

**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 A.T.&T. No. 1

Plat Number 172-MP-85 Plat Book - Page 127-18 (If recorded)

Owner/Applicant LE PARC AT LAUDERHILL LLC Phone 305.666.1800

Address 2665 S Bayshore Dr. Suite 100 City Miami State FL Zip Code 33134

Owner's E-mail Address viviandiamond@aol.com Fax # n/a

Agent Holland & Knight LLP Phone \_\_\_\_\_

Contact Person Debbie Orshefsky

Address 515 East Las Olas Blvd, Ste 1200 City Fort Lauderdale State FL Zip Code 33301

Agent's E-mail Address Debbie.Orshefsky@hklaw.com Fax # \_\_\_\_\_

**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 Exhibit A.

Proposed note for entire plat See attached Exhibit A.

**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  
City of Lauderhill

Will project be served by an approved sewage treatment plant? If YES, state name and address  Yes  No  
City of Lauderhill

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 596

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

Number of students for a daycare center or school STUDENTS 100

Reasons for this request (Attach additional sheet if necessary.) change of use for Tract 1

**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.

**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?
none on Tract 1					

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

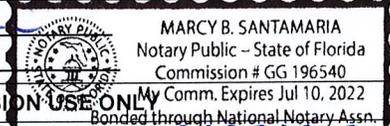
- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures 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 \_\_\_\_\_  
County of \_\_\_\_\_

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 *Deborah M. Oshkoffsky*  
Sworn and subscribed to before me this 10<sup>th</sup> day of March, 2019  
by Deborah M. Oshkoffsky  He/she is personally known to me or  
 Has presented \_\_\_\_\_ as identification.  
Signature of Notary Public *Marcy B. Santamaria*  
Type or Print Name \_\_\_\_\_



**FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY**

Time N/A Application Date 2/27/2020 Acceptance Date 3/27/2020  
Comments Due 3/12/2020 C.C. Mtg. Date TBD Fee \$ \_\_\_\_\_  
 Plats  Survey  Site Plan  City Letter  Agreements  
Other Attachments(Describe) SCAD LETTER  
Title of Request LE PARC  
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 HCED, TRANSIT, BCAD  
Adjacent City NIA Received by JEAN-PAUL PEREZ

**EXHIBIT A**

**To**

**Plat Note Amendment Application**

**Of**

**Le Parc at Lauderhill, LLC**

**For**

**Tract 1 of AT&T Plat No. 1**

Current Plat Note: *This Plat is restricted to 66,408 square feet of Telecommunications Equipment Center. Commercial/Retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these issues for increased impact.*

Proposed Plat Note: *This plat is restricted to 144 garden apartments, 186 mid-rise units and 2,870 square feet of daycare use on Tract 1; the remainder of the replat is restricted to 66,408 square feet of Telecommunications Equipment Center.*