



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 2024-V-08

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Pennell Family Plat			
Plat/Site Number 001-MP-95		Plat Book - Page (if recorded) Plat Book 160, Page 23	
Owner/Applicant/Petitioner Name Deerfield Development Resources, LLC			
Address 418 NE River Drive		City Deerfield Beach	State FL
Phone (954) 906-9621		Email chp@PartridgeEquities.com	
Agent for Owner/Applicant/Petitioner Kimley-Horn and Associates, Inc.		Contact Person Joshua Horning	
Address 1615 S Congress Ave, Suite 201		City Delray Beach	State FL
Phone (561) 404-7240		Email josh.horning@kimley-horn.com	
Folio(s) 474331250010, 474331050010			
Location East side of Northeast 1st Ave at/between/and Northeast 5th Street and/of North Dixie Highway <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).

- 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?	<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 checked="" type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Don't Know
Project Name	VISTA CLARA MARINA	<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 checked="" 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 checked="" 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 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 39 Du/Ac to be Recertified	Land Use Plan Designation(s) N/A
Zoning District(s) Planned Development District	Zoning District(s) N/A

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 <u>will</u> be Demolished?
Multifamily Residential	326 Units		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
Multifamily Residential	326 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 9/5/2024

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 5th day of September, 20 24, who is personally known to me | has produced _____ as identification.

Nicole Guinoo
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 Vacation Application		
Application Date 10/21/2024	Acceptance Date 11/01/2024	Fee \$1,200.00
Comments Due 11/29/2024	Report Due N/A	CC Meeting Date TBD
Adjacent City or Cities N/A		
<input checked="" type="checkbox"/> Plats <input checked="" type="checkbox"/> Surveys <input type="checkbox"/> Site Plans <input type="checkbox"/> Landscaping Plans <input type="checkbox"/> Lighting Plans <input checked="" type="checkbox"/> City Letter <input type="checkbox"/> Agreements		
<input checked="" type="checkbox"/> Other: Narrative, Legal description & sketch		
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 Adrien Osias		



Application Number 2024-V-08

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We, Deerfield Development Resources, LLC, the property owner(s) ("Affiant") of the property to be vacated in the subject of the Application, being duly sworn, depose(s) and say(s):

1. That I/we am/are the owner(s) and record title holder(s) of the lands that are to be vacated and abandoned.

My/our folio number(s) is/are as follows:

474331250010 & 474331050010

2. That I/we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject of the Application to the Broward County Board of County Commissioners.

Name: Joshua Horning

Address: 1615 S Congress Ave, Suite 201

City, State, Zip: Delray Beach, FL 33445

Telephone: (561) 404-7240

Contact Person: _____

Christopher Partridge

Name of Owner/Petitioner

Sept. 17th 24
Date

[Signature]
Signature of Owner/Petitioner (requires notarization)

I, Joshua Horning, hereby accept the appointment as Agent to the above listed owner/petitioner.

Joshua Horning

Name of Agent

9/12/2024
Date

[Signature]
Signature of Agent

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

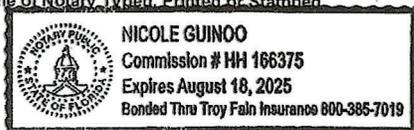
The foregoing instrument was acknowledged before me by the Affiant by means of physical presence | online notarization, this 12th day of September, 2024, by Joshua Horning, of Kimley-Horn and Associates, on behalf of Deerfield Development Resources, LLC.

He/she is personally known to me | has produced _____ as identification.

Nicole Guinoo

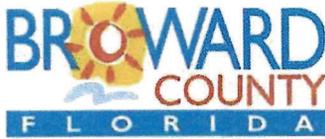
Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)



Application Number 2024-V-08

NOTARY PUBLIC: Business/Government Entity Certification

This is to certify that I am the authorized acting agent of the business/government entity that is 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 authorized acting agent of the business/government entity.

[Signature]
Agent Signature for Business/Government Entity

9/12/2024
Date

NOTARY PUBLIC

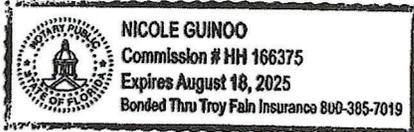
**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 12th day of September, 2024, by Joshua Horning, the Agent, on behalf of Deerfield Development Resources, a Limited Liability Company.

He/she is personally known to me | has produced _____ as identification.

Nicole Guinoo
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)



September 10, 2024

Josie P. Sesodia
Resilient Environment Department
Urban Planning Division
1 North University Drive
Plantation, FL 33324

**RE: *Vista Clara Apartments – Pennell Family Plat
Request Letter for Broward’s Involvement with Easement Abandonment***

To Ms. Sesodia,

Vista Clara Apartments consists of multiple properties, located at 414, 430, 454, & 480 NE 1st Avenue, 240 NE 5th Street, 412,424,430,446,450 & 458 N River Drive, and 409 N River Avenue. See attached survey for the legal description and folio numbers.

As part of an existing municipal approved site plan, the applicant is requesting the abandonment of;

- To release 20-Foot-Wide Utility Easement lying within Parcel B of Pennell Family Plat as recorded in Official Record Book 7684 Page 156.
- To release 20-Foot-Wide Utility Easement lying within Parcel B of Pennell Family Plat as recorded in Official Record Book 7684 Page 155.

However, the easements, having received City of Deerfield Beach action abandoning any interest in the same, are hereby included as a request to Broward County to review and schedule the abandonment of the easements through the Board of County Commission. We are attaching an exhibit sheet describing the request, letters of no objection, and history of action by Deerfield Beach abandoning the easements.

Please contact me at (561) 404-7240 or josh.horning@kimley-horn.com should you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ji", with a stylized flourish at the end.

Joshua Horning, P.E.

Project Manager