



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Application Number 101-MP-86

Development and Environmental Review Online Application

Project Information

Plat/Site Plan Name

Golden Farms Redevelopment

Plat/Site Number

101-MP-86

Plat Book - Page (if recorded)

Plat Book 131 Page 5

Owner/Applicant/Petitioner Name

Housing Authority of the City of Pompano Beach

Address

321 W Atlantic Blvd

City

Pompano Beach

State

FL

Zip

33060

Phone

954-785-7200 X 233

Email

pwatkins@hapb.org

Agent for Owner/Applicant/Petitioner

KEITH

Contact Person

Andrea Harper

Address

301 E Atlantic BLvd

City

Pompano Beach

State

FL

Zip

33060

Phone

954-788-3400

Email

aharper@keithteam.com

Folio(s)

484234180010, 484234180020, 484234180030, 484234180031, 484234180040

Location

southwest corner side of NW 15th Street at/between/and N Andrews Ave and/of MLK
north side/corner north street name street name / side/corner street name

Type of Application (this form required for all applications)

Please check all that apply (use attached **Instructions** for this form).

- ☐ Plat (fill out/PRINT **Questionnaire Form, Plat Checklist**)
- ☐ Site Plan (fill out/PRINT **Questionnaire Form, Site Plan Checklist**)
- ☒ Note Amendment (fill out/PRINT **Questionnaire Form, Note Amendment Checklist**)
- ☐ Vacation (fill out/PRINT **Vacation Continuation Form, Vacation Checklist, use Vacation Instructions**)
 - ☐ Vacating Plats, or any Portion Thereof (**BCCO 5-205**)
 - ☐ Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (**BCAC 27.29**)
 - ☐ Releasing Public Easements and Private Platted Easements or Interests (**BCAC 27.30**)
- ☐ Vacation (**Notary Continuation Form Affidavit** required, fill out **Business Notary** if needed)

Application Status

Has this project been previously submitted? ☒ Yes ☐ No ☐ Don't Know

This is a resubmittal of: ☒ Entire Project ☐ Portion of Project ☐ N/A

What was the project number assigned by the Urban Planning Division? Project Number ☒ N/A ☐ Don't Know

Project Name ☒ N/A ☐ Don't Know

Are the boundaries of the project exactly the same as the previously submitted project? ☒ Yes ☐ No ☐ Don't Know

Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan? ☐ Yes ☒ No ☐ 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? ☐ Yes ☐ No ☒ 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? ☒ Yes ☐ No ☐ 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.) ☒ Yes ☐ No

If the application is a replat, is the type, number, or bedroom restriction of the residential units changing? ☒ Yes ☐ No

If the application is a replat, are there any new or additional residential units being added to the replat's note restriction? ☒ Yes ☐ No

Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board? ☐ Yes ☒ No

If the answer is "Yes" to any of the questions above

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) LM (Low-Medium 5-10 units per acre)	Land Use Plan Designation(s) LM (Low-Medium 5-10 units per acre)
Zoning District(s) RM-12 (Multiple Family Residence)	Zoning District(s) RM-12 (Multiple Family Residence)

Existing Land Use

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 will be Demolished?
See Attached list (Exhibit A)			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 is 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
Garden Apartments	100 units/ All 3 bedrooms		

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.

[Signature]
Owner/Agent Signature

7/27/2022

Date

NOTARY PUBLIC

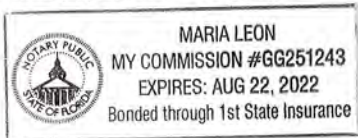
STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 27 day of July, 2022, who ☒ is personally known to me | ☐ has produced _____ as identification.

Maria Leon

Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type

NOTE AMENDMENT

Application Date <u>07/29/2022</u>	Acceptance Date <u>08/04/2022</u>	Fee <u>\$ 2,090.00</u>
Comments Due <u>08/24/2022</u>	Report Due <u>09/05/2022</u>	CC Meeting Date <u>TBD</u>

Adjacent City or Cities

NONE

- ☒ Plats
 ☒ Surveys
 ☒ Site Plans
 ☐ Landscaping Plans
 ☐ Lighting Plans
 ☐ City Letter
 ☐ Agreements

☒ Other: NARRATIVE ; SCAD LETTER ; CURRENT NOTE AGREEMENT ;

- ☒ Full Review
 ☐ Planning Council
 ☐ School Board
 ☐ Land Use & Permitting
 ☐ Health Department
 ☐ Zoning Code Services (BMSD only)
 ☐ Administrative Review

☐ Other:

Received By

MARIA GABRIELA AGUIAR

Exhibit A:

Existing Uses:

THIS PLAT IS RESTRICTED AS FOLLOWS:

48 THREE BEDROOM SINGLE FAMILY UNITS (EXISTING)

152 TOWNHOUSE/MULTI-FAMILY UNITS BROKEN DOWN AS FOLLOWS

48 TWO BEDROOM TOWNHOUSE/MULTI-FAMILY UNITS(EXISTING)

20 ONE BEDROOM TOWNHOUSE/MULTI-FAMILY UNITS

36 TWO BEDROOM TOWNHOUSE/MULTI-FAMILY UNITS

36 THREE BEDROOM TOWNHOUSE/MULTI-FAMILY UNITS

12 FOUR BEDROOM TOWNHOUSE/MULTI-FAMILY UNITS

302 GARDEN APARTMENTS(EXISTING)

A DAY CARE CENTER

8,136 SQUARE FEET OF HEALTH CENTER (3,636 SQUARE FEET PROPOSED 4,500 SQUARE FEET EXISTING).

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY



Application Number _____

Development and Environmental Review Online Application Questionnaire Form

Type of Application		
<input type="checkbox"/> Plat	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Note Amendment

Project Questionnaire					
Please answer the questions marked for the type of application checked.					
1.	Why is this property being platted? Attach an additional sheet(s) if necessary.				
2.	Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If "Yes", indicate DRI or FQD name and Latest Ordinance number <input type="checkbox"/> Yes <input type="checkbox"/> No or Official Record Book and Page Number.				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">DRI Name</td> <td style="width: 50%; padding: 2px;">FQD Name</td> </tr> <tr> <td style="padding: 2px;">Latest Ordinance Number</td> <td style="padding: 2px;">Official Record Book and Page Number</td> </tr> </table>	DRI Name	FQD Name	Latest Ordinance Number	Official Record Book and Page Number
DRI Name	FQD Name				
Latest Ordinance Number	Official Record Book and Page Number				
3.	Is the project subject to any existing or proposed agreement(s) with Broward County or a municipality? If "Yes", state the title and subject of the agreement(s) and attach a copy(s). <input type="checkbox"/> Yes <input type="checkbox"/> No				
4.	Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? <input type="checkbox"/> Yes <input type="checkbox"/> No <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">If YES, LUPA Number</div>				
5.	Does the note represent a change in TRIPS? <input type="checkbox"/> Increase <input type="checkbox"/> Decrease <input type="checkbox"/> No Change				
6.	Does the note represent a major change in Land Use? <input type="checkbox"/> Yes <input type="checkbox"/> No				
7.	Are any off-site roadway improvements being required by any government agency or proposed by the applicant? If "Yes", attach any sheets and describe fully. <input type="checkbox"/> Yes <input type="checkbox"/> No				
8.	Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. <input type="checkbox"/> Yes <input type="checkbox"/> No				
9.	Does the owner have any financial interest in properties near or adjacent to this project? If "Yes", please attach a sheet(s) and describe fully. <input type="checkbox"/> Yes <input type="checkbox"/> No				
10.	Does this property abut a State Road? If "Yes", see Supplemental Documentation Requirement No. 19 for required letter from Florida Department of Transportation (FDOT). <input type="checkbox"/> Yes <input type="checkbox"/> No				

	11. Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If "Yes", please attach sheet(s) and describe fully.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	12. Are bikeways and walkways to be provided to connect residential areas to school or recreational sites? If "Yes", attach five (5) drawings showing facilities (if not show on plat).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	13. Is credit being requested for private recreational facilities? If "Yes", attach two (2) sets of plans showing facilities. (APPLIES TO PROJECTS IN THE UNINCORPORATED AREA ONLY.)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Name/Title		
	15. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	16. Are there any natural features located on the property (e.g. wetlands, dunes, areas of native tree canopy wildlife, habitats, etc.)? If "Yes", attach a sheet(s) and describe fully. For information, contact Aquatic and Wetland Resources Section, Environmental Permitting Division (EPD).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	17. Does the property contain any portion of lands identified as "Natural Resource Areas"? If "Yes" see Supplemental Documentation Requirement No. 8. For locations, contact Aquatic and Wetland Resources Section (EPD).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	18. Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern"? If "Yes", please see Supplemental Documentation Requirement No. 9. For locations, contact Aquatic and Wetland Resources Section (EPD).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	19. Does the property contain any portion of lands identified as a "Cultural Resource Category Local Area of Particular Concern" which include archaeological sites and/or historic sites and structures? If "Yes", for archaeological sites, see Supplemental Documentation Requirement No. 10. For historic locations, contact the Broward County Historic Preservation Officer.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	20. Will any dredging or major filling operation be necessary, or is a waterway involved in the proposed project? If "Yes", permits may be required from Broward County. Please contact Broward County Aquatic and Wetland Resources Section (EPD).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Facility Name		
	Address		
	22. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	23. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Facility Name		
	Address		

	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter. <input type="checkbox"/> Yes <input type="checkbox"/> No	
	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector. <input type="checkbox"/> Yes <input type="checkbox"/> No <div data-bbox="217 321 1507 394" style="border: 1px solid black; padding: 2px;">Solid Waste Collector</div>	
	26. Has any contact been made with FPL and AT&T regarding service availability and easement requirements? If "Yes", state name and title of the person contacted. <input type="checkbox"/> Yes <input type="checkbox"/> No <div data-bbox="217 489 1507 552" style="border: 1px solid black; padding: 2px;">FPL – Name/Title</div> <div data-bbox="217 552 1507 615" style="border: 1px solid black; padding: 2px;">AT&T – Name/Title</div>	
	27. Estimate or state the total number of on-site parking spaces to be provided.	Spaces
	28. If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including day care centers or schools, or places of worship.	Seating



July 27, 2022

Karina Da Luz, Planning Section Supervisor
Resilient Environment Department
URBAN PLANNING DIVISION
1 N. University Drive, #102A
Plantation, FL 33324

RE: Plat Note Amendment – Letter of No Objection
Folio #: 48-42-34-18-0010 & 48-42-34-18-0020
Plat: Golden Farms Redevelopment P.B. 131 P 5
Location: 1050 NW 18th Drive, Pompano Beach

Dear Ms. Da Luz;

On behalf of Housing Authority of Pompano Beach (Property Owner) and Ambars3, LLC Applicant), KEITH is requesting a letter of no objection from the City of Pompano Beach to amend the note of the Golden Farms Redevelopment plat.

The site is located at 1050 NW 18th Drive, Pompano Beach FL 33069 on a vacant 4.36-acre site. It is bound by NW 15th Street to the north, Martin Luther King Blvd and NW 16th Ave to the south, N Andrews Ave to the east and NW 18th Drive to the west. The project is zoned RM-12 (Multiple Family Residence), and the Future Land Use Designation is LM (Low-Medium 5-10 Units per Acre). The development proposes two 3-story buildings consisting of 100 senior residential units. The applicant is requesting the plat note amendment to develop the desired 100 apartments. Additionally, the project is in review for a Major Site Plan application.

The plat note request will change:

Existing Plat Note:

THIS PLAT IS RESTRICTED AS FOLLOWS:

48 THREE BEDROOM SINGLE FAMILY UNITS (EXISTING)
152 TOWNHOUSE/MULTI-FAMILY UNITS BROKEN DOWN AS FOLLOWS
48 TWO BEDROOM TOWNHOUSE/MULTI-FAMILY UNITS(EXISTING)
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SQUARE FEET EXISTING).
THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE
OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD
COUNTY

Proposed Plat Note:

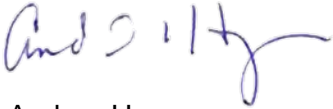
www.KEITHteam.com

July 27, 2022
Page 2 of 2

THIS PLAT IS RESTRICTED TO: 48 SINGLE FAMILY HOMES; 152 TOWNHOUSE UNITS; 402 GARDEN APARTMENTS; A DAY CARE CENTER; AND A 8,136 SQUARE FEET OF HEALTH CENTER.

Attached for your records is a copy of the plat and the \$2090.00 application fee. If you have any questions, please contact me directly at (561) 867-1652.

Sincerely,



Andrea Harper

