



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 1 N. University Drive, Box 102 • Plantation, Florida 33324 • 954-357-6634 • Broward.org/Planning

**Broward Municipal Services District (BMSD)
 Future Land Use Map (FLUM)
 Application for Small-Scale Amendment**

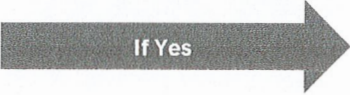
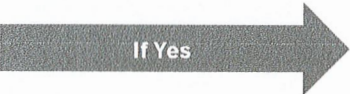
I. Applicant Information

Property Owner Information				
Last Name 4211 SP LLC	First Name	Middle Initial	Suffix	
Address 3921 SW 47 Ave #1013		City Fort Lauderdale	State FL	Zip 33314
Phone 954-581-9000	Mobile Phone	FAX		
Email partners@thespeargroup.com				

Authorized Agent Information				
Last Name Kerr	First Name Leigh	Middle Initial	Suffix	
Company Name Leigh Robinson Kerr & Associates, Inc		Title or Position President		
Address 808 E. Las Olas Blvd #104		City Fort Lauderdale	State FL	Zip 33301
Phone 954-467-6308	Mobile Phone	FAX		
Email Lkerr808@bellsouth.net				

Petitioner Information <i>(if different from owner)</i>				
Last Name	First Name	Middle Initial	Suffix	
Company Name		Title or Position		
Address		City	State	Zip
Phone	Mobile Phone	FAX		
Email				

II. Subject Property and Site Information

A. Subject Property Information			
Tax Folio Number(s) 474232010150		File Number(s)	
B. Subject Property Address			
Street Address 4211 NW 74th Street		City Unincorporated Broward County	State Zip FL 33073
C. Legal Description <i>(or indicate per attached survey)</i>			
Please see legal attached to LUPA report.			
Gross Acreage 5.1 acres		General Property Location <i>(specify location in relation to major road network)</i> North side of SW 74th St b/t Lyons Rd & NW 39th Ave	
D. Existing Future Land Use Designation		E. Proposed Future Land Use Designation	
Describe gross acreage and allowable densities within each designation. Estate		Describe gross acreage within each designation. Low (3) Residential	
F. Current Use of Amendment Site		G. Current Use of Adjacent Areas	
Describe gross acreage within each designation. One Single-family home		Describe gross acreage and densities, and resulting number of residential units and/or non-residential square footage, within each designation. N: School E: Single family W: School S: Park	
H. Current Zoning District(s)		I. Proposed Zoning District(s)	
Describe gross acreage within each designation. A-1		Describe gross acreage within each designation. TBD	
J. Identify Proposed Use(s) of the Real Property			
15 single-family homes			
If residential, identify the proposed number of dwelling units. If non-residential, identify the proposed square footage. 5.1 gross acres x 3 du/ac = 15 DUs			
K. Platting of Property			
Has the property been platted? <input type="checkbox"/> Yes <input type="checkbox"/> No			
		Name: _____	
		Plat Book: _____ Page: _____	
Is the subject property in the process of being platted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
		Plat Application File Number:	
L. Location and acreage of any other property contiguous to the subject property which is in the same ownership, in whole or part, that is not part of this application			
N/A			

M. Explain how the proposed amendment will be compatible with the surrounding existing land uses

The applicant requests to amend the future land use for the subject site from Estate Residential to Low (3) Residential. The subject site is approximately 5.1 gross acres and is situated on the north side of N.W. 74th Street approximately 600 feet west of N.W. 39th Avenue. The site is located in Unincorporated Broward County, also known as the Broward Municipal Services District (BMSD), and is surrounded by the City of Coconut Creek. The subject site is currently a single-family home site.

The applicant proposes to develop the subject property with fifteen (15) single-family homes that will be compatible with the surrounding uses, including existing residential, and that will help meet demand for residential units. The proposed use is an appropriate fit for the area which generally consists of a complimentary mix of residential and open space uses.

N. Annexation, if applicable

Is the property being annexed? Provide name of affected municipality.

No

O. Explain why the amendment is needed or justified *(to be included in staff report) (additional pages may be attached, as needed)*

The current land use permits a maximum of 5 dwelling units on the site. Fifteen single family units are proposed on the site. Therefore, the land use designation must be amended to permit the fifteen proposed units.

Owner Certification

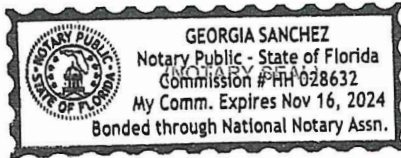
This is to certify that I am the owner of the property described on the attached survey and I have authorized the filing of this request. I understand that I or my representative must attend the hearing to present the case.

[Signature] Jeffrey Spear, MGR
Owner's Signature Print Name

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31st day of DEC, 21 year, by JEFFREY SPEAR (name of person acknowledging)



[Signature]
Signature of Notary Public - State of Florida
GEORGIA SANCHEZ
Name of Notary Typed, Printed or Stamped

Personally Known or Produced Identification _____
Type of Identification Produced _____

Agent/Petitioner Authorization

I, DAVID A. SPEAR mgr. 4211 SP, LLC the legal owner of the real property described herein that is the subject of this proposed small-scale amendment to the BMSD Future Land Use Map (FLUM) do hereby authorize and designate

Dennis D. Mele, Esq. and Leigh R. Kerr, AICP

of Greenspoon Marder PA and Leigh Robinson Kerr & Associates, Inc.

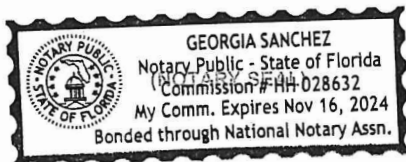
to be my lawful representative in all matters pertaining to this proposed amendment.

[Signature] mgr. DAVID A. SPEAR
Owner's Signature Print Name

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of JANUARY 2022 year, by DAVID (name of person acknowledging)



[Signature]
Signature of Notary Public - State of Florida
GEORGIA SANCHEZ
Name of Notary Typed, Printed or Stamped

Personally Known or Produced Identification _____
Type of Identification Produced _____