



Application Number 093-MP-95

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<br><b>Sunset Lakes</b>   |  |  |                    |
| Plat/Site Number<br><b>093-MP-95</b>   |  | Plat Book - Page (if recorded)<br><b>Plat Book 163 - Page 20</b>     |                    |
| Owner/Applicant/Petitioner Name<br><b>Calvary Fellowship, Inc.</b>   |  |  |                    |
| Address<br><b>2951 SW 186 Avenue</b>   |  | City<br><b>Miramar</b>   | State<br><b>FL</b> |
| Phone<br><b>305-822-7000</b>   |  | Email<br><b>bob@mycalvary.com</b>                                    |                    |
| Agent for Owner/Applicant/Petitioner<br><b>Cordova Rodriguez &amp; Associates, Inc.</b>  |  | Contact Person<br><b>Rosana D. Cordova, P.E., A.I.C.P., LEED, AP</b> |                    |
| Address<br><b>6941 S.W. 196th Avenue, #28</b>  |  | City<br><b>Pembroke Pines</b>  | State<br><b>FL</b> |
| Phone<br><b>954-880-0180</b>   |  | Email<br><b>rcordova@craengineering.com</b>                          |                    |
| Folio(s)<br><b>5139 25 03 0270</b>   |  |  |                    |
| Location<br><br><div style="display: flex; justify-content: space-between;"> <span>North</span> <span>side of <u>Miramar Pkwy</u></span> <span>at/between/and</span> <span>east side</span> <span>and/of</span> <span>SW 186th Ave</span> </div> <div style="display: flex; justify-content: space-between; font-size: small;"> <span><i>north side/corner north</i></span> <span><i>street name</i></span> <span><i>street name / side/corner</i></span> <span><i>street name</i></span> </div> |  |  |                    |

|   |
|---|
| <p><b>Type of Application (this form required for all applications)</b></p> <p>Please check all that apply (use attached <b>Instructions</b> for this form).</p> <p><input type="checkbox"/> Plat (fill out/PRINT <i>Questionnaire Form, Plat Checklist</i>)</p> <p><input type="checkbox"/> Site Plan (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i>)</p> <p><input checked="" type="checkbox"/> Note Amendment (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i>)</p> <p><input type="checkbox"/> Vacation (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist, use Vacation Instructions</i>)</p> <div style="margin-left: 40px;"> <input type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205)<br/> <input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)<br/> <input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)         </div> <p><input type="checkbox"/> Vacation (<i>Notary Continuation Form Affidavit</i> required, fill out <u>Business Notary</u> if needed)</p> |
|---|



### Application Status

Has this project been previously submitted? ☐ Yes ☒ No ☐ Don't Know

This is a resubmittal of: ☐ Entire Project ☐ Portion of Project ☐ N/A

What was the project number assigned by the Planning and Development Division? ☐ N/A ☐ Don't Know

Project Name  
Sunset Lakes Plat - (Calvary Fellowship Church Phase 3) ☐ N/A ☐ Don't Know

Are the boundaries of the project exactly the same as the previously submitted project? ☐ Yes ☐ No ☐ Don't Know

Has the 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.

### 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 Project Number

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.

### 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 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)<br><b>Commercial</b>                                | Land Use Plan Designation(s)<br><b>Commercial</b>                                |
| Zoning District(s)<br><b>Community Business (B2) and Community Facility (CF)</b> | Zoning District(s)<br><b>Community Business (B2) and Community Facility (CF)</b> |

| Existing Land Use  |   |                    |                       |                     |                                 |
|--|---|--------------------|-----------------------|---------------------|---------------------------------|
| <p>A credit against impact fees may be given for the site's current or previous use. <b>No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans.</b> To receive a credit, complete the following table. <b>Note:</b> If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years 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.</p> |   |                    |                       |                     |                                 |
| <p>Are there any existing structures on the site? <span style="float: right;"><input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</span></p>  |   |                    |                       |                     |                                 |
| 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? |
| Chapel/Multi-purpose Building  | 9050                                      |                    | <del>YES</del>   NO   | YES   <del>NO</del> | HAS   WILL   <del>NO</del>      |
|  |   |                    | YES   NO              | YES   NO            | HAS   WILL   NO                 |
|  |   |                    | YES   NO              | YES   NO            | HAS   WILL   NO                 |
| <p>*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.</p>   |   |                    |                       |                     |                                 |

| Proposed Use     |                       |                      |                                 |
|------------------|-----------------------|----------------------|---------------------------------|
| RESIDENTIAL USES |                       | NON-RESIDENTIAL USES |                                 |
| Land Use         | Number of Units/Rooms | Land Use             | Net Acreage or Gross Floor Area |
|                  |                       | New Chapel           | 50,000 sq. ft                   |
|                  |                       | Day Care             | 21,180 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.

Owner/Agent Signature Pastor Bob Franquiz

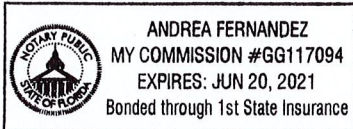
Date June 14, 2021

## NOTARY PUBLIC

### STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence | ☒ online notarization, this 14 day of JUNE, 2021, who ☒ is personally known to me | ☐ has produced \_\_\_\_\_ as identification.

Name of Notary Typed, Printed or Stamped  
ANDREA FERNANDEZ



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  
06/21/2021

Acceptance Date  
06/23/2021

Fee  
\$2,090

Comments Due  
07/12/2021

Report Due  
07/22/2021

CC Meeting Date  
TBD

Adjacent City or Cities

none

☒ Plats

☐ Surveys

☒ Site Plans

☐ Landscaping Plans

☐ Lighting Plans

☒ City Letter

☐ Agreements

☒ Other:

narrative

Distribute To

☒ Full Review

☐ Planning Council

☐ School Board

☐ Land Use & Permitting

☐ Health Department

☐ Zoning Code Services (BMSD only)

☐ Administrative Review

☐ Other:

Received By

Karin [Signature]

Plat Note Narrative  
Sunset Lakes Plat  
Calvary Fellowship Church

This is a request to amend the note on the Sunset Lakes Plat. This plat was approved by the County Commission on September 24, 1996, for a mixture of residential, commercial, public education facility, private education facility, preschool, park and private community center on 1,255.786 acres. The plat property is located on the north side of Honey Hill Road between SW 196<sup>th</sup> Ave and SW 184<sup>th</sup> Ave. in the City of Miramar. The subject property is located at 2951 SW 186<sup>th</sup> Ave. in the City of Miramar.

A companion request to amend the non-vehicular access line for emergency vehicles has also been submitted.

The current note restricts the plat as follows:

- Parcel A - public elementary school;
- Parcel B - 30,035 square feet of public safety facilities (fire station and police substation) and park;
- Parcel C - 100,000 square feet of commercial use; and
- Parcel P - 30,665 square feet of church use, 21,144 square feet of private school and 8,680 square feet of private preschool.

This request is to amend the note for Parcel P to add 19,335 square feet of church use and 21,180 square feet of daycare, while eliminating 21,144 square feet of private school and 8,600 square feet of private preschool.

The proposed note is as follows:

- Parcel A - public elementary school;
- Parcel B - 30,035 square feet of public safety facilities (fire station and police substation) and park;
- Parcel C - 100,000 square feet of commercial use; and
- Parcel P - 50,000 square feet of church use and 21,180 square feet of daycare.

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**Broward Office**

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**Miami-Dade Office**

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