



Application Number _____

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name United States Postal Service Plat			
Plat/Site Number 133-MP-88		Plat Book - Page (if recorded) 137/18	
Owner/Applicant/Petitioner Name Lennar Homes, Inc. - Contract Purchaser			
Address 730 NW 107th Ave., Suite 300		City Miami	State FL
Phone (305) 229-6411		Email melissa.bolivar@lennar.com	
Agent for Owner/Applicant/Petitioner Greenspoon Marder LLP		Contact Person Cynthia A. Pasch	
Address 200 E. Broward Blvd., Suite 1800		City Fort Lauderdale	State FL
Phone (954) 527-6266		Email cynthia.pasch@gmlaw.com	
Folio(s) 514016010010 and 514016010020			
Location SE Corner side of SW 160 Ave at/between/and Pines Boulevard and/of _____ <small>north side/corner north street name street name / side/corner street name</small>			

Type of Application (this form required for all applications)
 Please check all that apply (use attached Instructions for this form).

- Plat (fill out/PRINT *Questionnaire Form, Plat Checklist*)
- Site Plan (fill out/PRINT *Questionnaire Form, Site Plan Checklist*)
- Note Amendment (fill out/PRINT *Questionnaire Form, Note Amendment Checklist*)
- Vacation (fill out/PRINT *Vacation Continuation Form, Vacation Checklist, use Vacation Instructions*)
 - Vacating Plats, or any Portion Thereof (BCCO 5-205)
 - Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)
 - Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)
- Vacation (*Notary Continuation Form Affidavit* required, fill out Business Notary if needed)

Application Status			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input checked="" type="checkbox"/> N/A
What was the project number assigned by the Planning and Development Division?	Project Number	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name		<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the answer is "Yes" to any of the questions above	
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 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.	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Irregular Residential 2.4 (City) Irregular Residential 2.243 (County)	Land Use Plan Designation(s)
Zoning District(s) Mixed-Use Development (MXD)	Zoning District(s)

Existing Land Use

A credit against impact fees may be given for the site's current or previous use. **No credit will be granted for any demolition occurring more than eighteen (18) months and/or sixty (60) months for mobile homes of Environmental Review of construction plans.** To receive a credit, complete the following table. **Note:** If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within eighteen (18) months of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Are there any existing structures on the site? Yes No

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?
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO

*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 id defined by the definition in the Land Development Code.

Proposed Use

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
Irregular Residential (Parcel A-2A)	165 Townhomes	Commercial (Parcel A-1 & A-28)	130,000 sq. ft.
		Commercial (Parcel A-1A)	5,000 sq. ft.

NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Cynthia Parrish
Owner/Agent Signature

12/21/2020
Date

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 21ST day of December, 2020, who is personally known to me | has produced _____ as identification.

Name of Notary Typed, Printed, or Stamped
Julie Wysocki
Comm. # GG343882
Expires: June 21, 2023
Bonded Thru Aaron Notary



Julie Wysocki
Signature of Notary Public – State of Florida

Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type
Note Amendment

Application Date
12/23/2020

Acceptance Date
12/24/2020

Fee
\$ 2,090

Comments Due
01/13/2021

Report Due
01/25/2021

CC Meeting Date
TBD

Adjacent City or Cities
NONE

- Plats Surveys Site Plans Landscaping Plans Lighting Plans
 City Letter Agreements

Other: Resolution N. 3723

- Distribute To
 Full Review Planning Council School Board Land Use & Permitting
 Health Department Zoning Code Services (BMSD only) Administrative Review

Other:

Received By
Kavina

GreenspoonMarder^{LLP}

Cynthia A. Pasch, AICP
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200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.6266
Direct Fax: 954.333.4266
Email: cynthia.pasch@gmlaw.com

December 21, 2020

Josie P. Sesodia, Director
Planning and Development Management Division
Broward County
One North University Drive, Suite 102
Plantation, Florida 33324

Re: Plat Note Amendment – United States Postal Service Plat (133-MP-88)

Dear Jo:

On behalf of Lennar Homes, Inc. (the "Applicant"), please accept this request for consideration of the proposed plat note amendment to the United States Postal Service Plat (133-MP-88) as described below. The Plat was approved by the Broward County Board of County Commissioners on November 8, 1988 and recorded in Plat Book 137, Page 18. In conjunction with a proposed residential development we are requesting an amendment to the restrictive note on the United States Postal Service Plat note to allow for townhouse units.

The note currently is as follows:

Parcel A-1 and A-2B (see attached legal description) are restricted to 130,000 square feet of commercial use, **Parcel A-1A** (see attached legal description) is restricted to 5,000 square of commercial use, and **Parcel A-2A** (see attached legal description) is restricted to 125 detached single family units.

The Applicant is requesting that the note on the Plat be amended as follows:

Parcel A-1 and A-2B are restricted to 130,000 square feet of commercial use, **Parcel A-1A** is restricted to 5,000 square of commercial use, and **Parcel A-2A** is restricted to 165 townhouse units.

Please contact me at (954) 527-6266 should you have any questions relating to this request.

Sincerely,

GREENSPOON MARDER LLP



Cynthia A. Pasch, AICP