



**PLANNING AND ZONING BOARD  
AGENDA  
May 26, 2022  
6:00 PM**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES FROM PREVIOUS MEETING**
  - A. APPROVAL OF APRIL 14, 2022 MINUTES
- 4. CONTINUED MATTERS**
- 5. PUBLIC HEARINGS**
  - A. APPLICATION NO. 03-PL-21, REQUESTING A STATEMENT OF NO-OBJECTION TO BROWARD COUNTY IN CONNECTION WITH ASSISTANCE UNLIMITED INC'S REQUEST TO AMEND THE NOTE ON THE FACE OF THE PLAT KNOWN AS "OAKLAND COMMERCIAL PROPERTIES NORTH" ON A PORTION OF TRACT "A," AS RECORDED IN PLAT BOOK 118, PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 6. COMMITTEE REPORTS**
- 7. OLD BUSINESS**
- 8. NEW BUSINESS**
- 9. COMMUNICATIONS**
  - A. Future Meeting Dates: 06/23/22
- 10. ADJOURNMENT**

**Join the meeting via Zoom:**

<https://us06web.zoom.us/j/86270832844>

-

**Join the meeting via telephone:**

Dial (for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 301 715 8592

## Meeting ID: 862 7083 2844

If a person decides to appeal any decision made by the Board, Agency, or Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (FS 286.0105)

Any person requiring auxiliary aids and services at this meeting may contact the City Clerk's Office at (954) 535-2705 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 or 1-800-955-8771.

## CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

Title
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APPROVAL OF APRIL 14, 2022 MINUTES

Summary
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Staff Recommendation
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**Background:**

**Funding Source:**

**Fiscal Impact:**

**Sponsor Name/Department:** Tanya Davis-Hernandez, AICP/Development Services Director

**Meeting Date:** 5/26/2022

## CITY OF LAUDERDALE LAKES

### Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

Title
APPLICATION NO. 03-PL-21, REQUESTING A STATEMENT OF NO-OBJECTION TO BROWARD COUNTY IN CONNECTION WITH ASSISTANCE UNLIMITED INC'S REQUEST TO AMEND THE NOTE ON THE FACE OF THE PLAT KNOWN AS "OAKLAND COMMERCIAL PROPERTIES NORTH" ON A PORTION OF TRACT "A," AS RECORDED IN PLAT BOOK 118, PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
Summary
Staff Recommendation

**Background:**

**Funding Source:**

**Fiscal Impact:**

**Sponsor Name/Department:** Tanya Davis-Hernandez, AICP/Development Services Director

**Meeting Date:** 5/26/2022

**ATTACHMENTS:**

Description	Type
 CENTRAL CHARTER-PLAT STAFF REPORT	Backup Material



# Staff Report To The Planning and Zoning Board May 26, 2022

## I. General Data

<b>PROJECT NAME/REQUEST:</b>	APPLICATION NO. 03-PL-21, REQUESTING A STATEMENT OF NO-OBJECTION TO BROWARD COUNTY IN CONNECTION WITH ASSISTANCE UNLIMITED INC'S REQUEST TO AMEND THE NOTE ON THE FACE OF THE PLAT KNOWN AS "OAKLAND COMMERCIAL PROPERTIES NORTH" ON A PORTION OF TRACT "A," AS RECORDED IN PLAT BOOK 118, PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
<b>STAFF RECOMMENDATION:</b>	Staff recommends approval of this application with conditions based upon the findings and analysis shown within this report.
<b>CREATED BY/FROM:</b>	Fernando Leiva, AICP, Assoc. AIA <b>FL</b> Principal Planner/Development Services Manager

May 5, 2021 - Application Filed

August 10, 2021 – Development Review Committee (First Round)

September 29, 2021 – Development Review Committee (Second Round)

May 26, 2022 – Planning and Zoning Board Public Hearing

TBD – City Commission Workshop

TBD – City Commission Regular Meeting

## Project Information

<b>PROJECT NAME</b>	CENTRAL CHARTER K-8 SCHOOL
<b>EXISTING USE</b>	CHARTER SCHOOL/OFFICE/DAY CARE
<b>PROPOSED USE</b>	CHARTER SCHOOL/DAYCARE
<b>CURRENT ZONING</b>	CF/B-2

PROPOSED ZONING	CF		
FUTURE LAND USE DESIGNATION	COMMERCE		
LOCATION OF PROPERTY	4487 – 4695 N SR 7 APPROXIMATELY ¼ MILE SOUTH OF COMMERCIAL BOULEVARD AND N SR 7		
PARCEL ID	494113210011		
TOTAL ACREAGE	+/- 11.44 GROSS ACRES		
PROPERTY OWNER	ASSISTANCE UNLIMITED INC		
ADJACENT PROPERTIES:			
	EXISTING LAND USE	FUTURE LAND USE	ZONING
NORTH	SINGLE FAMILY RESIDENTIAL	LOW-MEDIUM RESIDENTIAL	RC/R-1 (MAINLANDS SEC.1, CITY OF TAMARAC)
SOUTH	SINGLE FAMILY RESIDENTIAL	LOW (5) RESIDENTIAL	RS-3
EAST	RACETRAC/LAKES MEDICAL CENTER	COMMERCE	B-2
WEST	SINGLE FAMILY RESIDENTIAL	LOW-MEDIUM RESIDENTIAL	RC/R-1 (MAINLANDS SEC.1, CITY OF TAMARAC)
REPORT DATE	DECEMBER 1, 2021		

## II. Item Summary

The Request: The Owner/Petitioner, Assistance Unlimited Inc., is requesting a plat note (delegation request) as follows:

From:

> Tract A-1 is restricted to a service station with 24 fueling positions which includes a convenience store and carwash. Tract A-2 is limited to 51,000 square feet of office, 144,900 square feet of retail and 25,600 square feet of warehouse.

To:

> Tract A-1 is restricted to a service station with 24 fueling positions which includes a convenience store and carwash. Tract A-2 is limited to 51,000 square feet of office, 144,900 square feet of retail and 25,600 square feet of warehouse. Tract A-3 is limited to a 80,000 SF K-8 Charter school and 15,000 square foot daycare/preschool.

The Site: The overall site is +/-11.44 acres of developed land and zoned CF and B-2 (+/- 2.25 acre parcel, located at northeast corner of the development) with an underlying land use designation of Commercial both on the City and County Future Land Use Maps. Access to the subject site is via NW 46<sup>th</sup> Street (shared access road).

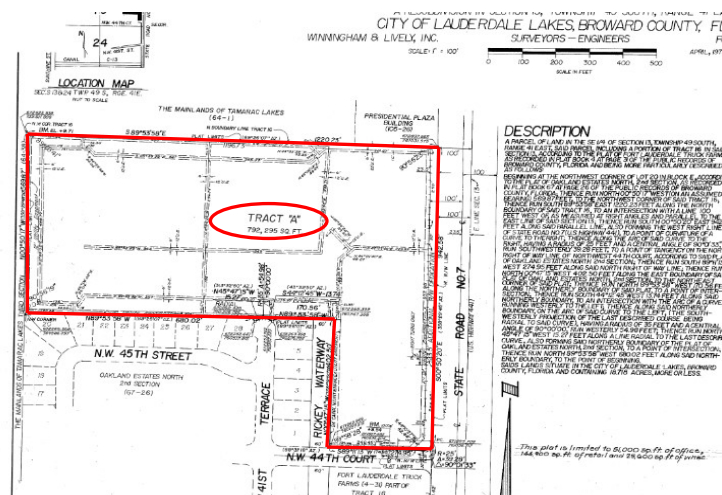
### III. Related Applications

- Application # 03-RZ-21:** Rezoning from Commercial to Community Facilities (Northeast portion)
- Application # 04-SP-21:** Major Site Plan Revision Approval to allow for +/- 80,000 sq. ft. charter school and 15,000 sq. ft. daycare/preschool expansion to a total school enrollment capacity of 1,600 students.
- Application # 03-VA-21:** Variance(s) Approval from Subsection 1001.9(c) of Chapter 10 of the Land Development Regulations.

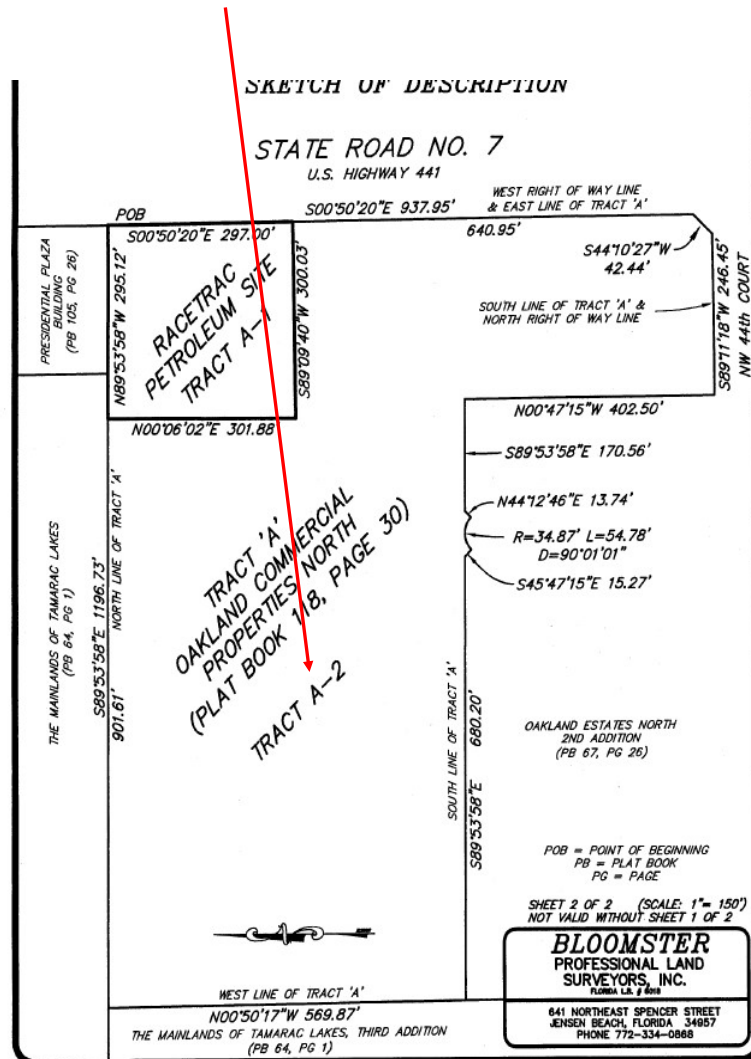
### IV. Background

Plat note amendments require City Commission approval. Additionally, Broward County requires that the City of Lauderdale Lakes concur with this request prior to a review of the proposal by Broward County Commission. Plat note amendments may be amended by Agreement with Broward County.

The Plat of "Oakland Properties North," a replat was approved by the Lauderdale Lakes City Commission on December 11, 1979, Broward County Planning Council on October 28, 1982, and recorded in O.R. Book 118, Page 30, of Broward County on December 21, 1982.



The current notation on Tract "A-1," according to the plat thereof as recorded in book 118, page 30, of the public records of Broward County, was amended on November 5, 2013 by Agreement between the Board of County Commissioners of Broward County and RaceTrac Petroleum, Inc. The current notation shown on the face of the plat was recorded by RaceTrac Petroleum in ORB 51051 997. The Central Charter School property is platted as a portion of Tract "A-2."



The Development Review Committee (DRC) first reviewed this application on August 10, 2021 offering comments related to a specifically delineated lot/parcel (Tract A-3) that the Committee believed was missing from the proposed sketch of description, as particularly described in the proposed plat note below:

- > Tract A-1 is restricted to a service station with 24 fueling positions which includes a convenience store and carwash. Tract A-2 is limited to 51,000 square feet of office, 144,900 square feet of retail and 25,600 square feet of warehouse. Tract A-3 is limited to an 80,000 SF K-8 Charter school and 15,000 square foot daycare/preschool.



## V. Analysis

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Standards for reviewing plat amendments are shown in Section 509. *Subdivision plat approval* of the LDRs. Pursuant to Subsection 509.11, modification to recorded plats may require that any or all of the following items be provided and approved:

- Current survey
- Sketch plat
- Master parking plan
- Secondary access plan
- Alley, access, drainage, utility, planting, or other easements
- Paving and drainage plan
- Sewer and water.

The Applicant has complied with submittal of the above requirements, as part of the petitions for rezoning, site plan and variances. The school expansion is proposed to be gated with the main entrance along the eastern property line off the shared access road (easement) with RaceTrac and Lakes Medical Center, LLC. The Committee voiced some concerns about lack of adequate drainage, vehicular and pedestrian safety at the project access to/from North SR 7, and made the following recommendations:

- Applicant should verify that the main entrance gate and guard house be relocated within the property boundary; or
- Verify that project (sketch of description and plans) be revised showing a boundary lot line adjustment (relocation of property boundaries) along the main entrance prior to City Commission consideration.
- Provide an external sidewalk connection from the end of the proposed internal covered walkway at the gate, through/along the access road, to the sidewalk on North State Road 7;
- Confirm that an integrated approach to drainage (catch basin and storm pipes) issues be addressed at the main entrance and along the shared access road; and

In response to the Committee's recommendations, On November 16, 2021, the Applicant met with staff and representatives from adjoining property owners (interested parties) to look at ways on how the drainage and sidewalk improvements can be carried out. At this meeting, the adjacent property owners (Lakes Medical Center and Central Charter) also looked for ways to transfer a small portion of land between their adjacent parcels.

## **VI. Staff Recommendations and Conclusions**

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Staff recommends approval of this application with conditions based upon the findings and analysis shown within this report. Should the Planning and Zoning Board move to recommend approval of this plat note change, staff recommends the following conditions:

1. SPECIFICALLY DELINEATE/REPRESENT TRACT A-2 AND TRACT A-3 ON A NEW SURVEY/SKETCH OF DESCRIPTION for "Oakland Commercial Properties North" Plat.
2. Receipt of a final determination by Broward County as to whether or not a Plat Note Amendment is required.
3. Approval of a Final Site Plan, pursuant to a Developer's Agreement;
4. Prior to City Commission consideration, the Applicant shall agree to pay a proportionate fee/share of proposed expansion in lieu of taxes on a yearly basis for the next ten years as they move forward to occupy the building;
5. Prior to City Commission consideration, the Applicant shall acknowledge and agree to voluntarily contribute their fair share for construction of a 5' sidewalk along the shared access road from/to North State Road 7;
6. Prior to City Commission consideration, the Applicant shall provide letters from the applicable utility providers that there is sufficient planned capacity/infrastructure to serve the added density.
7. Should significant adverse traffic impacts associated with the proposal occur after buildout, the Applicant shall evaluate and mitigate accordingly.
8. Applicant shall agree to share the use of sports and recreational facilities, as stated in Article IX, Section 9 of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning, or agree to dedicate .62 acres of land for parks and recreational uses, or agree to pay \$156,398 in lieu of land dedication prior to issuance of any building permits; and
9. Developer shall conform to the Final Site Plan including associated lot line adjustment along the main entrance and road access improvements (drainage and sidewalk).

### **Planning and Zoning Board Recommendation:**

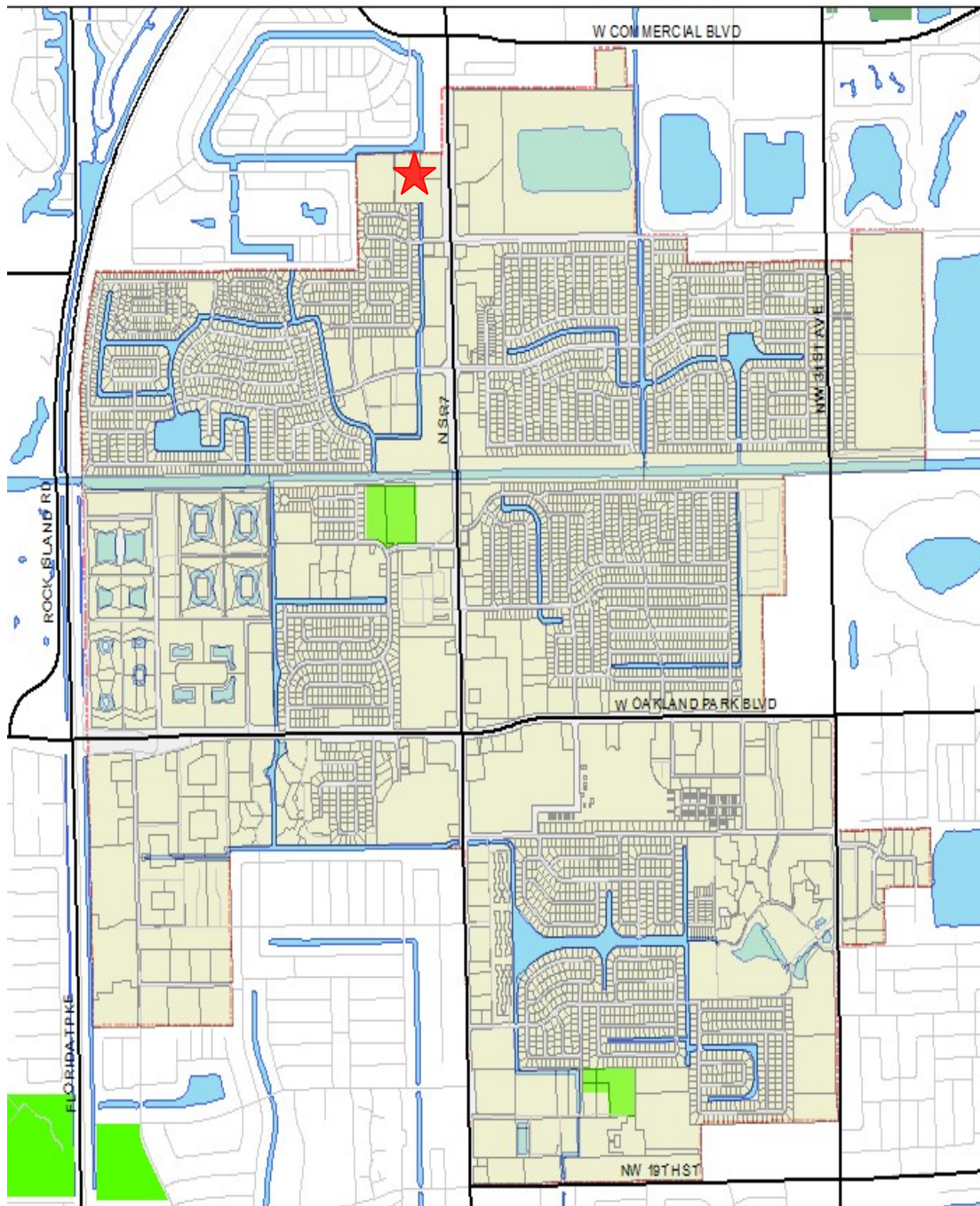
At its December 7, 2021 special meeting, the Planning & Zoning Board made a motion to continue the meeting to the next regular meeting to allow resolution on the conditions of approval of the rezoning application, as proposed by staff.

At the May 26, 2022 Planning & Zoning Board meeting, a \_\_\_\_\_ recommendation (Motion carried \_\_\_\_\_ ) was forwarded to the City Commission.

### **Attachments/Exhibits:**

- A. Location Map
- B. Future Land Use and Zoning Map
- C. Applicant's Documentation

## EXHIBIT A Location Map




 **Subject Location**

## EXHIBIT B

### Land Use and Zoning Map



	<b>Land Use and Zoning Map</b>
<b>Application No. 03-PL-21 Central Charter K-8 School</b>	<b>Development Services Department 05/26/2022</b>

**EXHIBIT C**  
**Applicant's Documentation**





June 4, 2021 (revised)

Fernando Leiva; AICP  
City of Lauderdale Lakes Planning and Zoning Department  
3521 NW 43<sup>rd</sup> Avenue  
Lauderdale Lakes, FL 33319  
Phone: 954-535-2495

NOTE: This application includes four requests (Site Plan/Rezoning/Variance/Delegation); this justification statement has been separated to specifically address the Delegation Request, with separate letters addressing each of the other requests, please refer to those as well for the full picture of this redevelopment application.

**RE: Central Charter School – Delegation Request  
Justification Statement / Letter of Intent**

Dear Fernando;

On behalf of the Owner and Petitioner, please find attached our formal request for the review of a modified site plan showing the expansion of the existing charter school at 4487 and 4645 North State Road 7, approximately ¼ mile south of the intersection of Commercial Boulevard and State Road 7/441. The subject property is shown below for reference and is currently zoned CF (Community Facilities) in part and B-2 (Community Business) in part.



The request is in four parts, but this letter specifically address the variance requests, please refer to the additional letters as needed for reference or additional information:

- Delegation Request (Plat Note Amendment)
- (see separate justification letter) Variance requests (4) to incorporate existing landscape buffers into the project, which do not meet current code requirements for perimeter buffer widths.
- (see separate justification letter) Change of Zoning District for the portion of the project site zoned B-2, such that the entire campus will be zoned CF.
- (see separate justification letter) Revised Final Site Plan (Charter School and Daycare Redevelopment)

### **PROPERTY HISTORY AND SITE CHARACTERISTICS**

The subject property currently supports a charter school, with two outbuildings which will be incorporated into the school functions. Central Charter School was the second charter school to open in Broward County, opening its doors in August 1997 with an initial enrollment of 159 students in grades K-6th. The Mission stated:

*"Central Charter School provides an enriched innovative educational program focusing on reading, writing, mathematics, and language arts for at-risk students in the Broward County School District. The curriculum shall emphasize proper manners and behavior in an environment that is positive and safe. It shall further emphasize high expectation for success of all students enrolled. Finally, the curriculum shall provide opportunities to enhance parenting skills for the parents of students enrolled at Central Charter School."*

In May of 2013, seventh grade was added, and overall, enrollment once again increased. from approximately 800 to approximately 1,200 students. Furthermore, the instructional staff grew to 65 teachers. Today, Central Charter School is a K-8 (Kindergarten through the Eighth Grade) Center. It has become an essential organization in the community, and they continue to be committed to the path of excellence in education, impacting the local and global communities positively. The redevelopment would allow the school to expand to 1,200 students (remaining a K-8 school), to continue to provide the highest educational opportunities for the neighborhood and community.



## DELEGATION REQUEST

This project will require a plat note amendment to accommodate the school expansion and preschool/daycare use on site. The existing plat is Oakland Commercial Properties North, recorded in Plat Book 118 Page 30, The latest amendment to the plat notation was recorded by RaceTrac Petroleum (attached) in ORB 51051 997.

The proposed plat note indication will be changed from:

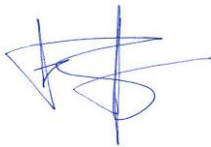
*Tract A-1 is restricted to a service station with 24 fueling positions which includes a convenience store and carwash. Tract A-2 is limited to 51,000 square feet of office, 144,900 square feet of retail and 25,600 square feet of warehouse.*

To:

**Tract A-1 is restricted to a service station with 24 fueling positions which includes a convenience store and carwash. Tract A-2 is limited to 51,000 square feet of office, 144,900 square feet of retail and 25,600 square feet of warehouse. Tract A-3 is limited to a 80,000 SF K-8 Charter school and 15,000 square foot daycare/preschool.**

In closing, we appreciate your review and consideration of this request, please feel free to reach out via phone at (561) 404-7244 or via email, [Mark.Rickards@kimley-horn.com](mailto:Mark.Rickards@kimley-horn.com), with any questions or concerns.

Best Regards;

A handwritten signature in blue ink, appearing to be 'Mark Rickards', with a stylized, overlapping loop structure.

Mark Rickards, AICP

Return recorded copy to:

PLAT REL

Plat Book 118, Page 30

Planning and Redevelopment Regulation Division  
Environmental Protection and  
Growth Management Department  
Governmental Center West  
1 North University Drive  
Building A, Suite 102  
Plantation, FL 33324

Document prepared by:  
Andrew J. Petersen, P.E.  
Bowman Consulting Group  
4450 W. Eau Gallie Blvd., Suite 232  
Melbourne, FL 32935

NOTICE: PURCHASERS, GRANTEEES, HEIRS, SUCCESSORS AND ASSIGNS OF ANY INTEREST IN THE PROPERTY SET FORTH ON EXHIBIT "A" ARE HEREBY PUT ON NOTICE OF THE OBLIGATIONS SET FORTH WITHIN THIS AGREEMENT WHICH SHALL RUN WITH THE PROPERTY.

### AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT

This is an Agreement, made and entered into by and between: BROWARD COUNTY, a political subdivision of the state of Florida, hereinafter referred to as "COUNTY,"

AND

RaceTrac Petroleum, Inc., its successors and assigns, hereinafter referred to as "DEVELOPER."

WHEREAS, DEVELOPER is the owner of property shown on the Oakland Commercial Properties North Plat, Plat No. / Clerk's File No. 064-MP-80, hereinafter referred to as "PLAT," which PLAT was approved by the Board of County Commissioners of Broward County on November 5, 2013; and

WHEREAS, a description of the platted area is attached hereto as Exhibit "A" and made a part hereof, and

WHEREAS, DEVELOPER has determined there exists a need for an amendment to the Notation on the face of said PLAT; and

WHEREAS, the COUNTY has no objection to amending the notation and the Board of County Commissioners approved such an amendment at its meeting of November 5, 2013;

NOW, THEREFORE, in consideration of the mutual terms, conditions and promises hereinafter set forth, the COUNTY and DEVELOPER agree as follows:

1. The above recitals and representations are true and correct and are incorporated herein.
2. COUNTY and DEVELOPER hereby agree that the notation shown on the face of the PLAT is hereby amended as set forth within Exhibit "B."
3. In the event that all the owners and/or mortgagees of property within the PLAT being amended that

CAF#358  
Rev. 10/28/09

1

Approved BCC 11/5/13, #27  
Submitted By EPGMD-CPRD  
RETURN TO DOCUMENT CONTROL

12

are affected by such amendment are not parties to this Agreement, DEVELOPER hereby agrees to indemnify, defend, and hold BROWARD COUNTY harmless from any claims or causes of action brought by such owners and/or mortgagees. This indemnification obligation shall run with the land and bind DEVELOPER's successors and assigns.

4. NOTICE. Whenever any of the parties desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified; the place for giving notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving notice:

For the COUNTY:

Director, Planning and Environmental Regulation Division  
Environmental Protection and  
Growth Management Department  
Governmental Center West  
1 North University Drive  
Building A, Suite 102  
Plantation, FL 33324

For the DEVELOPER:

RACETRAC PETROLEUM INC., ATTN: TRAVIS HENEGAR

3225 CUMBERLAND BLVD.

ATLANTA, GA, 30339

5. RECORDATION. This Agreement shall be recorded in the Public Records of Broward County, Florida, at the DEVELOPER's expense. The benefits and obligations contained in this Agreement shall inure to grantees, successors, heirs, and assigns who have an interest in the PLAT.
6. VENUE; CHOICE OF LAW. Any controversies or legal issues arising out of this Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State Courts of the Seventeenth Judicial Circuit of Broward County, Florida, the venue situs, and shall be governed by the laws of the state of Florida.
7. NOTATIONS. All other notations on the face of the above referenced PLAT not amended by this Agreement shall remain in full force and effect.
8. CHANGES TO FORM AGREEMENT. DEVELOPER represents and warrants that there have been no amendments or revisions whatsoever to the form Agreement without the prior written consent of the County Attorney's Office. Any unapproved changes shall be deemed a default of this Agreement and of no legal effect.
9. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provisions hereof.
10. NO WAIVER. No waiver of any provision of this Agreement shall be effective unless it is in writing,

signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

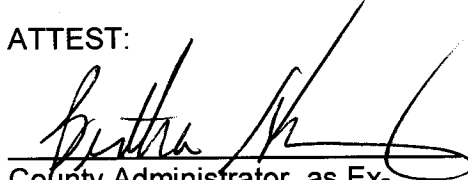
11. EXHIBITS. All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference. Typewritten or handwritten provisions inserted in this Agreement or attached hereto shall control all printed provisions in conflict therewith.
12. FURTHER ASSURANCES. The parties hereby agree to execute, acknowledge and deliver and cause to be done, executed, acknowledged and delivered all further assurances and to perform such acts as shall reasonably be requested of them in order to carry out this Agreement.
13. ASSIGNMENT AND ASSUMPTION. DEVELOPER may assign all or any portion of its obligations pursuant to this Agreement to a grantee of the fee title to all or any portion of the property described in Exhibit "A." DEVELOPER agrees that any assignment shall contain a provision which clearly states that such assignment is subject to the obligations of this Agreement and recorded in the public records of Broward County, Florida.
14. AMENDMENTS. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by the COUNTY and DEVELOPER.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice Mayor, authorized to execute same by Board action on the 5 day of November, 2013, and DEVELOPER, signing by and through its President, duly authorized to execute same.

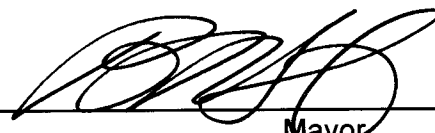
COUNTY

ATTEST:

  
County Administrator, as Ex-  
Officio Clerk of the Board of  
County Commissioners of  
Broward County, Florida

BROWARD COUNTY, through its  
BOARD OF COUNTY COMMISSIONERS

By

  
Mayor  
27<sup>th</sup> day of August, 2014

Approved as to form by  
Office of County Attorney  
Broward County, Florida  
Government Center, Suite 423  
115 South Andrews Avenue  
Fort Lauderdale, Florida 33301  
Telephone: (954) 357-7600  
Telecopier: (954) 357-6968

By

  
Assistant County Attorney  
**John E. Naclerio III**

4 day of August, 2014



## DEVELOPER-CORPORATION/PARTNERSHIP

Witnesses (if partnership):

[Signature]  
(Signature)

Print name: DALE MARSHALL

[Signature]  
(Signature)

Print name: TRAVIS HENEGARRACETRAC PETROLEUM INC.Name of Developer  
(corporation/partnership)

By [Signature]  
(Signature)

Print name: MAX LENKER

By [Signature]  
(Signature)

Print name: \_\_\_\_\_

30 day of JUNE, 2014

ATTEST (if corporation):

[Signature]  
(Secondary Signature)

Print Name of Secretary: Joseph Akers

(CORPORATE SEAL)

## ACKNOWLEDGMENT- CORPORATION/PARTNERSHIP

STATE OF Georgia )  
)SS.  
COUNTY OF Cobb )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of June, 2014, by Max Lenker, as President of Racetrac Petroleum, Inc., a Georgia corporation/partnership, on behalf of the corporation/partnership. He or she is:  
☒ personally known to me, or  
☐ produced identification. Type of identification produced \_\_\_\_\_.

NOTARY PUBLIC:



3-2-2018

[Signature]  
Print name: Kristina M. Longfellow

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Tract 'A', Oakland Commercial Properties North, according to the plat thereof as recorded in plat book 118, page 30, of the public records of Broward County, Florida.

**EXHIBIT "B"**

**AMENDMENT TO NOTATION ON PLAT**

**The existing notation shown on the face of the PLAT clarifying and limited the use of the platted property is amendment from:**

This plat is limited to 51,000 square feet of office, 144,900 square feet of retail and 25,600 square feet of warehouse.

**The notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended to:**

Tract A-1 (see attached legal description) is restricted to a service station with 24 fueling positions which includes a convenience store and carwash. Tract A-2 (see attached legal description) is limited to 51,000 square feet of office, 144,900 square feet of retail and 25,600 square feet of warehouse.



**EXHIBIT "B" - CONTINUED****PLEASE CHECK THE APPROPRIATE BOX OR BOXES.**☐ **Expiration of Finding of Adequacy for Plat or Parcel without an Expiration of a Finding of Adequacy notation or the Finding of Adequacy has expired.**

If a building permit for a principal building (excluding dry models, sales, and construction offices) and first inspection approval are not issued by \_\_\_\_\_, 20\_\_\_\_, then the County's finding of adequacy shall expire and no additional building permits shall be issued for the amended uses until such time as Broward County makes a subsequent finding that the applicant satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; **and/or**

If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by \_\_\_\_\_, 20\_\_\_\_, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the applicant satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

☐ **Air Navigation Hazards.**

Any structure within this Plat shall comply with Section IV D 1. f., Development Review Requirements of the Broward County Comprehensive Plan regarding hazards to air navigation.

## LEGAL DESCRIPTION

### LEGAL DESCRIPTION: TRACT A-1

A PORTION OF TRACT 'A', OAKLAND COMMERCIAL PROPERTIES NORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 118, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 'A', SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 00°50'20" EAST, ALONG THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 7, A DISTANCE OF 297.00 FEET; THENCE SOUTH 89°09'40" WEST, A DISTANCE OF 300.03 FEET; THENCE NORTH 00°06'02" EAST, A DISTANCE OF 301.88 FEET TO A 5/8" IRON ROD & CAP (LB 2995), ALSO BEING A POINT ON THE NORTH LINE OF SAID TRACT 'A'; THENCE SOUTH 89°53'58" EAST, ALONG SAID NORTH LINE OF TRACT 'A', A DISTANCE OF 295.12 FEET TO THE POINT OF BEGINNING.

### NOTES:

1. THIS SKETCH OF LEGAL DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARING BASE OF THIS SKETCH OF LEGAL DESCRIPTION IS S.00°50'20"E. ALONG THE WEST RIGHT OF WAY LINE OF NORTH STATE ROAD NO. 7.
3. THE INFORMATION WAS PROVIDED BY "RACETRAC PETROLEUM, INC."
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

### SURVEYORS CERTIFICATION:

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ROBERT BLOOMSTER JR.  
PROFESSIONAL LAND SURVEYOR  
NO. 4134 STATE OF FLORIDA

**BLOOMSTER**  
PROFESSIONAL LAND  
SURVEYORS, INC.

FLORIDA L.S. # 6018

641 NORTHEAST SPENCER STREET  
JENSEN BEACH, FLORIDA 34957  
PHONE 772-334-0868

SHEET 1 OF 2

SCALE: 1" = 150'

DATE: 3/12/14

F.S. SKETCH

JOB NO. 11835

REVISIONS

VICINITY MAP: NOT TO SCALE  
SHEET 1 OF 2 (SCALE: 1" = 150')  
NOT VALID WITHOUT SHEET 2 OF 2

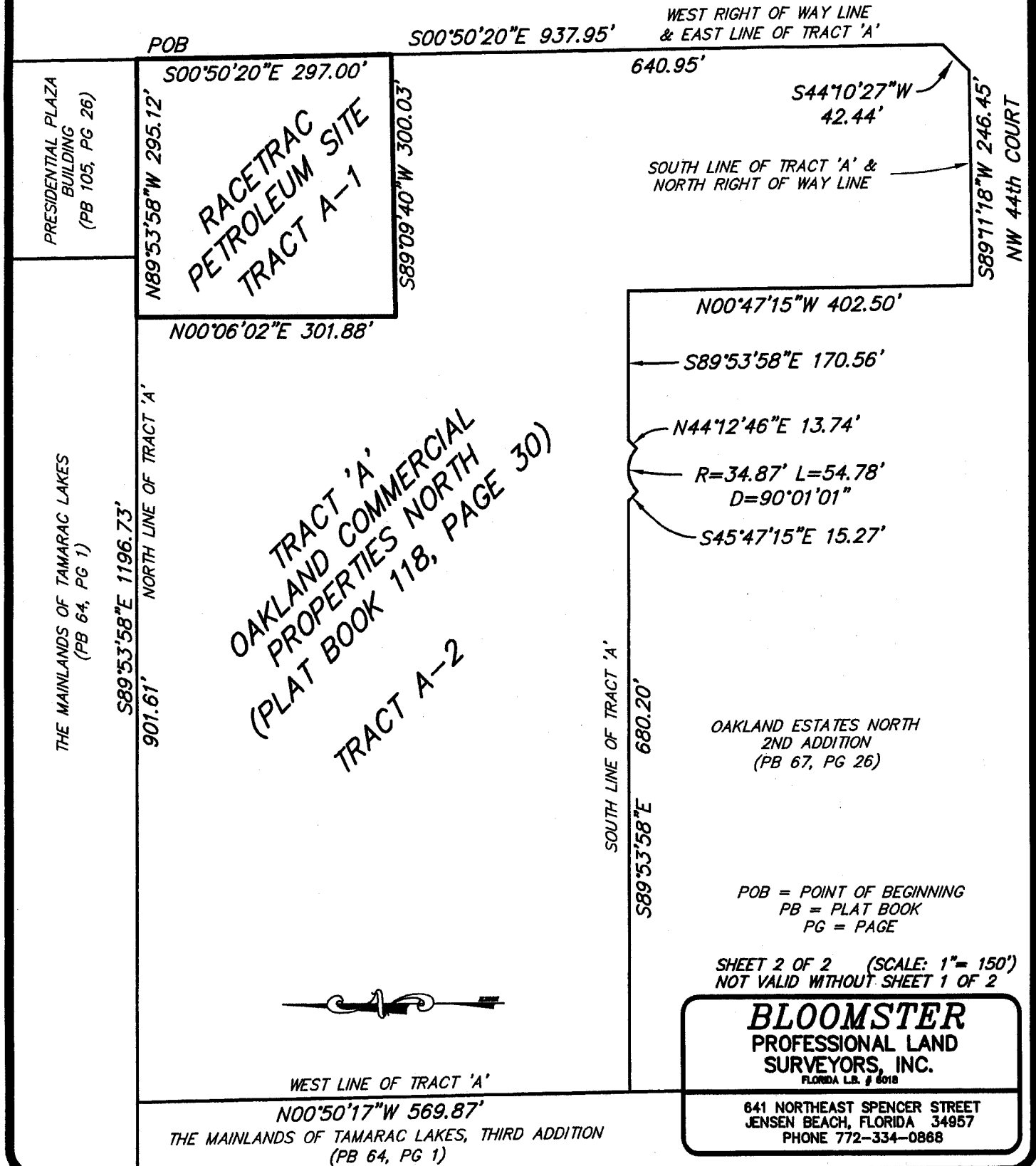
### SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PREPARED FOR: RACETRAC PETROLEUM, INC.  
SITE LOCATED: 4697 NORTH STATE ROAD NO. 7  
LAUDERDALE LAKES, BROWARD COUNTY, FLORIDA

# SKETCH OF DESCRIPTION

## STATE ROAD NO. 7

U.S. HIGHWAY 441



## LEGAL DESCRIPTION

### LEGAL DESCRIPTION: TRACT A-2

TRACT 'A', OAKLAND COMMERCIAL PROPERTIES NORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 118, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 'A', SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 00°50'20" EAST, ALONG THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 7, A DISTANCE OF 297.00 FEET; THENCE SOUTH 89°09'40" WEST, A DISTANCE OF 300.03 FEET; THENCE NORTH 00°06'02" EAST, A DISTANCE OF 301.88 FEET TO A 5/8" IRON ROD & CAP (LB 2995), ALSO BEING A POINT ON THE NORTH LINE OF SAID TRACT 'A'; THENCE SOUTH 89°53'58" EAST, ALONG SAID NORTH LINE OF TRACT 'A', A DISTANCE OF 295.12 FEET TO THE POINT OF BEGINNING.

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ROBERT BLOOMSTER JR.  
PROFESSIONAL LAND SURVEYOR  
NO. 4134 STATE OF FLORIDA

**BLOOMSTER**  
PROFESSIONAL LAND  
SURVEYORS, INC.

FLORIDA L.S. # 6018

641 NORTHEAST SPENCER STREET  
JENSEN BEACH, FLORIDA 34957  
PHONE 772-334-0868

SHEET 1 OF 2	
SCALE: 1" = 150'	
DATE: 3/12/14	
F.B. SKETCH	
JOB NO. 11836	
REVISIONS	

VICINITY MAP: NOT TO SCALE  
SHEET 1 OF 2 (SCALE: 1" = 150')  
NOT VALID WITHOUT SHEET 2 OF 2

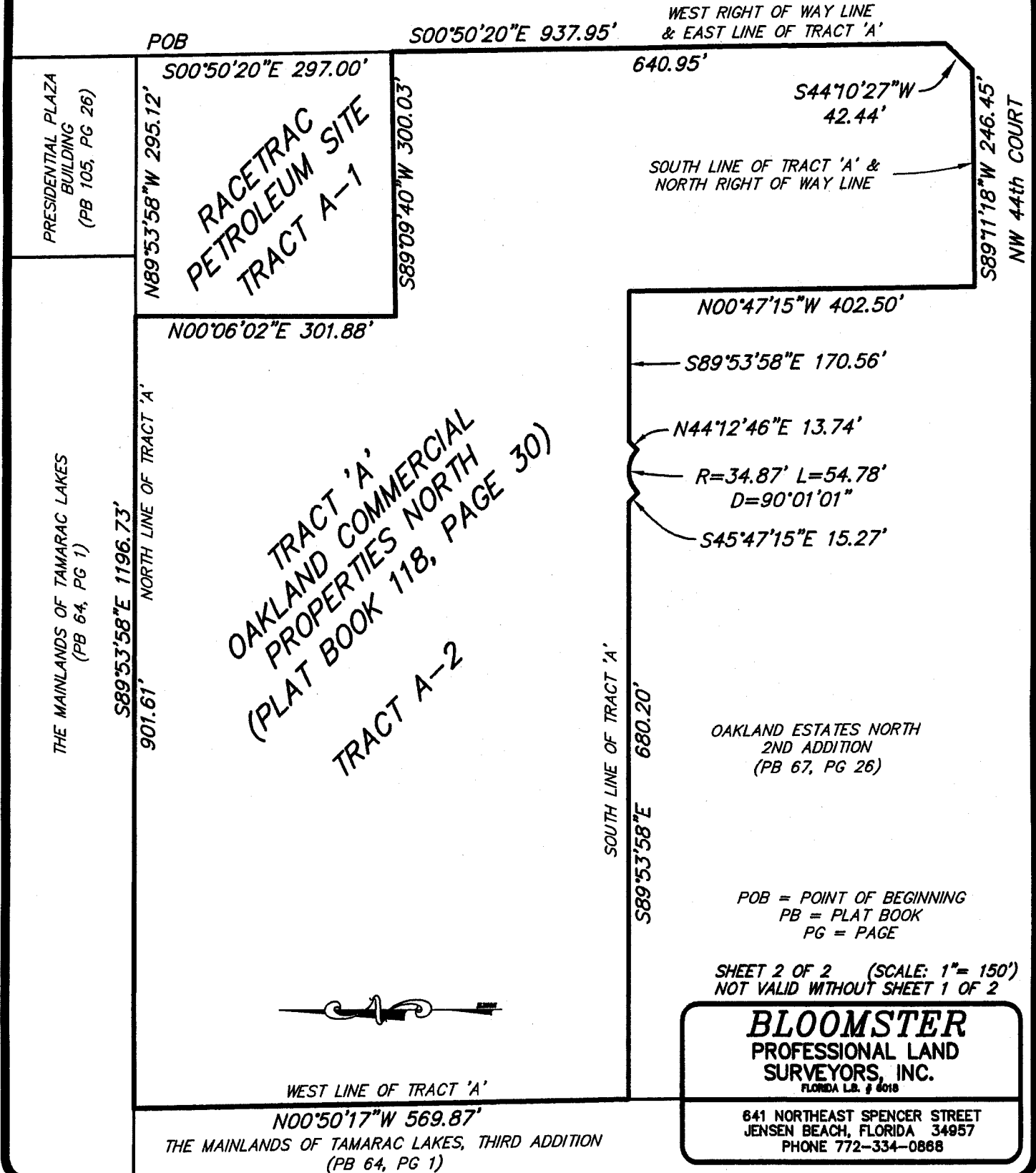
### SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PREPARED FOR: RACETRAC PETROLEUM, INC.  
SITE LOCATED: 4697 NORTH STATE ROAD NO. 7  
LAUDERDALE LAKES, BROWARD COUNTY, FLORIDA

# SKETCH OF DESCRIPTION

## STATE ROAD NO. 7

U.S. HIGHWAY 441



## CITY OF LAUDERDALE LAKES

### Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

Title
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Future Meeting Dates: 06/23/22

Summary
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Staff Recommendation
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**Background:**

**Funding Source:**

**Fiscal Impact:**

**Sponsor Name/Department:** Tanya Davis-Hernandez, AICP/Development Services Director

**Meeting Date:** 5/26/2022

# CITY OF LAUDERDALE LAKES

## Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

Title

### INSTRUCTIONS FOR VIRTUAL MEETING

Summary

#### **Join the meeting via Zoom:**

<https://us06web.zoom.us/j/86270832844>

-

#### **Join the meeting via telephone:**

Dial (for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 301 715 8592

Meeting ID: 862 7083 2844

Staff Recommendation

**Background:**

**Funding Source:**

**Fiscal Impact:**

**Sponsor Name/Department:** Tanya Davis-Hernandez, AICP/Development Services Director

**Meeting Date:** 5/26/2022