



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 Manchester Plat

Plat Number 174-MP-84 Plat Book - Page 124-24 (If recorded)

Owner/Applicant Health Services (Delaware), Inc. Phone (615) 344-5962

Address One Park Plaza City Nashville State TN Zip Code 37203

Owner's E-mail Address nick.paul@hcahealthcare.com Fax # _____

Agent Kimley-Horn and Associates, Inc. Phone (954) 828-2400

Contact Person Thuy Turner, AICP

Address 600 N. Pine Island Rd City Plantation State FL Zip Code 33324

Agent's E-mail Address thuy.turner@kimley-horn.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 Industrial Uses Only. Commercial/retail uses are not permitted without the approval of the Board of County Commissioners, who shall review and address these increased impacts.

Proposed note for entire plat Parcel C-1 is restricted to 105,000 Sq. Ft. of Medical Office Use and the remainder of the plat is restricted to Industrial 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
City of Deerfield Beach

Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
BCUD4

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 219

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 N/A

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

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?
Industrial	105,000 sq. ft.	7/2019	Yes		

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

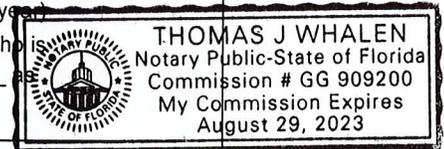
State of Florida
County of Broward

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 _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of March, 2020 (year)

By Thuy Turner (name of person acknowledging) who is personally known to me or has presented identification.

Signature of Notary Public _____
Type or Print Name THOMAS J. WHALEN



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time 11:14 AM Application Date 03/16/2020 Acceptance Date 03/17/2020
Comments Due 03/31/2020 C.C. Mtg. Date TBD Fee \$ 2,090

Plats Survey Site Plan City Letter Agreements

Other Attachments(Describe) Sketch for Parcel C-1

Title of Request 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 _____

Adjacent City none Received by Kawinaggy



March 12, 2020

Plat Note Amendment Narrative

Manchester Plat (PB 124, PG 24)

Current Plat Note:

Industrial uses only. Commercial/retail uses are not permitted without the approval of the Board of County Commissioners, who shall review and address these for increased impacts.

Proposed Plat Note:

Parcel C-1 is restricted to 105,000 square feet of medical office use and the remainder of the plat is restricted to industrial use.

EXHIBIT "A"

DESCRIPTION:

BEING A PORTION OF PARCEL "C", MANCHESTER PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL "C"; THENCE, ALONG THE WEST LINE OF SAID PARCEL "C", SOUTH 00°46'45" EAST, A DISTANCE OF 55.07 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID WEST LINE OF PARCEL "C", NORTH 89°13'58" EAST, A DISTANCE OF 681.04 FEET; THENCE SOUTH 00°46'17" EAST, A DISTANCE OF 485.04 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL "C" AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1394.35 FEET FROM WHICH A RADIAL LINE BEARS NORTH 17°06'11" EAST; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE OF PARCEL "C" AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°30'54", A DISTANCE OF 85.54 FEET TO THE POINT OF TANGENCY; THENCE, CONTINUING ALONG SAID SOUTH LINE OF PARCEL "C", NORTH 69°22'55" WEST, A DISTANCE OF 325.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 857.00 FEET; THENCE WESTERLY ALONG SAID SOUTH LINE OF PARCEL "C" AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°45'52", A DISTANCE OF 280.67 FEET; THENCE, ALONG THE WEST LINE OF SAID PARCEL "C", NORTH 44°27'46" WEST, A DISTANCE OF 34.53 FEET; THENCE, CONTINUING ALONG SAID WEST LINE, NORTH 00°46'45" WEST, A DISTANCE OF 254.51 FEET TO THE POINT OF BEGINNING.

LANDS LYING IN SECTION 10, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA. CONTAINING 246,890 SQUARE FEET OR 5.668 ACRES, MORE OR LESS.

NOTES:

- 1. REPRODUCTIONS OF THIS SKETCH AND DESCRIPTION ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF S88°16'04"W ALONG THE NORTH LINE OF PARCEL "C" OF MANCHESTER PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGES 24 AND 25 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
5. RECORD INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND/ABBREVIATIONS

LB - LICENSED BUSINESS P.O.B. - POINT OF BEGINNING
ORB - OFFICIAL RECORD BOOK P.O.C. - POINT OF COMMENCEMENT
PB - PLAT BOOK R/W - RIGHT OF WAY
PG(S) - PAGES

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON SEPTEMBER 30, 2019. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 3

CAULFIELD & WHEELER, INC. CIVIL ENGINEERING LANDSCAPE ARCHITECTURE - SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452

David Lindley Digitally signed by David Lindley DN: c=US, st=Florida, l=Boca Raton, ou=Surveying, ou=Caulfield & Wheeler, Inc., cn=David Lindley, email=Dave@cviasoc.com Date: 2020.03.11 13:26:00 -0400 DAVID P. LINDLEY REGISTERED LAND SURVEYOR NO. 5005 STATE OF FLORIDA L.B. 3591

Table with 2 columns: Field Name, Value. Fields include DATE (09/30/19), DRAWN BY (DLS), F.B./ PG. (NONE), SCALE (NONE), JOB NO. (8699 PAR C-1)

MANCHESTER PLAT PARCEL C-1 SKETCH OF DESCRIPTION

EXHIBIT "A"

POWERLINE INDUSTRIAL PARK, PB 44, PG 11

Page 5 of 6

P.O.C.
MOST WESTERLY NW
CORNER OF PARCEL "C"

BASIS OF BEARINGS S88°16'04"W 666.27'

NORTH LINE OF PARCEL "C", PB 124, PG 24

666.08'

PARCEL "B"
124, PGS 24-25

SW 32ND WAY
60' R/W PER PB 124, PGS 24-25

N00°46'45"W 254.51'

S00°46'45"E
155.07'

N89°13'58"E

PARCEL "C"
681.04'

P.O.B.

WATER DISTRIBUTION EASEMENT
ORB 15282, PG 83

ELECTRIC UTILITY EASEMENT
ORB 15007, PG 46

PARCEL C-1
246,890 SQUARE FEET OR 5.668 ACRES

PORTION OF
PARCEL "C"
124, PGS 24-25

SANITARY SEWER EASEMENT
ORB 15282, PG 83

N44°27'46"W
34.53'

R=857.00' Δ=18°45'52"
L=280.67'

15' DRAINAGE & UTILITY EASEMENT
PB 124, PG 24

N69°22'55"W
S LINE PARCEL "C"

SW 15th STREET
70' R/W PER PB 124, PGS 24-25

325.58'

35'

35'

S00°44'25"E

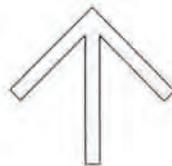
PARCEL "A"
124, PGS 24-25

SOUTH LINE OF PARCEL "A", PB 124, PG 24

955.08'

SOUTH LINE OF THE NW 1/4 SECTION 10, TOWNSHIP 48S, RANGE 42E

MATCH LINE SEE SHEET 3



NORTH

GRAPHIC SCALE



(IN FEET)

1 INCH = 100 FEET

SHEET 2 OF 3



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452



DATE 09/30/19

DRAWN BY DLS

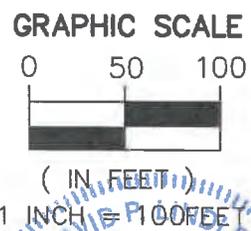
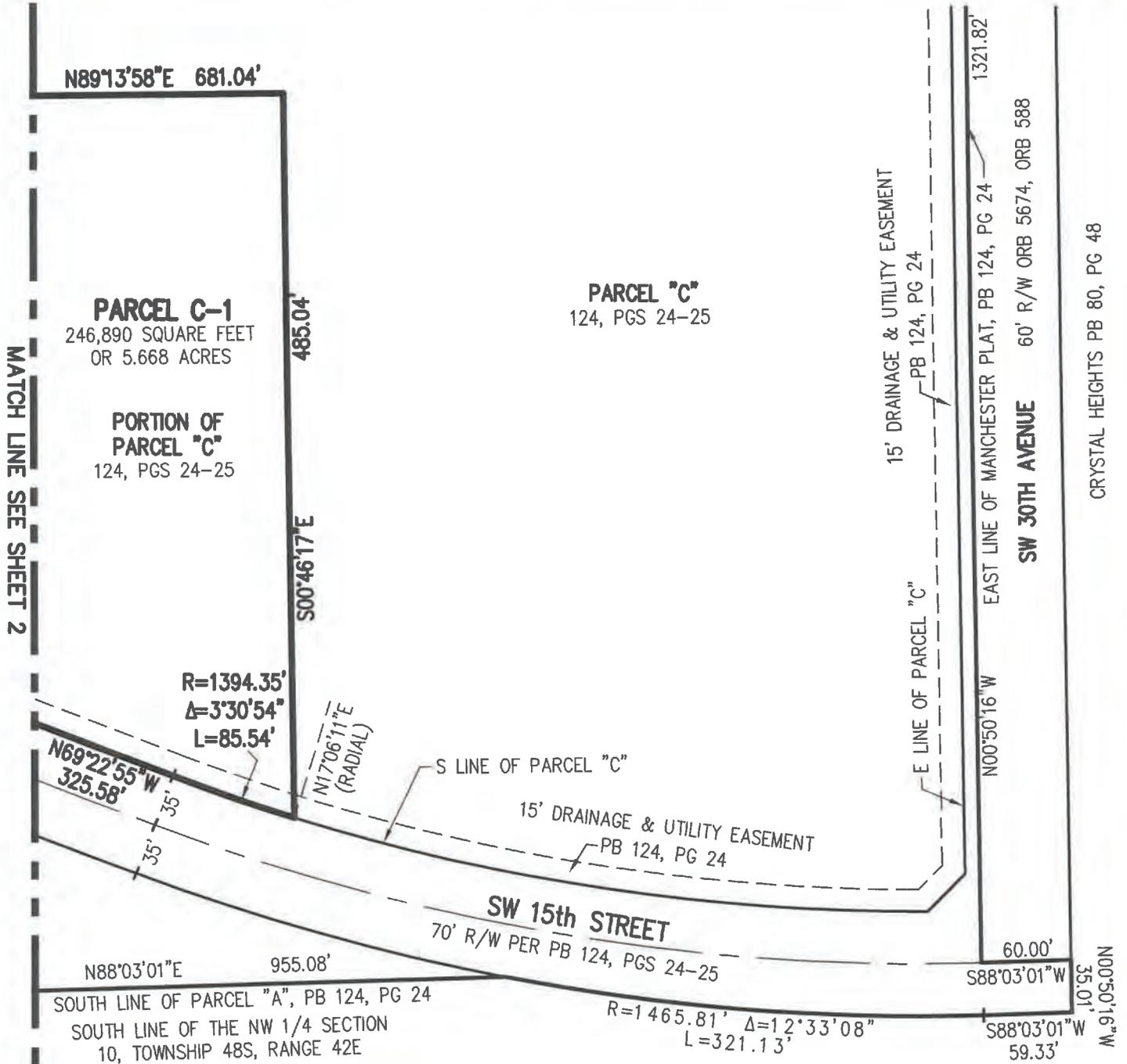
F.B./ PG. NONE

SCALE 1"=100'

JOB NO. 8699 PAR C-1

MANCHESTER PLAT
PARCEL C-1
SKETCH OF DESCRIPTION

EXHIBIT "A"



SHEET 3 OF 3

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	09/30/19
DRAWN BY	DLS
F.B./ PG.	NONE
SCALE	1"=100'
JOB NO.	8699 PAR C-1

**MANCHESTER PLAT
PARCEL C-1
SKETCH OF DESCRIPTION**