



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 One Financial Plaza

Plat Number 033-MP-08 Plat Book - Page 182/46 (If recorded)
W-Crocker Fin Place Owner VIII, L.L.C.

Owner/Applicant and Terra Funding-OPF, LLC Phone See agent info

Address See agent info City _____ State _____ Zip Code _____

Owner's E-mail Address See agent info Fax # _____

Agent Lochrie & Chakas, P.A. Phone 954-779-1123

Contact Person Nectaria M. Chakas, Esq.

Address 1401 E. Broward Blvd., Suite 303 City Fort Lauderdale State FL Zip Code 33301

Agent's E-mail Address NChakas@LochrieLaw.com Fax # 954-779-1117

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 This plat is restricted to 218,550 square feet office (existing), 15,500 square feet of Bank (existing), a 200 Room Hotel, 25,000 square feet of Commercial, and 300 High Rise Units (120 one-bedroom and 180 two-bedroom).

Proposed note for entire plat This plat is restricted to 280,000 square feet of office use, 15,500 square feet of bank use, 25,000 square feet of commercial use, and 242 mid-rise units.

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
Fort Lauderdale

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

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 1,100

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

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

Reasons for this request (Attach additional sheet if necessary.) Amendment to accommodate development plan for new mixed use project and to revise office square footage to reflect the correct amount of existing office use plus additional square footage for flexibility.

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?
Office	279,651	currently	yes	no	no
Bank use	15,500	currently	yes	no	no
Commercial	2,895	currently	yes	no	no

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 Nectaria Chakas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of February, 2020 (year)
By Nectaria Chakas (name of person acknowledging), who is personally known to me or has presented identification.

Signature of Notary Public Nicole M. Kester
Type or Print Name Nicole M. Kester



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time 9:50 AM Application Date 02/20/2020 Acceptance Date 02/20/2020
Comments Due 03/05/2020 C.C. Mtg. Date TBD Fee \$ 2,090

Plats Survey Site Plan City Letter Agreements

Other Attachments(Describe) _____

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 _____

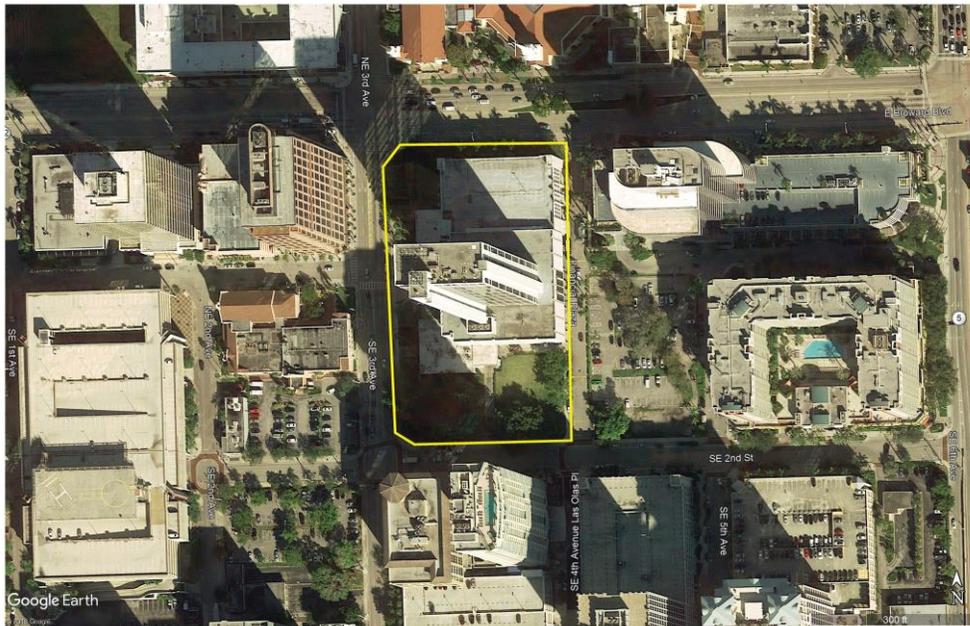
Adjacent City none Received by [Signature]

ONE FINANCIAL PLAZA PLAT
PLAT NOTE AMENDMENT NARRATIVE

REVISED 3/5/2020

Plat Book 182, Page 46 B.C.R.
County Plat No. 033-MP-08

I. Background. W-CROCKER FIN PLACE OWNER VIII, L.L.C. and TERRA FUNDING – OFP LLC (collectively, the “Applicant”) are the owners of the property subject to the ONE FINANCIAL PLAZA Plat, recorded in Plat Book 182, Page 46 of the Public Records of Broward County, Florida (“Plat”). The Plat is generally located at 100 SE 3rd Avenue on the southeast corner of East Broward Boulevard and SE 3rd Avenue in Fort Lauderdale, FL. The Applicant is proposing to amend the plat note restriction to accommodate a new mixed use development to be constructed on the land area surrounding the existing office building (to the north, south and west of the office structure). Below is an aerial of the subject property and plat.



II. Request. The current plat note vs. the proposed plat note restriction are as follows:

Current Plat Note:

This plat is restricted to 218,550 square feet of office (existing), 15,500 square feet of Bank (existing), a 200 Room Hotel, 25,000 square feet of Commercial, and 300 High Rise Units (120 one-bedroom and 180 two-bedroom). In accordance with Ordinance 2008-11, effective June 2, 2008, high-rise units are defined as three (3) or more attached dwelling units in a building with nine (9) or more residential stories (exclusive of parking levels). Additional bank use is not permitted within the commercial use without the approval of the Board of County Commissioners who shall review and address these issues for increased impacts.

Proposed Plat Note:

This plat is restricted to 280,000 square feet of office use, 15,500 square feet of bank use, 25,000 square feet of commercial use, and **242** mid-rise units.