



Plat/Site Plan Number 041-MP-19

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-8695 F: 954-357-6521 · Broward.org/Planning

Plat/Site Plan Application

I. Project Information			
Plat/Site Plan Name 1620 North Federal <i>Highway</i> ^{RM}			
Owner/Applicant Name 2201345 LLC			
Address 1620 North Federal Hwy		City Fort Lauderdale	State FL
Zip 33305			
Phone (954) 202-2033	Email felipeyalale@urbanoco.com	FAX	
Agent KEITH		Contact Person Robert C. Modys	
Address 2312 S Andrews Ave		City Fort Lauderdale	State FL
Zip 33316			
Phone (954) 788-3400	Email RModys@keithteam.com	FAX	
Location East _____ side of Federal Highway _____ at/between/and NE 15th Street _____ and/of NE 16th Court _____ north side/corner north street name street name / side/corner street name street name			

II. 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 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.			

CITY: FT. LAUDERDALE *36/49/42*

III. Replat Status

Is this plat a replat of a plat approved and/or recorded after March 20, 1979? Yes No Don't Know

If YES, please answer the following questions.

Project Name of underlying approved and/or recorded plat N/A	Project Number N/A
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Is the underlying plat all or partially residential? Yes No 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.

IV. School Concurrency (Residential Plats, Replats and Site Plan Submissions)

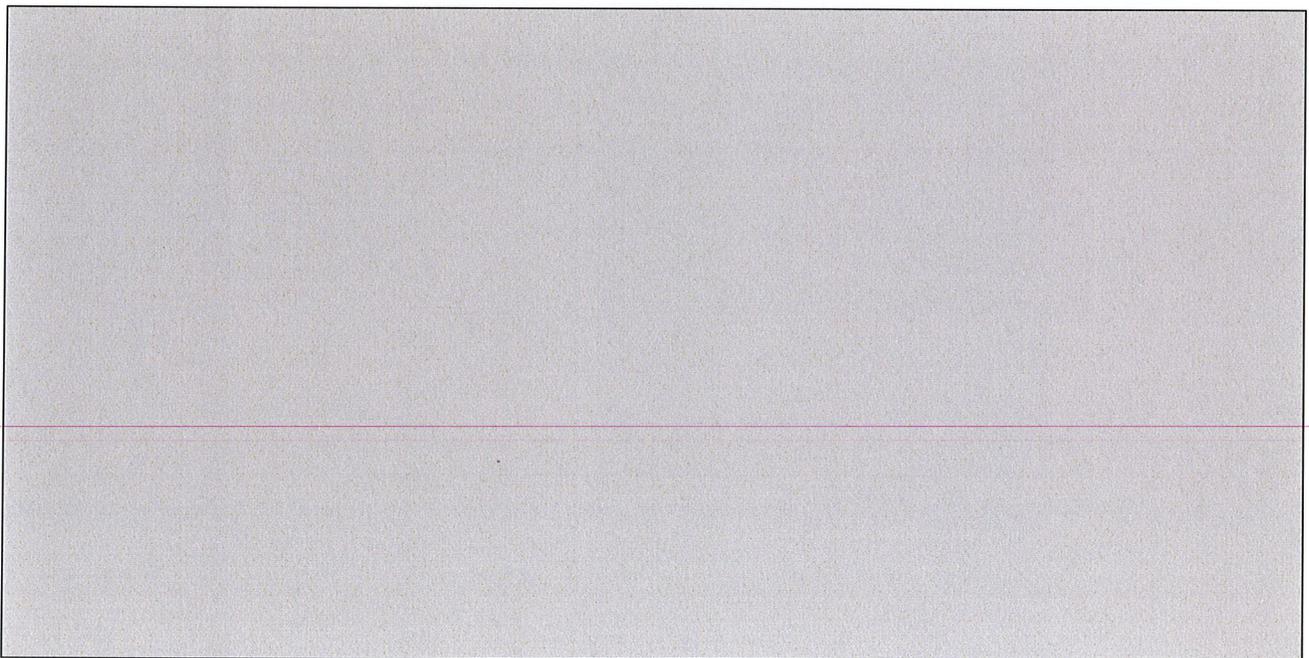
Does this application contain any residential units? (If "No," skip the remaining questions.) Yes No

If the application is a replat, is the type, number, or bedroom restriction of the residential units changing? Yes No

If the application is a replat, are there any new or additional residential units being added to the replat's note restriction? Yes No

Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board? Yes No

If the answer is "Yes" to questions 1-4, please see the "Required Documentation" for "School Concurrency Submission Requirements."



V. Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Commerce	Land Use Plan Designation(s) Commerce
Zoning District(s) B-1 Boulevard Business	Zoning District(s) B-1 Boulevard Business

VI. 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.

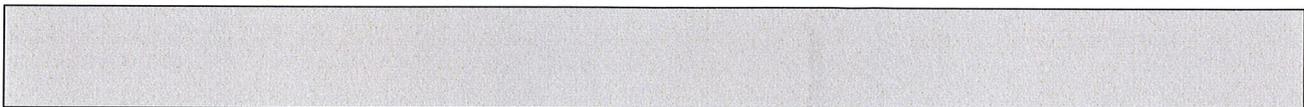
Are there any existing structures on the site? Yes No

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?
Commercial	18,800	current	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 is defined by the definition in the Land Development Code.

VII. Proposed Use

RESIDENTIAL USES <input checked="" type="checkbox"/> N/A		NON-RESIDENTIAL USES <input type="checkbox"/> N/A	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
N/A		Commercial	25,000
N/A			



VIII. Project Questionnaire

1. Why is this property being platted? Attach an additional sheet(s) if necessary.

Property is required to be platted for a new principle building.

2. Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If "Yes", indicate DRI or FQD name and Latest Ordinance number or Official Record Book and Page Number. Yes No

DRI Name N/A	FQD Name N/A
Latest Ordinance Number N/A	Official Record Book and Page Number N/A

3. Is the project subject to any existing or proposed agreement(s) with Broward County or a municipality? If "Yes", state the title and subject of the agreement(s) and attach a copy(s). Yes No

4. Are any off-site roadway improvements being required by any government agency or proposed by the applicant? If "Yes", attach any sheets and describe fully. Yes No

5. Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. Yes No

6. Does the owner have any financial interest in properties near or adjacent to this project? If "Yes", please attach a sheet(s) and describe fully. Yes No

7. Does this property abut a State Road? If "Yes", see Supplemental Documentation Requirement No. 19 for required letter from Florida Department of Transportation (FDOT). Yes No

8. Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If "Yes", please attach sheet(s) and describe fully. Yes No

9. Are bikeways and walkways to be provided to connect residential areas to school or recreational sites? If "Yes", attach five (5) drawings showing facilities (if not show on plat). Yes No

10. Is credit being requested for private recreational facilities? If "Yes", attach two (2) sets of plans showing facilities. (APPLIES TO PROJECTS IN THE UNINCORPORATED AREA ONLY.) Yes No

11. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted. Yes No

Name/Title N/A

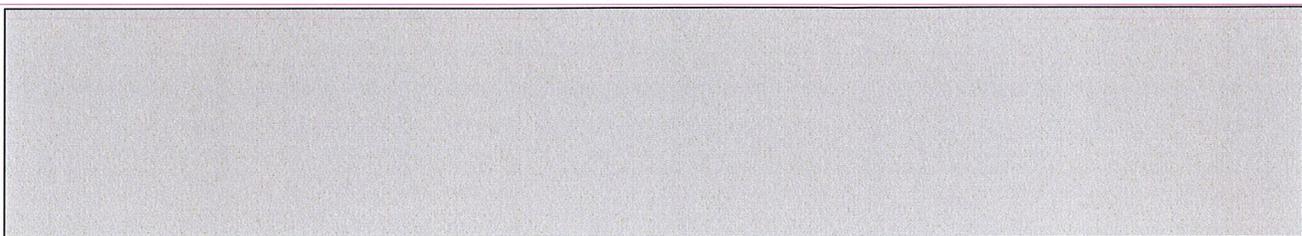
12. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan? Yes No

13. Are there any natural features located on the property (e.g. wetlands, dunes, areas of native tree canopy wildlife, habitats, etc.)? If "Yes", attach a sheet(s) and describe fully. For information, contact Aquatic and Wetland Resources Section, Environmental Engineering and Permitting Division. Yes No

14. Does the property contain any portion of lands identified as "Natural Resource Areas?" If "Yes" see Supplemental Documentation Requirement No. 8. For locations, contact Aquatic and Wetland Resources Section, Environmental Engineering and Permitting Division. Yes No

15. Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern?" If "Yes", please see Supplemental Documentation Requirement No. 9. For locations, contact Aquatic and Wetland Resources Section, Environmental Engineering and Permitting Division. Yes No

<p>16. Does the property contain any portion of lands identified as a "Cultural Resource Category Local Area of Particular Concern" which include archaeological sites and/or historic sites and structures? If "Yes", for archaeological sites, see Supplemental Documentation Requirement No. 10. For historic locations, contact the Broward County Historic Preservation Officer, Planning and Development Management Division.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<p>17. Will any dredging or major filling operation be necessary, or is a waterway involved in the proposed project? If "Yes", permits may be required from Broward County. Please contact Broward County Aquatic and Wetland Resources Section, Environ Eng and Permit Division.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<p>18. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Facility Name</td> </tr> <tr> <td style="padding: 2px;">City of Fort Lauderdale</td> </tr> <tr> <td style="padding: 2px;">Address</td> </tr> </table>		Facility Name	City of Fort Lauderdale	Address	
Facility Name					
City of Fort Lauderdale					
Address					
<p>19. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<p>20. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Facility Name</td> </tr> <tr> <td style="padding: 2px;">City of Fort Lauderdale</td> </tr> <tr> <td style="padding: 2px;">Address</td> </tr> </table>		Facility Name	City of Fort Lauderdale	Address	
Facility Name					
City of Fort Lauderdale					
Address					
<p>21. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<p>22. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Solid Waste Collector</td> </tr> <tr> <td style="padding: 2px;">N/A</td> </tr> </table>		Solid Waste Collector	N/A		
Solid Waste Collector					
N/A					
<p>23. Has any contact been made with FPL and AT&T regarding service availability and easement requirements? If "Yes", state name and title of the person contacted.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">FPL – Name/Title</td> </tr> <tr> <td style="padding: 2px;">N/A</td> </tr> <tr> <td style="padding: 2px;">AT&T – Name/Title</td> </tr> <tr> <td style="padding: 2px;">N/A</td> </tr> </table>		FPL – Name/Title	N/A	AT&T – Name/Title	N/A
FPL – Name/Title					
N/A					
AT&T – Name/Title					
N/A					
<p>24. Estimate or state the total number of on-site parking spaces to be provided.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Spaces</td> </tr> <tr> <td style="padding: 2px; text-align: center;">80</td> </tr> </table>	Spaces	80		
Spaces					
80					
<p>25. If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including places of worship.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Seating</td> </tr> <tr> <td style="padding: 2px; text-align: center;">N/A</td> </tr> </table>	Seating	N/A		
Seating					
N/A					



IX. 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.

Owner/Agent Signature [Signature] Date 11/11/19

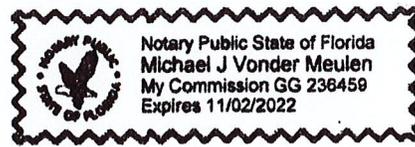
**NOTARY PUBLIC
STATE OF FLORIDA, COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 11th day of November, 20 19

By Robert Modys

(NOTARY SEAL)

[Signature]
Signature of Notary Public - State of Florida



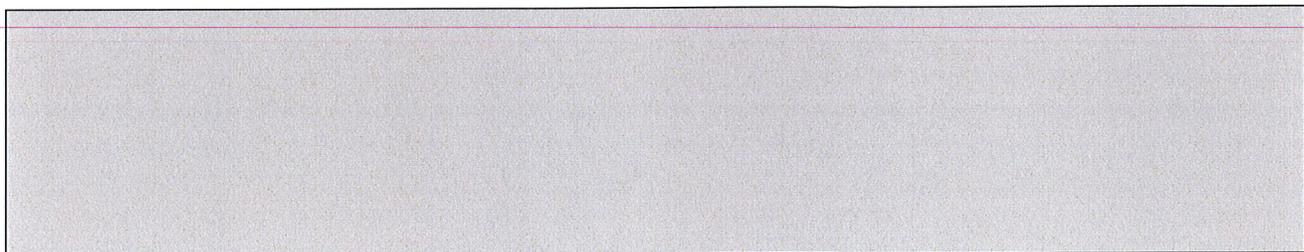
Michael Vonder Meulen
Name of Notary Typed, Printed or Stamped

Personally Known or Produced Identification

ID Type: _____

For Planning and Development Management Use Only

Application Type	<u>MUNI PLAT</u>	Time	Application Date
Acceptance Date	<u>11/26/19</u>	Fee	<u>\$9,780</u>
Report Due	<u>01/13/20</u>	Adjacent City	<u>NONE</u>
<input checked="" type="checkbox"/> Plats <input checked="" type="checkbox"/> Surveys <input checked="" type="checkbox"/> Site Plans <input type="checkbox"/> Landscaping Plans <input type="checkbox"/> Lighting Plans			
<input type="checkbox"/> Other:	Describe <u>TITLE WORK, FOOT LETTER</u>		Received By <u>H W CLARKE I</u>
Comments <u>ATM RECEIPT</u>			





November 12, 2019

Project Narrative
1620 N Federal Highway Plat

220145 LLC, property owner, has proposed to plat the property located at 1620 N Federal Highway in Fort Lauderdale, Florida (FOLIO: 494236000050).

The subject site is zoned B-1, has a local future land use designation of "Commercial" and a County future land use designation of "Commerce," and has not been previously platted. The owner proposes to restrict the site to 25,000 SF of Commercial use.

Access is proposed from NE 16th Court, a city local street that dead ends approximately at the easternmost property boundary of the proposed site. The Applicant met with representatives on Florida Department of Transportation (FDOT) and received pre-application letter dated August 8, 2019 and valid for one year from issuance.

We look forward to discussing this application in the near future.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'R. Modys', is written over a light blue horizontal line.

Robert C. Modys

Corporate Office
301 E. Atlantic Blvd
Pompano Beach
FL 33060
954.788.3400

Miami-Dade County
2160 N.W. 82 Ave
Doral
FL 33122
305.667.5474

Broward County
2312 S. Andrews Ave
Fort Lauderdale
FL 33316
954.788.3400

Palm Beach County
120 N. Federal Hwy
Suite 208
Lake Worth, FL 33460
561.469.0992

St. Lucie County
2325 S.E. Patio Cir.
Port St. Lucie
FL 34952
954.788.3400

Orange County
2948 E. Livingston St.
Orlando
FL 32803
954.788.3400

Owner Affidavit / Letter of Authorization

City of Fort Lauderdale
Urban Design & Planning
700 NW 19th Avenue
Fort Lauderdale, FL 33311
Broward County
1 North University Drive
Plantation, FL 33324

RE: 220145, LLC
90 N Compass Drive
Fort Lauderdale FL 33308

Folio: 494236000050,

To Whom It May Concern;

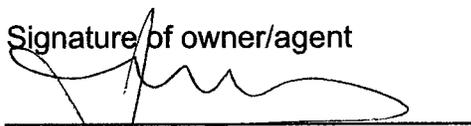
State of Florida
County of Broward

I, Felipe Yalale, am the authorized manager of **220145 LLC**, the owner of property located at, and described in below abbreviated legal description.

Acreage in 36-49-42 BEG AT INTER OF E/R/L OF FED HWY & S/L OF NW 1/4 OF NW 1/4 FOR POB, NE ALG SAID R/W 133.36, E ALG S/R/W/L NE 16 CT 408.52, SW 133.36, W 408.52 TO POB

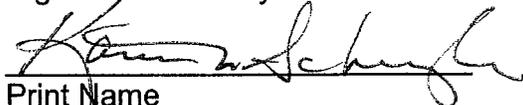
Said land is situated in the City of Fort Lauderdale, Broward County, Florida.

We hereby authorize **KEITH**, to act on our behalf to submit all necessary applications for entitlement and development related issues.

Signature of owner/agent


Print Name
Felipe Yalale, Manager

Sworn and subscribed to before me this 17 day of OCTOBER, 2019
He ~~she~~ is personally known to me or
Has presented as identification.

Signature of Notary Public

Print Name
Karen M. Schuyler

