



Application Number 035-MP-21

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 Ocean Park			
Plat/Site Number		Plat Book - Page (if recorded)	
Owner/Applicant/Petitioner Name Mount Vernon Property Holdings LLC			
Address 250 NE 25 ST SU 203		City Miami	State FL
Zip 333147			
Phone 954-632-5779	Email tomas.sinisterra@strategicproperties.com		
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) 48 43 29 01 0070			
Location - Pompano Bch			
East <u>side of</u> <u>N Ocean Blvd</u> at/between/and <u>SE corner of</u> and/of <u>NE 16 Street</u> 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 Planning and Development 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) Residential High	Land Use Plan Designation(s) Residential High
Zoning District(s) PD-I	Zoning District(s) PD-I

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?
			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
High Rise	28	Commercial (unrestricted)	4,000 SF

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.

And 2117
Owner/Agent Signature

11/18/21
Date

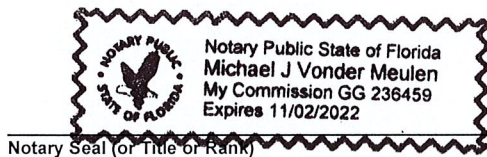
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 18th day of November, 2021, who ☒ is personally known to me | ☐ has produced _____ as identification.

Michael Vonder Meulen
Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public – State of Florida



GG 236459
Serial Number (if applicable)

For Office Use Only

Application Type

MUNI PLAT

Application Date <u>11/29/21</u>	Acceptance Date <u>12/9/21</u>	Fee <u>\$4,780</u>
Comments Due <u>12/29/21</u>	Report Due <u>1/10/21</u>	CC Meeting Date <u>N/A</u>
Adjacent City or Cities <u>NONE</u>		

☒ Plats ☒ Surveys ☒ Site Plans ☐ Landscaping Plans ☐ Lighting Plans

☐ City Letter ☐ Agreements

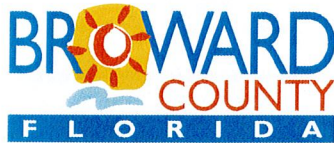
☒ Other: TITLE WORK; SCHOOL RECEIPT; CH PROOF, BCPS NOTICE

Distribute To ☒ Full Review ☐ Planning Council ☐ School Board ☐ Land Use & Permitting

☐ Health Department ☐ Zoning Code Services (BMSD only) ☐ Administrative Review

☐ Other:

Received By H.V. CLARKE



Application Number 035-MY-21

Development and Environmental Review Online Application Questionnaire Form

Type of Application

☒ Plat

☐ Site Plan

☐ Note Amendment

Project Questionnaire

Please answer the questions marked for the type of application checked.

X	1. Why is this property being platted? Attach an additional sheet(s) if necessary. Old Plat					
X	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 or Official Record Book and Page Number. ☐ Yes ☒ No					
	<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					
X	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). ☐ Yes ☒ No					
	4. Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? ☐ Yes ☒ No					
	If YES, LUPA Number					
	5. Does the note represent a change in TRIPS? ☐ Increase ☐ Decrease ☐ No Change					
	6. Does the note represent a major change in Land Use? ☐ Yes ☐ No					
X	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. ☐ Yes ☒ No					
X	8. Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. ☐ Yes ☒ No					
X	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. ☐ Yes ☒ No					
X	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). ☒ Yes ☐ No					

X	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.	☐ Yes ☒ No
X	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).	☐ Yes ☒ No
X	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.)	☐ Yes ☒ No
X	14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.	☒ Yes ☐ No
	Name/Title Lisa Wight, Planner	
X	15. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?	☐ Yes ☒ No
X	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.	☐ Yes ☒ No
X	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).	☐ Yes ☒ No
X	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).	☐ Yes ☒ No
X	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.	☐ Yes ☒ No
X	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).	☐ Yes ☒ 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.	☒ Yes ☐ No
	Facility Name Pompano Beach Water Utility Address	
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.	☐ Yes ☒ 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.	☒ Yes ☐ No
	Facility Name North Regional Waste Water Treatment Plant Address	

X	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.	☐ Yes ☒ No
X	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector.	☐ Yes ☒ No
	Solid Waste Collector Waste Management	
X	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.	☐ Yes ☐ No
	FPL – Name/Title Mike Keightly, Senior Engineer	
	AT&T – Name/Title Martain Barrett	
X	27. Estimate or state the total number of on-site parking spaces to be provided.	Spaces 75
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 N/A



Ocean Park Plat Narrative

The proposed plat is a 0.86-acre parcel located at 1508 N Ocean along the east side of Highway A1A, South of NE 16th Street, west of the City of Pompano Beach's North Ocean Park. The site is vacant land with one folio number: 484329010070. The proposed development would feature a 19-story mixed-use project with 28 residential condominium dwelling units and approximately 3,526 square feet of commercial space. The property will need to be replatted.

The applicant believes the plat meets or exceeds all applicable standards in Article 2, Part 4. The proposed project will be reviewed as a major site plan and major building design and is expected to comply with all zoning requirements. Concurrent with the application for major site plan and major building design is an Air Park Obstruction permit application. The site plan application PZ21-12000037 is currently under DRC review.

It is anticipated that all new development orders issued for the new project will supersede all previous development orders will receive a concurrency certificate from the City of Pompano Beach as part of the major site plan and major building design application. In July of 2019, the Pompano Beach City Commission approved the PD-I rezoning for the property. The site is subject to the PD-I rezoning and Ordinance NO. 2019 -81.

The Ocean Park project will be designed to provide safe, adequate, paved vehicular access between the building and State Road A1A which is identified as an 80-foot collector on the Broward County Trafficways Map. The design team has met with the Florida Department of Transportation (FDOT) which has final jurisdiction over the roadway and has received a pre-application letter. A copy of that letter has been provided as part of this submittal.

The project site is not located within a wellfield protection area. The project does not anticipate requiring any hazardous material licensing. The applicant has contacted all city and franchised utility companies. All companies have or will provide service availability letters. The one received are included as part of this application. It is anticipated that all future utilities will be placed underground.

The KEITH Team looks forward to discussing and presenting the Ocean Park plat with the City of Pompano Beach and Broward County.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Andrea Harper'.

Andrea Harper

Board of County Commissioners, Broward County, Florida
Resilient Environment Department
Urban Planning Division
Project Update Sheet

Plat/Site Plan Number 035-MP-21

INSTRUCTIONS

Use this update form in lieu of filling out a new plat/site plan application form whenever a project goes from one review to another or whenever new information is submitted. Complete the applicable sections of this form only if the information has changed from the previous submittal. If you do not have a copy of your previous application forms, obtain a copy from this office. Any section left blank indicates that the information on the original (previous) application has not changed. Supplemental documentation requirements are listed on the reverse side of the "Project Questionnaire" form, page 3, available from this office. Please type this application or print legibly in **black ink**.

PROJECT REVISIONS

Plat/Site Plan Name <u>Ocean Park Pompano Beach</u>	
Owner's Name _____	Phone _____
Address _____	City _____ State _____ Zip Code _____
Owner's E-mail Address _____	Fax # _____
Agent _____	Phone _____
Contact Person _____	
Address _____	City _____ State _____ Zip Code _____
Agent's E-mail Address _____	Fax # _____

EXISTING

Land use plan designation(s) _____

Zoning District(s) _____

PROPOSED

Land use plan designation(s) _____

Zoning District(s) _____

A credit against impact fees may be given for the site's present or previous use if there are existing buildings on the property and/or if buildings were demolished within eighteen (18) months of this application. To receive a credit, complete the following table (attach an additional sheet if necessary). (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 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.

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?

*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.

Please specify the proposed use in accordance with the land use categories listed on the reverse side of the "Project Characteristics form, page 2, available from this office. Please Note: Residential uses must be expressed based upon DWELLING UNIT TYPES listed on the reverse side of page 2. COMMERCIAL, OFFICE, and CHURCH USES must be expressed in terms of gross building square footage. If there are any unique factors which may affect traffic generation, attach a separate sheet and describe fully.

Has 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.

RESIDENTIAL UNITS

Type of Unit	Number of Units	Land Use	Net Acreage or Gross Floor Area

NON-RESIDENTIAL UNITS**SCHOOL CONCURRENCY (Residential Submissions Only)**

Does the change to the application generate less than one (1) student? ☐ Yes ☐ No

Is this application exempt or vested pursuant to criteria in the Land Development Code? ☐ Yes ☐ No

If the answers to both questions are "No," please see reverse side of Page 3, Required Documentation section of the Plat/Site Plan application for submittal requirements.

Is this application subject to an approved Declaration of Restrictive Covenant or tri-party agreement? ☐ Yes ☐ No

If "Yes," please see reverse side of Page 3, Required Documentation section of the Plat/Site Plan application for submittal requirements.

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Application Type <u>PROJECT UPDATE</u>	Time _____	Application Date <u>1/13/22</u>
Acceptance Date <u>1/15/22</u>	Fee <u>N/A</u>	Comments Due <u>NOT REQUIRED</u>
Report Due _____	Adjacent City <u>NONE</u>	
☒ Plats	☐ Surveys	☐ Site Plans
☐ Other (Describe) _____	☐ Landscaping Plans	☐ Lighting Plans
Received By _____		
Comments <u>REVISING PLAT NAME DUE TO A CONFLICT WITH A SIMILAR PLAT NAME.</u>		

NOTE: NO RESPONSE IS REQUIRED

Questionnaire Changes

Please review all questions on the "Project Questionnaire" form, Page 3, and indicate any revisions.

Revised information or Attachments Supplied

This request is to amend the plat name from "Ocean Park" to "Ocean Park Pompano Beach Plat" due to (Ocean Park) having the same on an existing plat (Ocean Park PB6, Page 5).

Comments and Additional Information

REVISING PLOT NAME FROM: OCEAN PARK

TO: OCEAN PARK POND AND BEACH

Owner/Agent Certification

State of Florida

County of Broward

This is to certify that I am the owner/agent of the property described in this application and that all changes to the original application and supplemental documents supplied herein are true and correct to the best of my knowledge. If no changes are indicated on this update sheet or in the attached supplemental documentation, then this certifies that the information supplied on the original application 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 of owner/agent *Charles W. Hays*

Sworn and subscribed to before me this 12th day of January, 2022

by Andrea Harper ☒ He/she is personally known to me or

☐ Has presented

Signature of Notary Public

Type or Print Name Michael Vonder Molen

