



Resilient Environment Department  
**URBAN PLANNING DIVISION**

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Application Number 044-MP-06

## Development and Environmental Review Online Application

<b>Project Information</b>			
Plat/Site Plan Name <b>Lorson Plat</b>			
Plat/Site Number <b>044-MP-06</b>		Plat Book - Page (if recorded) <b>177-139</b>	
Owner/Applicant/Petitioner Name <b>RC5475, LLC</b>			
Address <b>9550 Gateway Drive</b>		City <b>Reno</b>	State <b>NV</b>
		Zip <b>89521</b>	
Phone <b>775-851-8576</b>		Email <b>bdejong@aimscorp.net</b>	
Agent for Owner/Applicant/Petitioner <b>Pillar Consultants, Inc.</b>		Contact Person <b>Jason Wilson</b>	
Address <b>5230 S. University Drive Suite 104</b>		City <b>Davie</b>	State <b>FL</b>
		Zip <b>33328</b>	
Phone <b>(954) 680-6533</b>		Email <b>jason@pillarconsultants.com</b>	
Folio(s) <b>504133410010</b>			
Location <b>West side</b> side of <b>SW 76th Ave</b> at/between/and <b>Griffin Road</b> and/of <b>Stirling Road</b> <small>north side/corner north street name street name / side/corner street name</small>			

<b>Type of Application (this form required for all applications)</b>	
Please check all that apply (use attached <b>Instructions</b> for this form).	
<input type="checkbox"/> <b>Plat</b> (fill out/PRINT <i>Questionnaire Form, Plat Checklist</i> )	
<input type="checkbox"/> <b>Site Plan</b> (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i> )	
<input checked="" type="checkbox"/> <b>Note Amendment</b> (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i> )	
<input type="checkbox"/> <b>Vacation</b> (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist, use Vacation Instructions</i> )	
<input type="checkbox"/> <b>Vacating Plats, or any Portion Thereof</b> ( <b>BCCO 5-205</b> )	
<input type="checkbox"/> <b>Abandoning Streets, Alleyways, Roads or Other Places Used for Travel</b> ( <b>BCAC 27.29</b> )	
<input type="checkbox"/> <b>Releasing Public Easements and Private Platted Easements or Interests</b> ( <b>BCAC 27.30</b> )	
<input type="checkbox"/> <b>Vacation</b> ( <i>Notary Continuation Form Affidavit</i> required, fill out <u>Business Notary</u> 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 checked="" type="checkbox"/> N/A
What was the project number assigned by the Urban Planning 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 checked="" 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 checked="" 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) Commerce	Land Use Plan Designation(s) Commerce
Zoning District(s) Commercial	Zoning District(s) Commercial

### 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?	Has been or will be Demolished?
			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
		Warehouse	35,000



**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.

Brenda [Signature] 10-30-23  
Owner/Agent Signature Date

**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 30<sup>th</sup> day of October, 2023, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

Betty J Gadway Betty J Gadway  
Name of Notary Typed, Printed or Stamped 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 <b>08/30/2024</b>	Acceptance Date <b>09/06/2024</b>	Fee <b>\$2,090.00</b>
Comments Due <b>10/07/2024</b>	Report Due <b>10/17/2024</b>	CC Meeting Date <b>TBD</b>
Adjacent City or Cities <b>None</b>		
<input checked="" type="checkbox"/> Plats	<input type="checkbox"/> Surveys	<input checked="" type="checkbox"/> Site Plans
<input checked="" type="checkbox"/> City Letter	<input type="checkbox"/> Agreements	<input type="checkbox"/> Landscaping Plans
<input checked="" type="checkbox"/> Other:	<b>Narrative, Opinion of Title</b>	
Distribute To	<input type="checkbox"/> Planning Council	<input type="checkbox"/> School Board
<input checked="" type="checkbox"/> Full Review	<input type="checkbox"/> Zoning Code Services (BMSD only)	<input type="checkbox"/> Land Use & Permitting
<input type="checkbox"/> Health Department		<input type="checkbox"/> Administrative Review
<input type="checkbox"/> Other:		
Received By <b>Adrien Osias</b>		



Application Number 044-MP-06

## Development and Environmental Review Online Application Questionnaire Form

<b>Type of Application</b>		
<input type="checkbox"/> Plat	<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Note Amendment

<b>Project Questionnaire</b>					
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.				
	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. <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DRI Name</td> <td style="width: 50%;">FQD Name</td> </tr> <tr> <td>Latest Ordinance Number</td> <td>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 copy(s). <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>				
X	4. Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 100%;">If YES, LUPA Number</td> </tr> </table>	If YES, LUPA Number			
If YES, LUPA Number					
X	5. Does the note represent a change in TRIPS? <span style="float: right;"><input checked="" type="checkbox"/> Increase <input type="checkbox"/> Decrease <input type="checkbox"/> No Change</span>				
X	6. Does the note represent a major change in Land Use? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>				
	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. <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>				
	8. Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>				
	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. <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>				
	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). <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>				

	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.	<input type="checkbox"/> Yes	<input type="checkbox"/> 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).	<input type="checkbox"/> Yes	<input type="checkbox"/> 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.)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.  Name/Title	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	15. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> 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, Environmental Permitting Division (EPD).	<input type="checkbox"/> Yes	<input type="checkbox"/> 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 (EPD).	<input type="checkbox"/> Yes	<input type="checkbox"/> 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 (EPD).	<input type="checkbox"/> Yes	<input type="checkbox"/> 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.	<input type="checkbox"/> Yes	<input type="checkbox"/> 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 (EPD).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
X	21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.  Facility Name Town of Davie Utilities Address 7351 SW 30 Street, Davie, FL 33314	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
X	22. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
X	23. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address.  Facility Name Town of Davie Utilities Address 7351 SW 30 Street, Davie, FL 33314	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

X	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector.	<input type="checkbox"/> Yes <input type="checkbox"/> No		
<table border="1" style="width: 100%;"> <tr> <td style="padding: 2px;">Solid Waste Collector</td> </tr> </table>			Solid Waste Collector	
Solid Waste Collector				
	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.	<input type="checkbox"/> Yes <input type="checkbox"/> No		
<table border="1" style="width: 100%;"> <tr> <td style="padding: 2px;">FPL - Name/Title</td> </tr> <tr> <td style="padding: 2px;">AT&amp;T - Name/Title</td> </tr> </table>			FPL - Name/Title	AT&T - Name/Title
FPL - Name/Title				
AT&T - Name/Title				
X	27. Estimate or state the total number of on-site parking spaces to be provided.	<table border="1" style="width: 100%;"> <tr> <td style="padding: 2px;">Spaces <b>536</b></td> </tr> </table>	Spaces <b>536</b>	
Spaces <b>536</b>				
X	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.	<table border="1" style="width: 100%;"> <tr> <td style="padding: 2px;">Seating</td> </tr> </table>	Seating	
Seating				

**PILLAR CONSULTANTS, INC.**

*Consulting Engineers, Planners, and Surveyors*

5230 South University Drive – Suite 104

Davie, Florida 33328

Phone (954) 680-6533

July 25, 2024

**Broward County**

Resilient Environment Department

Urban Planning Division

1 N University Drive, Suite 102A

Plantation, FL 33324

RE: **Lorson Plat**  
Plat Note Amendment

To Whom it May Concern:

Pillar Consultants, Inc. is requesting an amendment to the plat note of the “Lorson Plat”, as recorded in Plat Book 177, Page 139, of the public records of Broward County, Florida. The property is platted for 34,000 square feet of office use (specifically excluding uses such as banks or commercial/retail). The site is currently vacant and the intent is to develop a new warehouse commercial building. The current zoning and land use designation for this parcel will remain. Consequently, the petitioner is requesting to amend the plat note from the existing note which states:

*This plat is restricted to 34,000 square feet of office use. Banks and commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.*

To a new plat note which states:

*This plat is restricted to 35,000 square feet of warehouse space.*

Thank you for your time and consideration, and should you have any questions or require additional documentation, please do not hesitate to contact me by e-mail at [jason@pillarconsultants.com](mailto:jason@pillarconsultants.com), or by phone at 954-680-6533.

Respectfully Submitted,  
**Pillar Consultants, Inc.**



Jason Wilson  
President