



Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
**Application for Findings of Adequacy**

**INSTRUCTIONS**

This form is used to re-apply for Findings of Adequacy based on the requirements within the Broward County Land Development Code. 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 must be signed and notarized with the appropriate required documentation attached. Please type in the boxes below or print this document and complete legibly in **black ink**.

**PROJECT INFORMATION**

Plat Name P.D.K PLAT

Plat Number 019-MP-04 Plat Book - Page 176-104

Owner/Applicant BROWARD DEVELOPMENT II, LLC/PERRY KRAPE Phone (954) 494-4444

Address 1126. S FEDERAL HIGHWAY City FT. LAUDERDALE State FL Zip Code 33316

Owner's E-mail Address BDLLC@YAHOO.COM Fax # NONE

Agent McLAUGHLIN ENGINEERING COMPANY Phone (954) 763-7611

Contact Person JAMES McLAUGHLIN

Address 1700 NW 64th STREET, #400 City FT. LAUDERDALE State FL Zip Code 33309

Agent's E-mail Address JIM@MECO400.COM Fax # (954) 763-7615

**APPLICATION STATUS**

Five Year Adequacy Expiration Date (for recorded plat or note amendment, whichever is applicable.) MAY 3, 2015

This Expiration affects: (a)  All Development on Plat  
(b)  Partial Development on Plat

If (b), specify what has expired: PLAT RESTRICTIVE NOTE

**PROJECT CHARACTERISTICS**

Use the space below to provide the following information:

**EXISTING** Land use plan designation(s) COMMERCIAL **PROPOSED** Land use plan designation(s) COMMERCIAL

Zoning District(s) B-2 Zoning District(s) B-2

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?  Yes  No  
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

Are there any existing structures on the plat?  YES  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. All existing buildings must be shown on the required survey. Please be advised that GROSS non-residential square footage includes interior mezzanines and any permanent canopies and overhangs for outdoor tables at restaurants and drive-thru facilities. The definition of a "building" is included in the Broward County Land Development Code.

Land Use	Gross Sq. Ft. / # of Dwelling Units	Date Last Occupied	Remain the Same	Change Use	Be Demolished
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Current Note on Plat (attach additional sheet if necessary):  
THIS PLAT IS RESTRICTED TO 33,059 SQUARE FEET OF INDUSTRIAL USE.

Are you requesting approval of the:  (A) Same Note  (B) Different Note

If (B), specify the proposed note (attach additional sheet if necessary):  
THIS PLAT IS RESTRICTED TO 50,000 SQUARE FEET OF COMMERCIAL USE.

**ACTIONS TAKEN TO IMPLEMENT CONDITIONS OF PLAT APPROVAL**

A. Construction:  
Construction Completed NONE

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Outstanding Construction Agreements with the County O.R. 43030, PG. 784 - \$1000 CASH BOND, SIGNAGE AND PAVEMENT MARKINGS

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B. Dedication/Easements:  
Dedication/easements granted (specify instrument, if applicable) NONE

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C. Impact/Concurrency Fees:  
Impact/concurrency fees and other obligations paid to County NONE

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Outstanding agreements with County for payment NONE

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D. Other Actions Taken: NONE

**PROJECT QUESTIONNAIRE**

**-ALL QUESTIONS MUST BE ANSWERED-**

- |   |   |
|---|---|
| 1. Estimate or state the total number of on-site parking spaces to be provided  | SPACES: <u>41</u>   |
| 2. Number of seats for any proposed restaurant or public assembly facility, including places of worship.  | SEATING: <u>N/A</u>   |
| 3. Number of students for a day care center or school.  | STUDENTS: <u>N/A</u>  |
| 4. Will project be served by an approved potable water plant?<br>If YES, state name and address here.<br><u>FINEASH FORT LAUDERDALE</u>   | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| 5. Will project be served by an approved wastewater (sewage) treatment plant?<br>If YES, state name and address here.<br><u>G.T. LOHMEYER FORT LAUDERDALE</u>   | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| 6. Are on-site wells for potable water currently in use or proposed?<br>If YES, a current letter is required from the appropriate utility service stating the location of the closest approved potable water line and the exact distance to the property.   | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| 7. Are septic tanks currently in use or proposed?<br>If YES, a current letter is required from the appropriate utility service stating the location of the closest sanitary sewer line and the exact distance to the property.  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| 8. Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)?<br>If YES, indicate the DRI or FQD name: _____<br>If YES, provide the latest ordinance number and Official Record Book and page number.<br>Ordinance No. _____ O.R. Book / Page No. _____  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| 9. Has a school site been reserved or dedicated on the property?<br>If YES, is there a school credit agreement?<br>If so, please provide O.R. Book & Page of agreement. _____   | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| 10. Are there any natural features located on the property? (e.g. wetlands, areas of native tree canopy, dunes, wildlife habitats, etc.) If YES, attach sheet and describe fully. For further information, contact Aquatic and Wetland Resources Section (ELBP Division).   | YES <input checked="" type="checkbox"/> NO                          |
| 11. Does the property contain any portion of lands identified as "Natural Resource Areas"?<br>If YES, provide two (2) copies of a Generalized Resource Survey for the property, per Sections 5-195(a) & (14) of the LDC. For locations, contact the Aquatic and Wetland Resources Section of the Environmental Licensing & Building Permitting (ELBP) Division.   | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| 12. Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern"?<br>If YES, provide six (6) copies of an Environmental Review Form, as per Section 5-182(j) of the LDC. Forms are available at the Planning and Development Management Division. For locations, contact the Aquatic and Wetland Resources Section (ELBP Division).   | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| 13. Does the property contain any portion of lands identified on either the Broward County Land Use Plan Cultural Resources Map Series/Local Areas of Particular Concern - "Archaeological Cultural Resources Sites" or "Historic Sites," which include archaeological sites and/or historic resources.<br>If YES, provide (5) copies of an Archaeological Report, as per Section 5-182(j) of the Land Development Code. For locations, contact the County Historic Preservation Officer. | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| 14. Is any change being requested to the current, recorded non-vehicular access line?<br>If YES, see Required Documentation on Page 3 of this application.  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

**REQUIRED DOCUMENTATION - Submit three (3) originals of each document and one (1) electronic copy of each item listed below.** Original drawings should be folded to approximate size of 9" x 12". Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

- ✓ • Copy of the recorded plat.
  - ✓ • Copy of a survey, no older than 6 months, showing the location of all existing structures, paved areas, easements, and existing roadway details adjacent to the property.
  - N/A • If the applicant proposes to modify the recorded non-vehicular access line (NVAL) on the plat:
    - A copy of a site plan showing the on-site traffic circulation system, adjacent roadway details, and the location of the all existing and proposed driveways are required.
    - If a site plan is not available, a copy of a signed and sealed drawing clearly illustrating the proposed changes to the recorded non-vehicular access line(s) may be accepted, if staff determines that the drawing clearly demonstrates the rationale for the request.
    - A narrative describing the precise change(s) to the non-vehicular access line(s) and the reasons for the proposed change(s).
  - ✓ • A letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language requested on the plat. 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. If changes to the non-vehicular access line are proposed, the letter shall also indicate the City's position on these changes.
  - ✓ • A Valid Pre-Application approval letter from the Florida Department of Transportation. This is required for all applications which abut a trafficway that is functionally classified as a State Road and which have or propose direct access to the state road.
  - N/A • If on-site wells for potable water and/or septic tanks are currently in use or proposed: A current letter, dated within the past six (6) months, 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.
  - N/A • **RESIDENTIAL APPLICATIONS ONLY:** 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.
  - N/A • For industrial developments and projects which utilize fuel storage tanks: A copy of an Industrial Review Form. Forms are available at the Planning and Development Management Division.
  - N/A • A signed and sealed sketch and legal description for any new parcel or tract created by the application.
  - ✓ • A check made payable to the Broward County Board of County Commissioners for the application fee (see Fee Schedule available at the Planning and Development Management Division).
- Additional documentation may be required. Contact Planning Management staff prior to submittal.**

**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 J. McLaughlin

Sworn and subscribed to before me this 17th day of January, 2020

by James McLaughlin  He/she is personally known to me or  
 Has presented \_\_\_\_\_ as identification.

Signature of Notary Public Diana L. Donahoe

Type or Print Name Diana L. Donahoe

**Additional documentation may be required. Contact Planning Management staff prior to submittal.**



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

Time \_\_\_\_\_ Application Date 1/24/2020 Acceptance Date 2/5/2020  
 Comments Due 3/5/2020 Report Date 3/19/2020 Fee \$ 4,780

Plats     Site Plans/Drawings     City Letter     FDOT Letter     Agreements

Other Attachments (Describe) SURVEY NARRATIVE

Adjacent City NONE Received by HIVORKE