



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 083-MP-01

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Palm Aire Recreation Center			
Plat/Site Number 083-MP-01		Plat Book - Page (if recorded) 172 - 8	
Owner/Applicant/Petitioner Name CITY OF POMPANO BEACH			
Address 100 WEST ATLANTIC BOULEVARD		City POMPANO BEACH	State FL
		Zip 33060	
Phone 954-786-5512		Email tammy.good@copbfl.com	
Agent for Owner/Applicant/Petitioner PLANW3ST LLC		Contact Person PAOLA A. WEST	
Address 10152 INDIANTOWN RD. #159		City JUPITER	State FL
		Zip 33478	
Phone 954-529-9417		Email pwest@planw3st.com	
Folio(s) 494204380010			
Location <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="text-align: center;"> East <small>north side/corner north</small> </div> <div style="text-align: center;"> <small>side of</small> SW 36th Ave. <small>street name</small> </div> <div style="text-align: center;"> <small>at/between/and</small> W Palm Aire Drive <small>street name / side/corner</small> </div> <div style="text-align: center;"> <small>and/of</small> SW 10th Street <small>street name</small> </div> </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 checked="" 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 checked="" type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number 083-MP-01	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name Palm Aire Recreation Center Parcel "A"		<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 type="checkbox"/> Yes	<input checked="" 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 N/A	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 N/A	
Number and type of units proposed to be deleted by this replat N/A	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat. N/A	

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 checked="" 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) Irregular Residential (COUNTY)	Land Use Plan Designation(s) NO CHANGE
Zoning District(s) RM-45	Zoning District(s) NO CHANGE

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?
Public Recreational Facility	13,739	CURRENT	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
		Public Recreational Facility	16,560 S.F.

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.

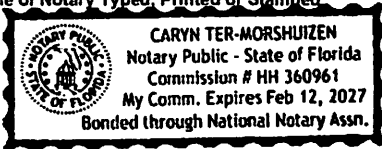
[Signature] _____ Date 4/25/2024 _____

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 26 day of April, 2024, who is personally known to me | has produced drivers license as identification.

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 06/24/2024	Acceptance Date 06/27/2024	Fee \$2,090
Comments Due 07/27/2024	Report Due 08/06/2024	CC Meeting Date TBD

Adjacent City or Cities
None

Plats
 Surveys
 Site Plans
 Landscaping Plans
 Lighting Plans
 City Letter
 Agreements

Other: **Narative, Opinion of Title**

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	

Other:

Received By
Adrien Osias



Application Number 083-MP-01

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. PLAT NOTE AMENDMENT TO ACCOMMODATE PROPOSED ADDITION.				
	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%;">DRI Name</td> <td style="width: 50%;">FQD Name</td> </tr> <tr> <td>Latest Ordinance Number</td> <td>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				
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 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 90%;">If YES, LUPA Number N/A</td> </tr> </table>	If YES, LUPA Number N/A			
If YES, LUPA Number N/A					
X	5. Does the note represent a change in TRIPS? <input checked="" type="checkbox"/> Increase <input type="checkbox"/> Decrease <input 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
	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
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 type="checkbox"/> Yes	<input type="checkbox"/> No
	Facility Name		
	CITY OF POMPANO BEACH UTILITIES		
	Address		
	1205 NE 5th Avenue 33060		
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 type="checkbox"/> Yes	<input type="checkbox"/> No
	Facility Name		
	CITY OF POMPANO BEACH UTILITIES		
	Address		
	1205 NE 5th Avenue 33060		

X	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
	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>
	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>
X	27. Estimate or state the total number of on-site parking spaces to be provided. Spaces 53
X	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 0



June 6th, 2024

Josie P. Sesodia, AICP
Resilient Environment Department
URBAN PLANNING DIVISION
1 N. University Drive, Box 102 | Plantation, FL 33324

Via Electronic Mail: maggie.barszewski@copbfl.com

RE: Application for Plat Note Amendment- 800 SW 36 AV (Herb Skolnick Community Center, Palm Aire Recreation Center Parcel "A")

Dear Josie,

PlanW3st LLC is representing the City of Pompano Beach ("Applicant") in requesting a Plat Note Amendment for the above-referenced property. The property is comprised of one parcel, approximately 151,200 sq. ft. (3.47 acres), and also located at the southeast corner of the intersection of Palm Aire Drive West and Oaks Drive in the City of Pompano Beach. Please refer to location map (**Exhibit "A"**) for exact location. The subject parcel houses the city's existing Herb Skolnick Community Center. The Applicant obtained site plan approval under application #22-12000047, on May 31st, 2023. The city is seeking to add 2,011 sq. ft. to the existing center for to facilitate the demand of the residents. The total building area proposed with the addition is 15,750 sq. ft. To maintain consistency between the site plan and the plat, as well as to address a condition of approval, the plat note must be amended from the current allowable 13,800 sq. ft. to 90,000 sq. ft total. The proposed building area does not exceed lot coverage in the RM-45 zoning district. There is one previous plat note amendment recorded for this plat, which has been included with this request.

The plat note currently states the following:

"This plat is restricted to a 13,800 square foot Public Recreational Facility. Commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

This plat is approved for development under the de minis exception od Chapter 5, Article IX, of the Broward County Code of Ordinances. Such approval requires that a building permit for a principal building be issued either on or before the 2nd of April, 2005, which is three (3) years from the date of approval of the plat by the Board of County Commissioners. If said building permit is not issued by this date, the County's finding of adequacy of the regional road network shall expire and no additional building permits may be issued."

We are requesting the plat note to state the following, as verified with the County's Resilient Environment Department, Urban Planning Division:

"This plat is restricted to a 16,560 square foot Public Recreational Facility. Commercial/retail uses are not permitted without the approval of the Board of County Commissioners who

shall review and address these uses for increased impacts.”

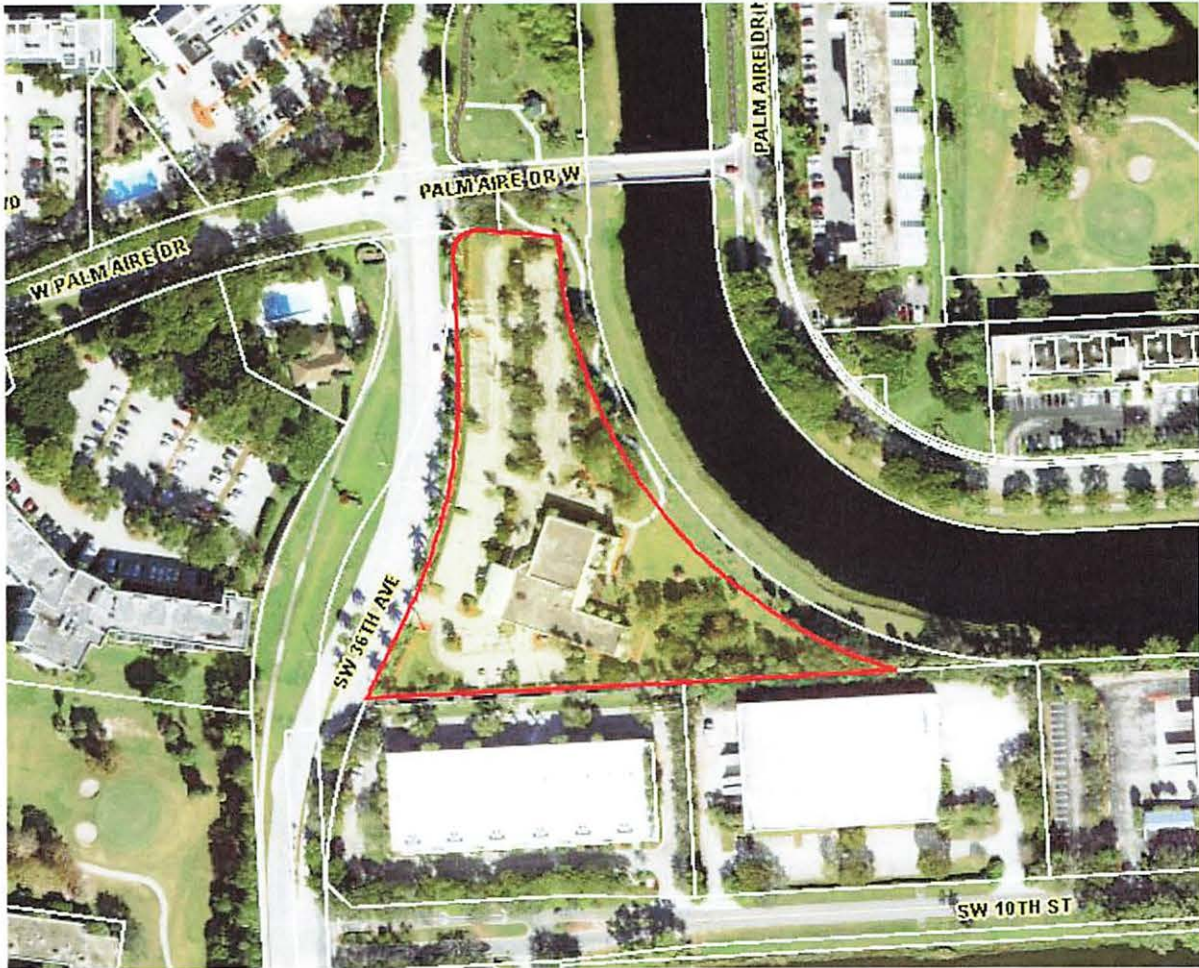
As the City has issued a Letter of No Objection, we respectfully request you place the Plat Note Amendment request on the next available County Commission agenda. Thank you for your consideration and please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paola A. West".

Paola A. West, AICP, ISA-CA
President, Land Planner

Exhibit "A"



Parcel Id: [494204380010](#)
Owner: CITY OF POMPANO BEACH
Situs Address: 800 SW 36 AVE POMPANO BEACH
FL 33069
Legal: PALM AIRE RECREATION CENTER
172-8 B PARCEL A