

Application Number 153-MP-84

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 S. H. Plat			
Plat/Site Number 153-MP-84		Plat Book - Page (if recorded) PB 131-6	
Owner/Applicant/Petitioner Name Pompano Beach Community Redevelopment Agency			
Address 100 W Atlantic Boulevard		City Pompano Beach	State FL
		Zip 33060	
Phone (954) 765-6254		Email gotsman@aol.com	
Agent for Owner/Applicant/Petitioner Turner Planning Solutions, LLC		Contact Person Thuy Turner, AICP	
Address 62 Wimbledon Lake Drive		City Plantation	State FL
		Zip 33324	
Phone (954) 610-1633		Email thuy@turnerplanningsolutions.com	
Folio(s) 484233400010			
Location <div style="display: flex; justify-content: space-between; align-items: center;"> east side side of <u>NW 31 Ave</u> at/between/and <u>NW 7 St</u> and/of <u>NW 6 Ct</u> </div> <div style="display: flex; justify-content: space-between; align-items: center; font-size: small; margin-top: 5px;"> north side/corner north street name street name / side/corner street name </div>			

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 checked="" 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, use 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 <u>Business Notary</u> if needed)

Application Status			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input checked="" 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 153-MP-84	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name S.H. Plat		<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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> 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) Commerce	Land Use Plan Designation(s) Commerce
Zoning District(s) General Business	Zoning District(s) General Business

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 eighteen (18) months and/or sixty (60) months for mobile homes 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 eighteen (18) months 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?
			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
Townhouse	12 Units		

NOTARY PUBLIC: Owner/Agent Certification

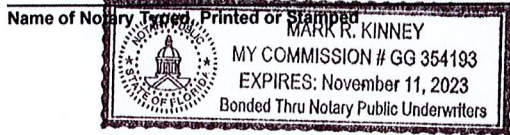
This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Owner/Agent Signature *[Signature]* Date 11/24/20

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 24 day of November, 2020, who is personally known to me | has produced Florida Driver License as identification.



[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>12/16/2020</u>	Acceptance Date <u>12/16/2020</u>	Fee <u>\$1,990.00</u>
Comments Due <u>1/5/2021</u>	Report Due <u>1/18/2021</u>	CC Meeting Date <u>T.B.D</u>
Adjacent City or Cities <u>None</u>		
<input checked="" type="checkbox"/> Plats <input type="checkbox"/> Surveys <input checked="" type="checkbox"/> Site Plans <input type="checkbox"/> Landscaping Plans <input type="checkbox"/> Lighting Plans <input type="checkbox"/> City Letter <input type="checkbox"/> Agreements		
<input type="checkbox"/> Other: <u>Narrative, Opinion title, FDOT letter, SCAD letter</u>		
Distribute To <input checked="" type="checkbox"/> Full Review <input type="checkbox"/> Planning Council <input type="checkbox"/> School Board <input type="checkbox"/> Land Use & Permitting <input type="checkbox"/> Health Department <input type="checkbox"/> Zoning Code Services (BMSD only) <input type="checkbox"/> Administrative Review		
<input type="checkbox"/> Other:		
Received By <u><i>M. Landino</i></u>		



thuy@turnerplanningsolutions.com
62 Wimbledon Lake Drive
Plantation, FL 33324

P 954.610.1633

November 24, 2020

Plat Note Amendment Narrative

**S.H. Plat
(Plat Book 131, Page 6)**

Current Plat Note:

This plat is restricted to 8,000 square feet of commercial use. Convenience stores, restaurants and service stations are not permitted without the approval of the Board of County Commissioners.

Proposed Plat Note:

This plat is restricted to 12 townhouse units.

