



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

DELEGATION REQUEST.....BROWARD COUNTY

Please fill out this form and return to: Urban Planning Division, Governmental Center West 1 North University Drive, Room 102-A Plantation, FL 33324 You will be contacted promptly with an appearance date. If you have printed material you want the Commission to receive in regard to your appearance, please enclose it when you return this form. Do not wait until the day of your appearance to distribute it. Thank you for your cooperation.		
Plat Name Lauderhill Shoppes No. Three		
Plat Number 		
Plat Book & Page Plat Book 82, Page 3		
Name of Delegation or Group Matthew Jacocks	Date of Request 1/9/2023	
Name of Person Representing Group Hope Calhoun, Esq. - Dunay, Miskel & Backman, LLP	Phone Number 561-405-3324	
Address 14 SE 14th Street, Suite 36, Boca Raton, FL 33432		
Subject You Wish to Discuss Request to remove a 70' building setback line from the Plat.		
Explanatory Comments Please reference narrative attached.		
Have you ever contacted anyone in county government in regard to this subject? YES ☒ NO ☐	If so, who? Karina Da Luz	When? 8/3/2022
What was the result? This application request		
Approximate Time You Will Need 10 minutes	How Many Persons Will Appear with Your Group? 1	Are Materials Attached for the Commission's Review? Yes
To be completed by the Administrator's Office only	Date Delegation Scheduled to Appear	Delegation Notified

SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS

Submission Requirements for Delegation Requests

OBTAIN BUILDING PERMITS PRIOR TO PLAT RECORDATION AFTER FINAL PLAT APPROVAL

1. For Municipal Plats - One original agreement executed by the city, the developer, and the mortgagee. For Unincorporated Plats - One original agreement executed by the developer and the mortgagee. Form agreements are available at the Urban Planning Division.

The following are additional submission requirements:

- OPINION OF TITLE/TITLE CERTIFICATE - rendered within the last thirty (30) days to ensure all necessary individuals or legal entities with a property interest, including mortgagee, execute the agreement. (A warranty deed may be accepted for requests for one (1) single family residence).
 - CORPORATE RESOLUTION/PARTNERSHIP AGREEMENT - granting authority to execute agreement, if applicable.
 - CORPORATE SEAL - if executing party is a corporation.
 - Please note: Request cannot be scheduled until the executed agreement is approved by the County Attorney.
2. Three (3) folded copies of a site plan drawn to scale, showing the following: Location of buildings, driveways with connection to dedicated rights-of-way, parking spaces and a legal description.
 3. A check payable to the Broward County Board of County Commissioners for the applicable application fees based upon the published fee schedule.

AGREEMENT IN LIEU OF IMPACT FEES

1. A fully executed original agreement.
 2. OPINION OF TITLE/TITLE CERTIFICATE rendered within the last thirty (30) days to ensure all necessary individuals or legal entities with a property interest, including mortgagee, execute the agreement.
 3. CORPORATE RESOLUTION/PARTNERSHIP AGREEMENT - granting authority to execute agreement, if applicable
 4. CORPORATE SEAL - if executing party is a corporation.
- Please note: Request cannot be scheduled until the executed agreement is approved by the County Attorney.
5. A check payable to the Broward County Board of County Commissioners for the applicable application fees based upon the published fee schedule.

OTHER REQUESTS

Please contact Urban Planning Division staff. Customer service hours are 7:30am to 4:00pm, Monday through Friday, except designated holidays. Email PDMDinfo@broward.org or call 954-357-6666, opt 2.

NOTE: REQUESTS WILL NOT BE ACCEPTED UNLESS ALL SUBMISSION REQUIREMENTS ARE INCLUDED.

- Requests will be placed on the County Commission Meeting Agenda in accordance with the published schedule available at the Urban Planning Division.
- Additional information/documentation may be required depending upon unique circumstances.
- Applicants will be required to pay applicable charges for recording documents, after the request is approved by the County Commission.

For Office Use Only

Time <i>10:00 AM</i>	Application Date <i>01/10/23</i>	Acceptance Date <i>01/12/23</i>
Fee <i>\$ 770.00</i>	Comments Due <i>2/1/23</i>	CC Meeting Date <i>TBD.</i>
☐ Site Plans/Drawings ☐ Agreements ☒ Other: <i>variations</i>		
Adjacent City or Cities <i>City of Lauderdale Lakes</i>		
Title of Request <i>Modify Variation on face of plat</i>		
Received By <i>Diego Penaloza</i>		



Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman

Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Matthew H. Scott

Christina Bilenki
David F. Milledge
Jeffrey Schneider
Kristen Weiss
Sara Thompson

Josie P. Sesodia, AICP
Resilient Environment Department Director
Urban Planning Division
115 S. Andrews Ave. Room 329K
Fort Lauderdale, FL 33301

RE: Delegation Request Lauderhill Shoppes No. Three Plat

Dear Ms. Sesodia,

GJ Lauderhill, LLC ("Petitioner") is the proposed developer of two (2) properties with a total area of +/- 4.7-acres located at North State Road 7/U.S. 441 and identified by folio numbers 494125320030 and 494125320010, which are generally located on the west side of North State Road 7/U.S. 441 between NW 19th Street and NW 21st Street ("Property") in the City of Lauderhill ("City"). The Property is zoned General Commercial (CG), is located in the Transit Oriented Corridor (TOC) and is currently vacant. Petitioner is proposing to redevelop the Property with a mixed-use development which will include 245 residential units and +/- 9,230 square feet of commercial use (the "Project"). Both parcels are identified as a portion of Tract "A" on the Lauderhill Shoppes No. Three plat ("Plat") as recorded in Plat Book 82, Page 3 of the Public Records of Broward County, Florida (copy attached). The Plat was recorded in 1974 and depicts a 70-foot building setback line on the east side of the Plat along State Road 7/U.S. 441. In accordance with the proposed site plan for the Property, Petitioner is seeking to remove the 70-foot building setback line from the face of the Plat as it hampers development of the Property.

The development of the Property will improve the area and bring a needed use to the community. Removal of the setback line from the Plat will allow for a consistent pattern of development (in terms of building setback) along the corridor. Considering the foregoing, Petitioner respectfully requests approval of the delegation request to remove the building setback line from the referenced Plat.

Thank you in advance for your consideration of this request. Please contact the undersigned should you have any questions.

Sincerely,
Dunay, Miskel & Backman, LLP

Hope Calhoun, Esq.

"Lauderhill Shoppes No. Three"

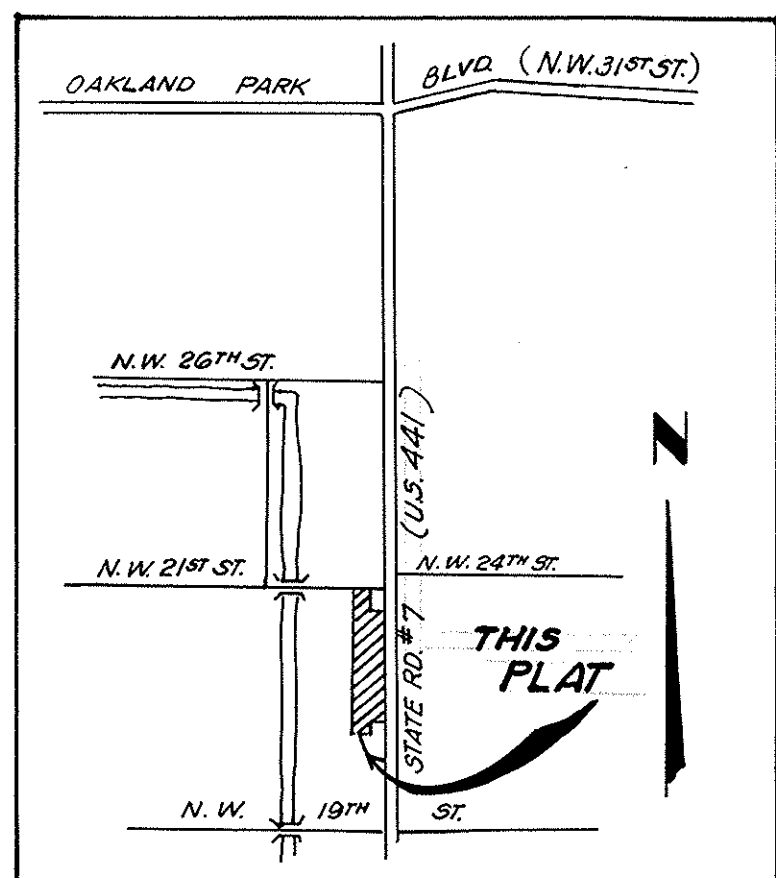
A PORTION OF SECTION 25, TOWNSHIP 49 SOUTH, RANGE 41 EAST
LAUDERHILL, BROWARD COUNTY, FLORIDA

SCALE 1"=100'

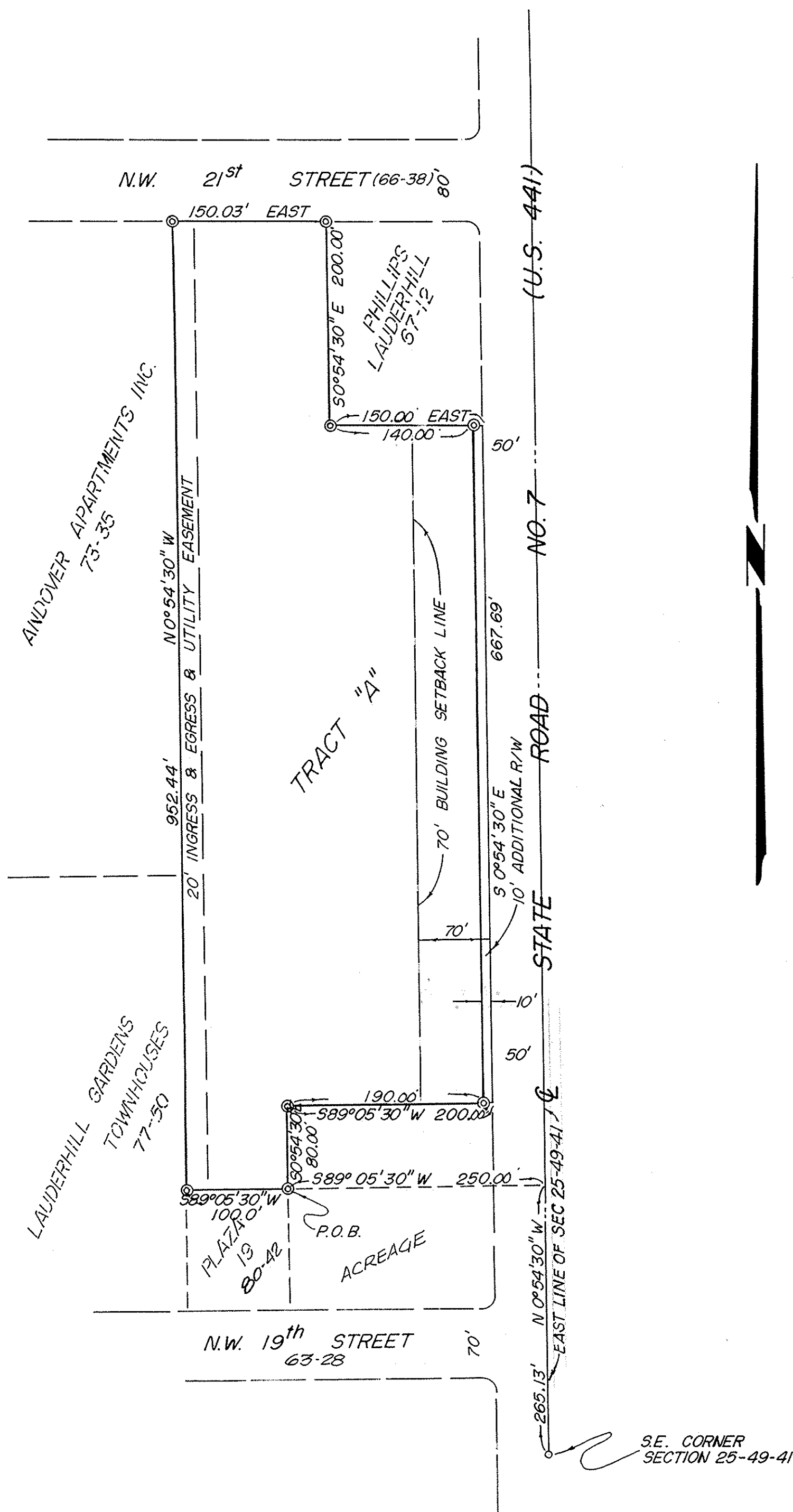
PREPARED BY

KEYSTONE ENGINEERING INC.
6451 POWERLINE RD.
FORT LAUDERDALE, FLORIDA

ORDER NO. 21530



LOCATION MAP NO SCALE



NOTES

1. © INDICATES PERMANENT REFERENCE MONUMENT.
2. BEARINGS SHOWN ARE BASED ON AN ASSUMED MERIDIAN.

DESCRIPTION

A PORTION OF SECTION 25, TOWNSHIP 49 SOUTH, RANGE 41 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 49 SOUTH, RANGE 41 EAST, AND RUN ON AN ASSUMED BEARING OF N 0° 54' 30" W ALONG THE EAST LINE OF SAID SECTION 25 FOR 265.13 FEET; THENCE RUN S 89° 05' 30" W FOR 250 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89° 05' 30" W FOR 100 FEET; THENCE RUN N 0° 54' 30" W FOR 952.44 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF N.W. 21ST STREET AS SHOWN ON THAT CERTAIN PLAT THEREOF AS RECORDED IN PLAT BOOK 66 AT PAGE 38 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN DUE EAST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF N.W. 21ST STREET FOR 150.03 FEET; THENCE RUN S 0° 54' 30" E FOR 200 FEET; THENCE RUN DUE EAST FOR 150 FEET, SAID LAST TWO MENTIONED COURSES BEING COINCIDENT WITH THE BOUNDARY OF PARCEL "A"; "PHILLIPS LAUDERHILL", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67 AT PAGE 12 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN S 0° 54' 30" E ALONG A LINE PARALLEL TO AND 50 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE AFORESAID EAST LINE OF SECTION 25 FOR 667.69 FEET; THENCE RUN S 89° 05' 30" W FOR 200 FEET; THENCE RUN S 0° 54' 30" E ALONG A LINE PARALLEL TO AND 250 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE AFORESAID EAST LINE OF SECTION 25 FOR 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.487 ACRES MORE OR LESS. SAID LANDS LYING AND BEING IN LAUDERHILL, BROWARD COUNTY, FLORIDA.

BROWARD COUNTY AREA PLANNING BOARD

THIS IS TO CERTIFY THAT THE BROWARD COUNTY AREA PLANNING BOARD APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHTS OF WAY FOR TRAFFIC WAYS BY RESOLUTION DULY ADOPTED THIS 26th DAY OF SEPTEMBER A.D., 1973.

James J. Martin
10-31-73

CITY AND COUNTY ENGINEER

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD

Tom G. Lively
CITY ENGINEER
TOM G. LIVELY

John M. Gerren Jr.
COUNTY ENGINEER
JOHN M. GERREN JR., P.E.
REG. ENGINEER NO. 6895

DEDICATION

STATE OF FLORIDA) I KNOW ALL MEN BY THESE PRESENTS THAT THE CITY NATIONAL BANK OF
COUNTY OF DADE) MIAMI, AS TRUSTEE UNDER LAND TRUST NO. 5523-9 OWNERS OF SAID LANDS
SHOWN IN THIS PLAT, "LAUDERHILL SHOPPES NO. THREE", HAVE CAUSED SAID LANDS TO BE SUBDIVIDED
IN THE MANNER SHOWN. THE EASEMENTS ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC
FOR PROPER PURPOSES. THE THOROUGHFARES ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC IN FEE SIMPLE
IN WITNESS WHEREOF, THE CITY NATIONAL BANK OF MIAMI, AS TRUSTEE, HAS CAUSED THIS
DEDICATION TO BE SIGNED IN THEIR NAMES, THIS 2ND DAY OF OCTOBER A.D., 1973.

WITNESS Clifford W. Horn CITY NATIONAL BANK OF MIAMI

WITNESS Clifford W. Horn VICE PRESIDENT & TRUST OFFICER

WITNESS Clifford W. Horn VICE PRESIDENT & TRUST OFFICER

ACKNOWLEDGEMENT

STATE OF FLORIDA) I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME AN
COUNTY OF DADE) OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS,
THAT Clifford W. Horn, VICE PRESIDENT & TRUST OFFICER, AND Frank G. Brigance Jr., VICE
PRESIDENT & TRUST OFFICER, RESPECTIVELY OF THE CITY NATIONAL BANK OF MIAMI, TO ME WELL KNOWN
TO BE THE PERSONS HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AS SUCH
OFFICERS OF SAID CORPORATION.
WITNESS MY HAND AND SEAL THIS 2ND DAY OF OCTOBER A.D., 1973.
MY COMMISSION EXPIRES FEB 17, 1974

NOTARY PUBLIC - STATE OF FLORIDA

COUNTY COMPTROLLERS CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177 LAWS OF FLORIDA, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 29th DAY OF JANUARY, A.D., 1974.
ATTEST: E. M. STROBEL, COUNTY COMPTROLLER

THIS INSTRUMENT WAS FILED FOR RECORD THIS 30th DAY OF JANUARY A.D., 1974.
RECORDED IN PLAT BOOK 82 AT PAGE 3, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

E. M. STROBEL, COUNTY COMPTROLLER

By: Juanita M. Krog
DEPUTY

By: Madeline Parkhurst
DEPUTY

CITY COUNCIL

STATE OF FLORIDA) THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED
COUNTY OF BROWARD) FOR RECORD BY THE CITY COUNCIL OF LAUDERHILL, FLORIDA, IN AND BY
ORDINANCE ADOPTED BY THE SAID CITY COUNCIL ON THIS 24th DAY OF SEPTEMBER A.D., 1973.
IN WITNESS WHEREOF THE SAID CITY COUNCIL HAS CAUSED THESE PRESENTS TO BE SIGNED
AND ATTESTED BY ITS CITY CLERK THIS 1st DAY OF OCTOBER A.D., 1973.

ATTEST: Muriel Trombley CITY CLERK

SIGNED James J. Martin MAYOR

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "LAUDERHILL SHOPPES NO. THREE" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND FURTHER THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

KEYSTONE ENGINEERING INC.

Willie G. Cato Jr. 9/27/73
WILLIE G. CATO JR., V.P.
REG. LAND SURVEYOR #1638
STATE OF FLORIDA

MORTGAGE HOLDER

THE CITY NATIONAL BANK OF MIAMI, AS TRUSTEE, DOES HEREBY JOIN IN THE DEDICATION OF THIS PLAT.

WITNESS Clifford W. Horn

WITNESS Clifford W. Horn

VICE PRESIDENT & TRUST OFFICER Vice Pres. & Trust Officer

VICE PRESIDENT & TRUST OFFICER Vice Pres. & Trust Officer

ACKNOWLEDGEMENT

STATE OF FLORIDA) I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME AN
COUNTY OF DADE) OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS,
THAT Clifford W. Horn, VICE PRESIDENT AND TRUST OFFICER AND Frank G. Brigance Jr., VICE
PRESIDENT AND TRUST OFFICER, RESPECTIVELY, AT THE CITY NATIONAL BANK
OF MIAMI, TO ME WELL KNOWN TO BE THE PERSONS HEREIN DESCRIBED, AND WHO SIGNED THE FOREGOING
INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.
WITNESS MY HAND AND SEAL THIS 2ND DAY OF OCTOBER
MY COMMISSION EXPIRES February 17th, 1974

NOTARY PUBLIC - STATE OF FLORIDA