



Application Number _____

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 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			
Plat/Site Number	Plat Book - Page (if recorded)		
Owner/Applicant/Petitioner Name			
Address	City	State	Zip
Phone	Email		
Agent for Owner/Applicant/Petitioner		Contact Person	
Address	City	State	Zip
Phone	Email		
Folio(s)			
Location			
_____ side of _____ at/between/and _____ and/of _____ <i>north side/corner north street name street name / side/corner street name</i>			

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 <i>Questionnaire Form, Plat Checklist</i>)
<input type="checkbox"/> Site Plan (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i>)
<input type="checkbox"/> Note Amendment (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i>)
<input type="checkbox"/> Vacation (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist</i> , use <i>Vacation Instructions</i>)
<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 (<i>Notary Continuation Form Affidavit</i> required, fill out <i>Business Notary</i> if needed)

Application Status			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input 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 type="checkbox"/> N/A
What was the project number assigned by the Planning and Development Division?	Project Number	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name		<input 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 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 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 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
<u>If the answer is "Yes" to any of the questions above</u>	
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)	Land Use Plan Designation(s)
Zoning District(s)	Zoning District(s)

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 <u>will</u> be Demolished?
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO

*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

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.

Alcut _____ Date 9/15/2021

Owner/Agent Signature _____ Date

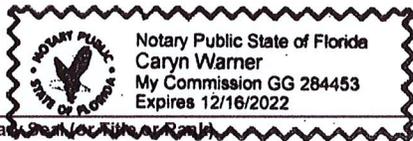
NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 15 day of September, 2021, who is personally known to me | has produced Drivers License as identification.

Caryn Warner _____ Signature of Notary Public – State of Florida

Name of Notary Typed, Printed or Stamped _____



Notary Seal (or Title or Rank) _____ Serial Number (if applicable) _____

For Office Use Only

Application Type Note Amendment

Application Date <u>9/20/2021</u>	Acceptance Date <u>9/24/2021</u>	Fee <u>\$1,990.00</u>
Comments Due <u>10/14/2021</u>	Report Due <u>10/26/2021</u>	CC Meeting Date <u>T.B.D</u>

Adjacent City or Cities
None

Plats Surveys Site Plans Landscaping Plans Lighting Plans

City Letter Agreements

Other: Questionnaire, Narrative, SCAD letter, FDOT letter, City Resolution

Distribute To

Full Review Planning Council School Board Land Use & Permitting

Health Department Zoning Code Services (BMSD only) Administrative Review

Other:

Received By M. Randiro



August 26, 2021

Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division
Environmental Protection and Growth Management Department
1 N. University Drive, Box 102A
Plantation, Florida 33324

Via Electronic Mail: jsesodia@broward.org

RE: Application for Plat Note Amendment- 723 Ocean Boulevard (Pompano Beach Residences, Parcel "B")

Dear Ms. Sesodia,

PlanW3st LLC is representing Fernbrook, Florida LLLP ("Applicant") in requesting a Plat Note Amendment for the above-referenced property. The property is comprised of one parcel, approximately 20,375 sq. ft., and located on the west side of North Ocean Boulevard. The subject parcel is currently used as a sales office for the Sabbia Beach Parcel "A" high-rise development on the east side of North Ocean Boulevard. The Applicant obtained RPUD Rezoning approval on July 13, 2021 via Ordinance No. 2021-76. The Plat Note Amendment was granted a Letter of No Objection by the city via Resolution 2021-252 on the same date as the RPUD Rezoning was adopted. The RPUD allows for 12 apartment dwelling units. To remain consistent with the plat, the plat note must be amendment from the current allowable 9 townhomes to the proposed 12 apartment units on Parcel B. The proposed 12 apartment units do not exceed Land Use Density.

The plat note currently states the following:

"THIS PLAT IS RESTRICTED TO 73 HIGH-RISE UNITS ON PARCEL A AND 9 TOWNHOUSE UNITS ON PARCEL B."

We are requesting the plat note to state the following:

"THIS PLAT IS RESTRICTED TO 73 HIGH-RISE UNITS ON PARCEL A AND 12 GARDEN APARTMENT UNITS ON PARCEL B."

We respectfully request you place the Plat Note Amendment request on the next available County Commission agenda. Thank you for your consideration and please do not hesitate to contact me with any questions.

Sincerely,

Paola A. West, ISA-CA, CFM
Land Planner