



Application Number 023-MP-95

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

Project Information			
Plat/Site Plan Name Alexander Young Plat			
Plat/Site Number 023-MP-95		Plat Book - Page (if recorded) Book 164 Page 10	
Owner/Applicant/Petitioner Name 4670 N. State, LLC			
Address 8401 W. Roosevelt Rd.		City Forest Park	State IL
		Zip 60130	
Phone Contact Agent		Email Contact Agent	
Agent for Owner/Applicant/Petitioner Christina Bilenki Esq./Miskel Backman, LLP		Contact Person Christina Bilenki, Esq.	
Address 14 SE 4th St. Suite 36		City Boca Raton	State FL
		Zip 33432	
Phone 561-405-3323		Email cbilenki@miskelbackman.com	
Folio(s) 484218150012			
Location East _____ side of N. State Rd. 7 at/between/and Wiles Rd. and/of Alexandra Blvd. <small><i>north side/corner north street name street name / side/corner street name</i></small>			

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

Application Status			
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 type="checkbox"/> No	<input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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.)	<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 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 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 type="checkbox"/> 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) Commercial	Land Use Plan Designation(s) Commercial
Zoning District(s) PCD	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?	Has been or will be Demolished?
Fast Food Restaurant	4,151	Current	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	HAS WILL <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Commercial	3,600	Current	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	HAS WILL <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Office	4,100	Current	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	HAS WILL <input type="checkbox"/> NO <input checked="" type="checkbox"/>

*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
		Fast Food Restaurant	7,500 sq. ft.
		Commercial	3,600
		Office	4,100

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 *EB* Date 7/1/2024
Ellis B. Hoffstein
Jafco Properties LLC

NOTARY PUBLIC

Illinois
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 1ST day of July, 2024, who is personally known to me | has produced _____ as identification.

Name of Notary: *Christine Malopy*
Name of Notary - Typed, Printed or Stamped

Christine Malopy
Signature of Notary Public - State of Florida



#7109534
Serial Number (if applicable)

Notary Seal (or Title or Rank)

For Office Use Only

Application Type **Note Amendment**

Application Date	Acceptance Date 10/25/2024	Fee \$1,700
Comments Due 11/25/2024	Report Due 12/5/2024	CC Meeting Date TBA

Adjacent City or Cities

- 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 **Diego Munoz**



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

Josie P. Sesodia, AICP
Urban Planning Division
1 N. University Dr. #102A
Plantation, FL 33324

Re: Chick-Fil-A: Alexander-Young Plat Note Amendment/Delegation Request

Dear Ms. Sesodia,

Chick-Fil-A, Inc. ("CFA") has an existing +/- 4,151 square foot single story Chick-Fil-A restaurant including drive through facilities on a +/- 1.09 acre pad ("CFA Pad") within the Village Shoppes of Coconut Creek shopping center located at 4670 N. State Road 7, which is generally located on the northeast corner of Wiles Road and N. State Road 7 ("Shopping Center") in the City of Coconut Creek ("City"). The CFA Pad is located within the Alexander-Young Plat as recorded in Plat Book 164, Page 10 of the Public Records of Broward County, Florida ("Plat"). At this time, Petitioner is proposing to add +/- 2,083 square feet of canopy are to the existing restaurant building ("Project"). The expanded canopies allow team members to be positioned outside during times of heat and rain, where they would otherwise be unable to facilitate orders without having this protection from the elements during certain weather events. It also allows for a greater number of team members to be positioned outside to expedite drive-thru operations.

More specifically, the CFA Pad falls within Tract B of the Plat, which currently also has existing commercial and office uses. In order to add the proposed canopies for the Project, Petitioner is proposing to amend the restrictive note on the Plat to add +/- 2,500 square feet of fast food restaurant use to the Plat. As such, Petitioner respectfully requests the following amendment to the restrictive note on the Plat:

Existing Note Language Per the Note Amendment Agreement Recorded on December 26, 2019, Instrument # 116254927

This Plat is restricted to one service station on Tracts A and A-1; and 3,600 square feet of commercial, 4,100 square feet of office use and 5,000 square feet of fast food restaurant on Tract B. Commercial uses within Tract B are restricted to buildings devoted to employment center principal uses and limited to less than 50% of the "Employment Center" site.

Proposed Note Language

This Plat is restricted to one service station on Tracts A and A-1; and 3,600 square feet of commercial, 4,100 square feet of office use and 7,500 square feet of fast food restaurant on Tract B. Commercial uses within Tract B are restricted to buildings devoted to employment center principal uses and limited to less than 50% of the "Employment Center" site.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "CBilenki". The signature is fluid and cursive, with the first name "Christina" and last name "Bilenki" clearly distinguishable.

Christina Bilenki, Esq.
Miskel Backman LLP