

VERBAL DE MINIMIS ONLY  
APPLIES TO FIRE STATION



Development Management Division  
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DATE: December 10, 1996

TO: The Honorable Chair and Members,  
Broward County Board of County Commissioners

THRU: B. Jack Osterholt, County Administrator

THRU: Michael D. Wanchick, Director PMR  
Department of Strategic Planning and Growth Management

FROM: Elliot Auerhahn, Director EA  
Development Management Division

SUBJECT: COUNTY COMMISSION MEETING AGENDA - December 17, 1996 -  
DELEGATION: Dennis Mele regarding request to amend the note on the  
Sherman Plat (207-MP-86).

*Zone C M-1  
6600 ft  
Industrial  
FUC  
TRANSIT  
ORIENTED  
Corridor*

This plat was approved by the County Commission on September 19, 1989 for industrial use on 29.49 acres. The property is located on the northwest corner of Copans Road and Banks Road in the City of Margate. The plat was recorded on June 29, 1990.

The County Commission, on May 7, 1996, approved a request to amend the note to allow 71,705 square feet of automobile dealership use.

Mr. Mele is now requesting to amend the note to read:

This plat is restricted to 71,705 square feet of automobile dealership use and a fire station.

This request was evaluated by the Reviewing Agencies with no negative comments. Comments from the Planning Council and the Department of Natural Resource Protection are attached.

The City of Margate has issued a letter stating that they do not object to this request.

This request represents an increase in intensity. This plat with the amended note does not satisfy the regional road network concurrency requirement of Section 5-182(a)(4)a) and of the Broward County Land Development Code.

The proposed development falls within a compact deferral area for the following road segments:

Hammondville Road - Lyons Road to Banks Road

<u>Segment</u>	<u>Projected Trips</u>	<u>Overcapacity Trips</u>
139	1 T/D	4,844 T/D