? Yes No
If YES, see page 2 of this form for additional required documentation.

Are septic tanks current in use or proposed? Yes No
If YES, see page 2 of this form for additional required documentation.

Estimate or state the total number of on-site parking spaces to be provided SPACES 235

Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS 300

Number of students for a daycare center or school STUDENTS n/a

Reasons for this request (Attach additional sheet if necessary.) Increase number of hotel units by 5 rooms in the current approval and reduce commercial space by 1,000 square feet.

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

Proposed industrial plat notes which abut residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories plus Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Development Management staff if you have any questions.

Please see reverse side for Required Documentation and Owner/Agent Certification

REQUIRED DOCUMENTATION: Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

- Recorded or approved plat.
- Letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- Current letter is required from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property if on-site wells for potable water and/or septic tanks that are currently in use or proposed.
- Signed and sealed sketch and legal description for any new parcel or tract created by the application.
- A check for the application fees made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

School Concurrency Submission Requirements

- 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.

under construction

REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No? If "Yes," you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that 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.

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?
See attached narrative					

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

OWNER/AGENT CERTIFICATION

State of FLORIDA

County of BROWARD

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent Nectaria Chakas

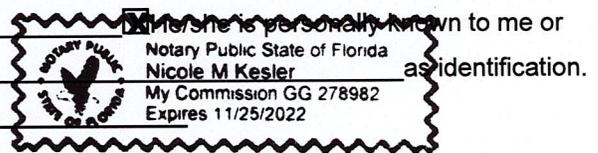
Sworn and subscribed to before me this 31 day of October, 2019

by **NECTARIA CHAKAS**

Has presented _____

Signature of Notary Public Nicole M Kesler

Type or Print Name NICOLE M KESLER



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time 9:00 AM Application Date 11/01/2019 Acceptance Date 12/11/19

Comments Due 12/27/19 C.C. Mtg. Date TBD Fee \$ _____

Plats Survey Site Plan City Letter Agreements

Other Attachments(Describe) POOT WATER

Title of Request Juro's plat NOTE amendment

Distribute to: Full Review Planning Council School Board Land Use & Permitting

Health Department (on septic tanks and/or wells) Zoning Code Services (unincorporated area only)

Planning & Redevelopment (unincorporated area only) Other POOT, BCAD, HCED

Adjacent City NO adjacent city

Received by [Signature]

PLAT NOTE AMENDMENT NARRATIVE

ZURO'S PLAT

**Plat Book 117, Page 22 B.C.R.
County Plat No. 091-MP-81**

October 31, 2019

I. Background. MHF LAS OLAS VI LLC ("Applicant") is the owner of the property subject to ZURO'S PLAT, recorded in Plat Book 117, Page 22 of the Public Records of Broward County, Florida ("Plat"). The Plat is generally located at 525 S. Fort Lauderdale Beach Blvd. The Plat was originally approved by Broward County Commission on March 2, 1982. There were 2 prior plat note amendments (2002 and 2014). The City approved a hotel project for this property which is currently under construction (known as Las Olas Curio Hotel, which is currently under construction). The Applicant wishes to amend the plat note to reflect the current development plans for the hotel which include adding an additional 5 hotel rooms and subtracting 1,000 sf of commercial use from the current plat note. The changes are internal to the existing building under construction and do not result in an increase in building area. This plat note amendment results in a net reduction of trips. The existing vs. proposed plat note language is noted below.

II. Existing vs. Proposed plat note language:

Existing Plat Note

Parcel A is hereby restricted to 136 hotel rooms and 20,000 square feet of commercial use. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances and may be amended by approval of the Broward County Board of County Commissioners. Freestanding banks or banks with drive-thru facilities are not permitted within the commercial use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Proposed Plat Note

Parcel A is hereby restricted to 141 hotel rooms and 19,000 square feet of commercial use.

III. Municipal approval. The approval letter from the municipality will be forwarded under separate cover.