

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 Sector 1 Boundary Plat

Plat Number 104-MP-96 Plat Book - Page 165/16 (If recorded)

Owner/Applicant The Reform Congregation of Weston Inc. Phone 954-389-1232

Address 2360 Glades Circle City Weston State FL Zip Code 33327

Owner's E-mail Address _____ Fax # _____

Agent KEITH and Associates Inc. Phone 954-788-3400

Contact Person James Kahn

Address 301 E. Atlantic Blvd. City Pompano Beach State FL Zip Code 33060

Agent's E-mail Address jkahn@keithteam.com Fax # na

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 see attached

Proposed note for entire plat see attached +

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
14150 NW 8th Street Sunrise FL

Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
14150 NW 8th Street Sunrise FL

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 12

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

Number of students for a daycare center or school STUDENTS NA

Reasons for this request (Attach additional sheet if necessary.) _____

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

Proposed industrial plat notes which about 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.

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?

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 [Signature]

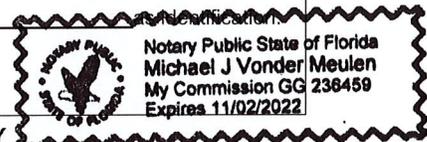
Sworn and subscribed to before me this 4th day of November, 2019

by James Kalu He/she is personally known to me or

Has presented _____

Signature of Notary Public [Signature]

Type or Print Name Michael Vonder Meulen



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time 3:00PM Application Date 11/12/19 Acceptance Date 12/5/19

Comments Due 12/27 C.C. Mtg. Date TBD Fee \$ 2090.00

Plats Survey Site Plan City Letter Agreements

Other Attachments(Describe) _____

Title of Request Section 1 Boundary 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 1

Other NO adjacent city

Adjacent City _____ Received by [Signature]

Sector 1 Boundary Plat Plat Note Amendment

Existing Note

This Plat is restricted to 94,000 square feet of commercial use on Parcel A; 95,000 square feet of middle and high school use on Parcel B-1 (see attached legal description); 28,346 square feet of church use (3,792 square feet existing and 24,554 square feet proposed) on Parcel B-2 (see attached legal description); and 60,000 square feet of commercial use, 150,000 square feet of office use, 450,000 square feet of industrial use, and 161 townhouses on the remainder of Parcel B (see attached legal description). No daycare/preschool, elementary school, middle school and/or high school uses are permitted on Parcel B-2 without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Proposed Note

This Plat is restricted to 94,000 square feet of commercial use on Parcel A; 95,000 square feet of middle and high school use on Parcel B-1, 28,346 square feet of church use on Parcel B-2 and 94,000 square feet of commercial use, 150,000 square feet of office use, 450,000 square feet of industrial use, and 161 townhouses on the remainder of Parcel B. No daycare/preschool, elementary school, middle school and/or high school uses are permitted on Parcel B-2 without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.



November 20, 2019

JOSIE P. SESODIA, AICP DIRECTOR
Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
115 S. Andrews Ave. Room 329K
Fort Lauderdale, FL 33301

RE: Plat Note Amendment
Sector 1 Boundary Plat
165/16

Dear Mrs. Sesodia,

The Reform Congregation of Weston (Temple Dor Dorim) the owner of a portion of Parcel B of the Sector 1 Boundary Plat is requesting a plat note amendment to accommodate additional square feet of commercial for development of a self-storage facility on a portion of the Temple property. The project was approved by the City of Weston in September 2019 with a rezoning and site plan. A site plan exhibit is attached. The facility is located at 2360 Glades Circle in the City of Weston and is 1.65 acres. The facility will be a 3-story limited access self-storage building of approximately 93,076 square feet. The proposed note amendment is to 94,000 square feet of commercial to accommodate the project.

Please do not hesitate to contact me with any questions,

Sincerely,



JAMES KAHN, AICP

Cc: application to amend plat note
Site plan exhibits