



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 011-UP-95

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Broward Central Catholic High School			
Plat/Site Number 011-UP-95		Plat Book - Page (if recorded) 163-32	
Owner/Applicant/Petitioner Name The Most Reverend Thomas G. Wenski, ARCHBISHOP OF THE ARCHDIOCESE OF MIAMI			
Address 9401 BISCAYNE BOULEVARD		City MIAMI SHORES	State FL
Zip 33138			
Phone 305-762-1033	Email Dprada@theadom.org		
Agent for Owner/Applicant/Petitioner D.E.T Strategic Consultants		Contact Person DAMIAN THOMASON	
Address 12385 N. PARKLAND BAY TRAIL		City PARKLAND	State FL
Zip 33076			
Phone 954-309-5945	Email DAMIAN@Det-sc.com		
Folio(s) 5040-35-11-0010 (Parcel A) & 5040-35-11-0020 (Parcel B)			
Location West side of SW 128 Ave at/between/and SW 55 Street and/of SW 52 Place <small>north side/corner north street name street name / side/corner street name</small>			

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 Questionnaire Form, Plat Checklist)	
<input type="checkbox"/> Site Plan (fill out/PRINT Questionnaire Form, Site Plan Checklist)	
<input checked="" type="checkbox"/> Note Amendment (fill out/PRINT Questionnaire Form, Note Amendment Checklist)	
<input type="checkbox"/> Vacation (fill out/PRINT Vacation Continuation Form, Vacation Checklist , use Vacation Instructions)	
<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 (Notary Continuation Form Affidavit required, fill out Business Notary 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 type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input type="checkbox"/> N/A
What was the project number assigned by the Urban Planning 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 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 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) 40- COMMUNITY	Land Use Plan Designation(s) No Change
Zoning District(s) CF (I-1) Community Facility (Old I-1)	Zoning District(s) No Change

Existing Land Use					
<p>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.</p>					
<p>Are there any existing structures on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>					
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STUCTURE(S)		
			Remain the Same?	Change Use?	<u>Has</u> been or <u>will</u> be Demolished?
High School	184,553	Current	YES NO	YES NO	HAS WILL NO
Detached Single Family Unit	1	Current	YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
<p>*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.</p>					

Proposed Use			
RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
		High School	224,419 Sq. Ft

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 Thomas G. Wenski

Date 10/22/2024

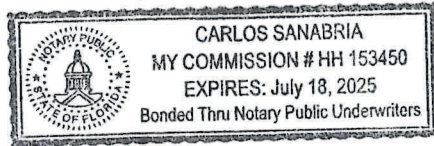
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☒ online notarization, this 22 day of Oct, 2024, who ☒ is personally known to me | ☐ has produced _____ as identification.

Name of Notary Typed, Printed or Stamped Carlos Sanabria

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>01/30/2025</u>	Acceptance Date <u>02/04/2025</u>	Fee <u>\$2,090.00</u>
Comments Due <u>03/06/2025</u>	Report Due <u>03/17/2025</u>	CC Meeting Date <u>TBD</u>

Adjacent City or Cities

Cooper City

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

☒ Other: Narrative, Opinion of Title

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

☐ Other:

Received By

Adrien Osias



Application Number 011-UP-95

Development and Environmental Review Online Application Questionnaire Form

Type of Application		
<input type="checkbox"/> Plat	<input type="checkbox"/> Site Plan	<input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Declaration of Restrictive Covenants				
X	4. Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, LUPA Number				
X	5. Does the note represent a change in TRIPS? <input type="checkbox"/> Increase <input type="checkbox"/> Decrease <input checked="" type="checkbox"/> No Change				
X	6. Does the note represent a major change in Land Use? <input type="checkbox"/> Yes <input checked="" 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
	<div style="border: 1px solid black; padding: 2px;">Name/Title</div>	
	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, Environ. Licensing & Bldg. Permitting (ELBP) Division.	<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 (ELBP Division).	<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 (ELBP Division).	<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 (ELBP Division).	<input type="checkbox"/> Yes <input type="checkbox"/> No
X	21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<div style="border: 1px solid black; padding: 2px;">Facility Name Cooper City Utilities</div> <div style="border: 1px solid black; padding: 2px;">Address P.O. Box 290910, Cooper City, FL 33329</div>	
X	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 checked="" type="checkbox"/> No
X	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<div style="border: 1px solid black; padding: 2px;">Facility Name Cooper City Utilities</div> <div style="border: 1px solid black; padding: 2px;">Address P.O. Box 290910, Cooper City, FL 33329</div>	

<input checked="" type="checkbox"/>	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/>	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 style="border: 1px solid black; padding: 2px; margin-top: 5px;">Solid Waste Collector</div>
<input type="checkbox"/>	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 style="border: 1px solid black; padding: 2px; margin-top: 5px;">FPL - Name/Title</div> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">AT&T - Name/Title</div>
<input checked="" type="checkbox"/>	27. Estimate or state the total number of on-site parking spaces to be provided. Spaces 904
<input checked="" type="checkbox"/>	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 1800 School 2537 Grandstand and Bleachers



"A Modern Approach to Land Development"
10060 NW 53rd St.
Sunrise, FL 33351
Office: 954-309-5945 Mobile: 248-794-0264
Email: damian@det-sc.com

November 18, 2024

Ms. Josie P. Sesodia, AICP, Director
Urban Planning Division
Resilient Environment Department
Broward County
One North University Drive , #102
Plantation, Florida 33324

Re: Letter of Intent - Note Amendment for Broward Central Catholic High School Plat
Recorded in Plat Book 163 Page 32
Archbishop Edward A. McCarthy High School
Address: 5451 W 124 Avenue, Southwest Ranches, Florida
PIN: 5040 35 11 0010 (Parcel A) and 5040 35 11 0020 (Parcel B)

To Whom It May Concern:

On behalf of The Most Reverend Thomas G. Wenski, Archbishop of the Archdiocese of Miami, and Archbishop Edward A. McCarthy High School I am pleased to submit this Application for a Note Amendment to the Plat referenced above. Attached is a copy of the Application and required supplemental documents. Parcel A of the property is currently operated as a Catholic High School and Parcel B has one (1) detached single family home. The school has obtained approval for a modification to its site plan with the Town of Southwest Ranches. A Plat Note Amendment to increase the total High School use from 184,900 square feet to 224,419 square feet is required to conform with the modified site plan. The student count is restricted to 1,800 students; however, this information will not be included on the PNA.

The Applicant requests amending the Note as follows:

Current Note for entire Plat:

THIS PLAT IS RESTRICTED AS FOLLOWS:

PARCEL A IS RESTRICTED TO 184,900 SQUARE FEET OF HIGH SCHOOL USE.

PARCEL B IS RESTRICTED TO 1 DETACHED SINGLE FAMILY UNIT.

Proposed Note for entire Plat:

THIS PLAT IS RESTRICTED AS FOLLOWS:

PARCEL A IS RESTRICTED TO 224,419 SQUARE FEET OF HIGH SCHOOL USE

PARCEL B IS RESTRICTED TO 1 DETACHED SINGLE FAMILY UNIT.

Also attached with the Application are the following:

1. Copy of the Site Plan
2. Florida Department of Transportation No Objection letter for the Plat Note Amendment dated October 15, 2024; and
3. Town of Southwest Ranches No Objection letter for the Plat Note Amendment dated November 18, 2024

The Applicant respectfully requests approval of the Plat Note Amendment. Please contact me if you have any questions or comments or if you need further documentation to complete this request. Thank you.

Regards,



Damian E. Thomason
President