



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

To Person Wishing to Appear Before the Broward County Commission		
<p>Please fill out this form and return to:</p> <p style="text-align: center;">Urban Planning Division, Governmental Center West 1 North University Drive, Box 102 Plantation, FL 33324</p> <p>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.</p>		
Plat Name		
Plat Number		
Plat Book & Page		
Name of Delegation or Group		Date of Request
Name of Person Representing Group		Phone Number
Address		
Subject You Wish to Discuss		
Explanatory Comments		
Have you ever contacted anyone in county government in regard to this subject? YES <input type="checkbox"/> NO <input type="checkbox"/>	If so, who?	
	When?	
	What was the result?	
Approximate Time You Will Need	How Many Persons Will Appear with Your Group?	Are Materials Attached for the Commission's Review?
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	Application Date	Acceptance Date
Fee	Comments Due	CC Meeting Date
<input type="checkbox"/> Site Plans/Drawings <input type="checkbox"/> Agreements <input type="checkbox"/> Other:		
Adjacent City or Cities		
Title of Request		
Received By		



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

Josie P. Sesodia, AICP
Resilient Environment Department Director
Broward County Urban Planning Division
1 N. University Dr.
Plantation, FL 33324

RE: Amendment of Restrictive Covenants-Land Sec. 4 Golf Course Plat (Plat Book 88, Page 20)

Dear Ms. Sesodia,

Woodmont Country Club ("Owner") is the owner of the +/- 4.58-acre property located at NW 81st Street and identified by Folio# 494104260040, which is generally located on the southeast corner of N Pine Island Road and Southgate Boulevard ("Property") within the City of Tamarac ("City") and Broward County ("County"). The Property was originally developed as part of the Pine's Golf Course within the Woodmont Country Club and was subsequently part of property subject to Land Use Plan Amendment PC 13-12 ("LUPA"). More specifically, PC 13-12 amended the future land use designation of the Property to Commerce, and other areas of the Pine's Golf Course were amended to Low (5) Residential. As part of the LUPA, Owner entered into a Declaration of Restrictive Covenants recorded as Instrument #114696129 on October 31, 2017, in the Public records of Broward County, Florida ("Declaration"). The Declaration is for the benefit of the County and, in part, restricts the development of the Property to twenty-eight thousand (28,000) square feet of commercial use.

Following approval of the LUPA, Owner spent several years working to identify a commercial use that would be viable on the Property to no avail. It became readily apparent that the Property is better suited for residential uses, consistent with the surrounding area. At this time, D.R. Horton, Inc. ("DR Horton") is under contract to purchase the Property in order to develop it with fifty (50) townhouse units ("Project"). In support of the Project, the City recently approved a local land use plan amendment and the allocation of fifty (50) flex units in order to allow for the proposed development.

In order to develop the Project, Petitioner is seeking an amendment to the Declaration to remove the restrictive of 28,000 square feet of commercial use on the Property in order to allow for the proposed Project. The remainder of the restrictions and obligations under the Declaration would remain unchanged. A copy of the draft amendment to the Declaration with the proposed changes is enclosed herein for your review. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "CBilenki", is written over a horizontal line.

Christina Bilenki, Esq.
Miskel Backman LLP