



1 N. University Drive, Box 102A · Plantation, FL 33324 · T: 954-357-6634 · F: 954-357-6521 · Broward.org/Planning

Application Number 006-UP-85

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Workingman's Nursery Plat			
Plat/Site Number 006-UP-85		Plat Book - Page (if recorded) 126/22	
Owner/Applicant/Petitioner Name 4161 Hillsboro, LLC			
Address 4755 Technology Way Suite 203		City Boca Raton	State FL
Zip 33431			
Phone 561-289-1377	Email smleder@ledergroup.com		
Agent for Owner/Applicant/Petitioner KEITH		Contact Person James Kahn	
Address 301 E. Atlantic Blvd.		City Pompano Beach	State FL
Zip 33060			
Phone 954-788-3400	Email jkahn@keithteam.com		
Folio(s) 4842 05 09 0010			
Location north side of Hillsboro Blvd at/between/and Lyons Rd and/of Turnpike north side/corner north street name street name / side/corner street name			

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?		☐ 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 Urban Planning Division?	Project Number	☐ N/A	☐ Don't Know
Project Name		☐ 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) Low 5	Land Use Plan Designation(s) Low 5
Zoning District(s) CF	Zoning District(s) PCD

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 three (3) years 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 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.					
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?	<u>Has</u> been or <u>will</u> be Demolished?
Church	5206 SF	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 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
NA		self-storage	172,000 GFA

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 01/03/2023

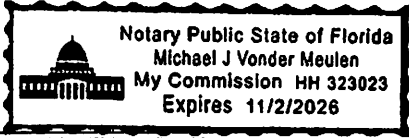
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 3rd day of January, 2023, who ☒ is personally known to me | ☐ has produced _____ as identification.

Name of Notary Typed, Printed or Stamped Michael Vonder Meulen

Signature of Notary Public – State of Florida [Signature]

Notary Seal (or Title or Rank) 

Serial Number (if applicable) HH 323 023

For Office Use Only

Application Type

NOTE AMENDMENT

Application Date <u>01/30/23</u>	Acceptance Date <u>01/31/2023</u>	Fee <u>\$ 2,090.00</u>
Comments Due <u>02/20/23</u>	Report Due <u>03/02/23</u>	CC Meeting Date <u>TBD</u>

Adjacent City or Cities

BMSD

☒ Plats ☒ Surveys ☒ Site Plans ☐ Landscaping Plans ☐ Lighting Plans
☐ City Letter ☐ Agreements

☒ Other: FDOT LETTER; NARRATIVE;

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

☐ Other:

Received By

Maria Gabriela Aguilar



Application Number 006-UP-85

Development and Environmental Review Online Application Questionnaire Form

Type of Application		
☐ Plat	☐ Site Plan	☒ Note Amendment

Project Questionnaire					
Please answer the questions marked for the type of application checked.					
	1. Why is this property being platted? Attach an additional sheet(s) if necessary. Note amendment to change use from church to Self-storage				
	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 ☐ Yes ☐ No or Official Record Book and Page Number.				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">DRI Name</td> <td style="width: 50%; padding: 2px;">FQD Name</td> </tr> <tr> <td style="padding: 2px;">Latest Ordinance Number</td> <td style="padding: 2px;">Official Record Book and Page Number</td> </tr> </table>	DRI Name	FQD Name	Latest Ordinance Number	Official Record Book and Page Number
DRI Name	FQD Name				
Latest Ordinance Number	Official Record Book and Page Number				
	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 ☐ Yes ☐ No copy(s).				
8	4. Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? ☐ Yes ☐ No <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="padding: 2px;">If YES, LUPA Number</td> </tr> </table>	If YES, LUPA Number			
If YES, LUPA Number					
8	5. Does the note represent a change in TRIPS? ☐ Increase ☐ Decrease ☐ No Change				
8	6. Does the note represent a major change in Land Use? ☒ Yes ☐ No				
	7. 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				
	8. Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. ☐ Yes ☐ No				
	9. 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				
	10. 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				

	11. 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
	12. 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
	13. 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
	14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.	☐ Yes	☐ No
	Name/Title		
	15. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?	☐ Yes	☐ No
	16. 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, Environ. Licensing & Bldg. Permitting (ELBP) Division.	☐ Yes	☐ No
	17. 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 (ELBP Division).	☐ Yes	☐ No
	18. 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 (ELBP Division).	☐ Yes	☐ No
	19. 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.	☐ Yes	☐ No
	20. 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 (ELBP Division).	☐ Yes	☐ No
8	21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.	☒ Yes	☐ No
	Facility Name Broward County District 2 water treatment plant		
	Address 2255 Copans Road Pompano Beach, FL		
8	22. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.	☐ Yes	☐ No
8	23. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address.	☒ Yes	☐ No
	Facility Name Broward County North Regional Waste Water Treatment Plant		
	Address 2255 Copans Road Pompano Beach, FL		

8	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.	☐ Yes ☐ No
	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector.	☐ Yes ☐ No
	Solid Waste Collector Republic Services	
	26. 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.	☐ Yes ☐ No
	FPL – Name/Title AT&T – Name/Title	
8	27. Estimate or state the total number of on-site parking spaces to be provided.	Spaces 30
8	28. If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including day care centers or schools, or places of worship.	Seating na



January 3, 2023

Ms. Josie P. Sesodia, Director
Resilient Environmental Department
Urban Planning Division
1 North University Drive
Plantation, FL 33324

RE: Plat Note Amendment
Workingman's Nursery Plat 126/22

Dear Ms. Sesodia,

The plat note for the Workingman's Nursery Plat needs to be revised to accommodate the site plan and PCD rezoning currently in process at the City of Coconut Creek. The site is 2.915 acres and currently has an 8,765 square feet church building. The folio number is; 4842 05 09 0010. The site has access from Hillsboro Blvd. with a west bound right turn lane in front of the plat with the access opening shared by the Leder Hillsboro Company-Part 2 plat (166/43). There is also an east bound left turn lane into the Leder Plat at the shared entrance. The Leder plats have recorded cross access agreements for the Workingman's plat. The site plan and PCD do not provide access to NW 71 Street on the north side of the project. The project is to replace the church building with a self-storage facility that includes 6 recreational vehicle spaces parking under cover which is included in the total proposed note. The city has approved a site plan and rezoning to PCD which will be Phase III. The city will process a flex allocation for the project since the site is currently zoned Community Facilities. The site plan and approved PCD have a 35 feet landscape buffer adjacent to residential to minimize impacts as well as a 6 foot wall.

The proposed note change is as follows:

The **existing plat note** is: This plat is restricted to 16,598 square feet of Church use. Day care/preschool uses, elementary school, middle school and high school uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The **proposed note** is: This plat is restricted to 172,000 square feet of self-storage use.

Thanks for your assistance, any questions please do not hesitate to contact me.

Sincerely,

James Kahn, AICP

CC: Sean Leder

www.KEITHteam.com