





Application Number 2020-V-15

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

<b>Project Information</b>			
Plat/Site Plan Name <b>Windham Lakes Plaza Plat and Windsor Square Plat</b>			
Plat/Site Number <b>041-MP-96/004-MP-93</b>		Plat Book - Page (if recorded) <b>PB 163, Pg 21/ PB 158, PG 26</b>	
Owner/Applicant/Petitioner Name <b>Coral Springs Development, LLC</b>			
Address <b>2500 N. Military Trail, Suite 235</b>		City <b>Boca Raton</b>	State <b>FL</b>
Phone <b>786-279-1833</b>		Email <b>jlg@greenberg-law.com</b>	
Agent for Owner/Applicant/Petitioner <b>Greenspoon Marder LLP</b>		Contact Person <b>Cynthia Pasch</b>	
Address <b>200 East Broward Boulevard</b>		City <b>Fort Lauderdale</b>	State <b>FL</b>
Phone <b>954-527-6266</b>		Email <b>cynthia.pasch@gmlaw.com</b>	
Folio(s) <b>484107030010, 484107110010 and 484107110020</b>			
Location <b>north side</b> side of <b>Wiles Road</b> at/between/and <b>Coral Ridge Drive</b> and/of <b>Sawgrass Expressway</b> <small>north side/corner north street name street name / side/corner and/of 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)

<b>Application Status</b>			
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 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
<b>If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.</b>			

<b>Replat Status</b>	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
<b>If YES, please answer the following questions.</b>	
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
<b>If YES, please answer the following questions.</b>	
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.	

<b>School Concurrency (Residential Plats, Replats and Site Plan Submissions)</b>	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input type="checkbox"/> Yes <input checked="" 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 checked="" 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 checked="" 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
<b>If the answer is "Yes" to any of the questions above</b>	
<b>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.</b>	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Residential Medium	Land Use Plan Designation(s)
Zoning District(s) Residential Cluster - 12	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?
vacant			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.

**Proposed Use**

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
Townhouse	147		

**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.

*Coral Springs Development, LLC  
- Florida's largest stability company*  
By: [Signature], Manager

Date 12/9/2020

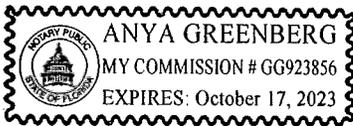
**NOTARY PUBLIC**

STATE OF FLORIDA  
COUNTY OF BROWARD <sup>AG</sup> Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 9th day of December, 2020, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

Anya Greenberg  
Name of Notary Typed, Printed or Stamped

[Signature]  
Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

**For Office Use Only**

Application Type

Vacation--several easements and portions of Wiles Road

Application Date <u>12/29/2020</u>	Acceptance Date <u>1/4/2021</u>	Fee <u>\$1200</u>
Comments Due <u>2/2/2021</u>	Report Due <u>TBD</u>	CC Meeting Date <u>TBD</u>

Adjacent City or Cities

N/A

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

Other: City resolution, utility letters, and notice of intent ad

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

Other:

Received By

Jean-Paul W. Perez, Senior Program/Project Coordinator



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**AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT**

I/We Jeffrey L. Greenberg, Manager of Coral Springs Development, LLC,  
the property owner(s) of the property to be vacated in the subject of the Application, being duly sworn, depose(s)  
and say(s):

1. That I/we am/are the owner(s) and record title holder(s) of the lands that are to be vacated and abandoned.

My/our folio number(s) is/are as follows:

484107030010, 484107110010 and 484107110020

2. That I/we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject of  
the Application to the Broward County Board of County Commissioners.

Name: Greenspoon Marder LLP  
Address: 200 East Broward Boulevard  
City, State, Zip: Fort Lauderdale, FL 33301  
Telephone: 954-527-6266  
Contact Person: Cynthia Pasch

Jeffrey L. Greenberg, Manager  
Name of Owner/Petitioner  
Greenspoon Marder  
Name of Agent

12/9/2020  
Date  
Cynthia Pasch  
Signature of Agent

**NOTARY PUBLIC**

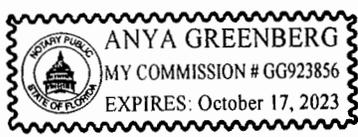
STATE OF FLORIDA  
COUNTY OF ~~BROWARD~~ Palm Beach <sup>AG</sup>

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization,  
this 9th day of December, 2020, by Jeffrey L. Greenberg,  
of Coral Springs Development, LLC, on behalf of \_\_\_\_\_.

He/she  is personally known to me |  has produced \_\_\_\_\_ as identification.

Anya Greenberg  
Name of Notary Typed, Printed or Stamped

Anya Greenberg  
Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)



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**NOTARY PUBLIC: Business/Government Entity Certification**

This is to certify that I am the authorized acting agent of the business/government entity that is 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 authorized acting agent of the business/government entity.

*Coral Springs Development, LLC, a Florida limited liability company*  
By: [Signature] *Manager* Date 12/9/2020  
Agent Signature for Business/Government Entity

**NOTARY PUBLIC**

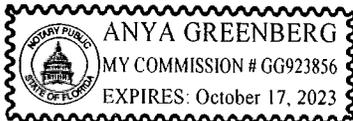
**STATE OF FLORIDA**  
**COUNTY OF BROWARD** *Palm Beach-A9*

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 9th day of December, 2020, by Jeffrey L. Greenberg, the Manager, on behalf of Coral Springs Development, LLC, a Florida Limited Liability Company.

He/she  is personally known to me |  has produced \_\_\_\_\_ as identification.

Anya Greenberg  
Name of Notary Typed, Printed or Stamped

[Signature]  
Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)