

**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 MEEKS FARMS

Plat Number 047-MP-93 Plat Book - Page 161-24 (If recorded)

Owner/Applicant RG Stirling LLC Phone \_\_\_\_\_

Address 5200 Buffington Road City Atlanta State GA Zip Code 30349

Owner's E-mail Address jason.pociask@cfacorp.com Fax # 561-405-2341

Agent Dunay, Miskel & Backman, LLP Phone 561-405-3300

Contact Person Christina Bilenki, Esq.

Address 14 SE 4th Street, Suite 36 City Boca Raton State FL Zip Code 33432

Agent's E-mail Address cbilenki@dmbblaw.com Fax # 561-409-2341

**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 Please see attached.

Proposed note for entire plat Please 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  
Town of Davie Utilities; 7351 SW 30th Street, Davie, FL 33314

Will project be served by an approved sewage treatment plant? If YES, state name and address  Yes  No  
Town of Davie Utilities; 7351 SW 30th Street, Davie, FL 33314

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 52

Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS 111

Number of students for a daycare center or school STUDENTS N/A

Reasons for this request (Attach additional sheet if necessary.) Please see attached.

**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?

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 Palm Beach

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 8 day of November, 2019  
by Christina Bilentki  He/she is personally known to me or  
 Has presented [Signature]  
Signature of Notary Public [Signature]  
Type or Print Name Ruth McGlynn

**NOTARY PUBLIC**  
RUTH MCGLYNN  
Notary Public - State of Florida  
Commission # GG 335366  
My Comm. Expires Sep 13, 2023  
Bonded through National Notary Assn.

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

Time N/A Application Date 11/12/19 Acceptance Date 11/19/19  
Comments Due 12/4/19 C.C. Mtg. Date TBD Fee \$ 2000.00

Plats  Survey  Site Plan  City Letter  Agreements

Other Attachments (Describe) \_\_\_\_\_  
Title of Request Meeks Farms 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 FDOT, BLAD

Adjacent City NO adjacent city Received by [Signature]



Gary Dunay	Ele Zachariades
Bonnie Miskel	Matthew H. Scott
Scott Backman	Christina Bilenki
Hope Calhoun	Lauren G. Odom
Dwayne Dickerson	Zach Davis-Walker

**Chick-Fil-A: University Drive  
Plat Note Amendment Request**

RG Stirling LLC (“Petitioner”) is the owner of the +/- 4.24 acre parcel, generally located on the east side of University Boulevard, approximately 1,300 feet north of Stirling Road (“Property”) and immediately north of the Lakeside Town Shops Shopping Center (“Lakeside Town Shops”) within the Town of Davie (“Town”) and Broward County (“County”). The Property is currently designated as Commercial Office on the Town’s Future Land Use Map and is designated Commerce on the County’s Future Land Use Map. The Property is also zoned CC, Commercial Center. The Property is currently vacant and was previously proposed for a bank use. Petitioner proposes to redevelop the Property with a vibrant +/-4,345 square foot Chick-Fil-A restaurant (approximately 6,000 square feet including outdoor seating and canopy areas) (“Project”).

The Property is located within the Meeks Farms Plat, as recorded in Plat Book 161, Page 24 of the Public Records of Broward County, Florida (County file # 47-MP-93) (“Plat”). In order to develop the Project, Petitioner is also requesting the following modification to the restrictive note on the Plat:

From:

This plat is restricted to 7,000 square feet of bank use.

To:

This plat is restricted to 6,000 square feet of fast-food restaurant.