



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 005-UP-82

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Our Lady of Mercy Parish Center			
Plat/Site Number Our Lady of Mercy Parish Center Plat -005-UP-82		Plat Book - Page (if recorded) PB 118 Page 38	
Owner/Applicant/Petitioner Name Scott Freeland			
Address 10855 Canyon Road Lane		City Boynton Beach	State Fla
		Zip 33473	
Phone 561-445-3305		Email freeland.psp@yahoo.com	
Agent for Owner/Applicant/Petitioner Charles Putman&Associates		Contact Person Charles Putman	
Address 621 NW 53rd Street - Suite 125		City Boca Raton	State Fla
		Zip 33487	
Phone 561-866-3362		Email chasputman@gmail.com	
Folio(s) 484210070012			
Location <div style="display: flex; justify-content: space-between;"> West side of Military Trail at/between/and SW 15th Street and/of Green Road </div> <div style="display: flex; justify-content: space-between; font-size: small;"> 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 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 checked="" type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number		<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Don't Know
Project Name			<input checked="" 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 checked="" 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	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 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) RS- Residential	Land Use Plan Designation(s) RS - Residential
Zoning District(s) CF- Community Facilities	Zoning District(s) CF - Community Facilities

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>					
Are there any existing structures on the site?					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?
Vacant/Existing Church	15,015 sf	In Use	YES NO	YES NO	HAS WILL NO
			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 is 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
		Pre-School	2.47 acres - 13,000sf - gla

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.

Charles Dumay
Owner/Agent Signature

8/11/2024
Date

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 11TH day of SEPT, 2024, who ☐ is personally known to me | ☒ has produced FDHP 355-145-44-074 as identification.

ROLANDE M. RENAUD
Name of Notary Typed, Printed or Stamped

Rolande M. Renaud
Signature of Notary Public - State of Florida



ROLANDE M. RENAUD
Commission # HH 273277
Expires October 5, 2028

Notary Seal (or Title or Rank)

HH 273277
Serial Number (if applicable)

For Office Use Only

Application Type

Note Amendment

Application Date 3/10/2025	Acceptance Date 3/17/2025	Fee \$2,090
Comments Due 4/16/2025	Report Due 4/28/2025	CC Meeting Date TBA

Adjacent City or Cities
N/A

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

☐ Other: Narrative

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

☐ Other: N/A

Received By
Christian Dumay

CHARLES PUTMAN & ASSOCIATES, LLC

LAND PLANNING SERVICES
PLANNING | ZONING | PERMITTING

Boca Raton | (561) 866-3362

NARRATIVE FOR PLAT NOTE AMENDMENT

OUR LADY OF MERCY PARISH CENTER PLAT - PB 118 PG 38

LEARNING PLACE IV PRE-SCHOOL PROJECT

DEERFIELD BEACH

November 2024

OVERVIEW

Exhibits #1, #2 and #3 show the general location of the Learning Place IV site on Military Trail in the City of Deerfield Beach. The site is a vacant tract that is part of a larger parcel that also contains an existing Church - Our Lady of Mercy Church.

In 2023, the Church entered into an agreement to sell the vacant parcel to Scott and Caterina Freeland for the purpose of constructing a pre-school facility. The plans for the new pre-school were recently approved by the City and a copy of the approved site plan is enclosed. The new tract that has been created for the pre-school and which is now owned by the applicant is shown on the enclosed sketch and legal.

DISCRIPTION OF PROPOSED USE

The approved plan for the project calls out for the construction of a 13,000 sf one story building on the site that will become a pre-school facility. The school will serve children from ages 1 to 4. As can be seen on the site plan, the project fits well on the property with plenty of area for outdoor play, parking and open space. The facility will operate Monday – Friday and is a much needed use for the area.

NEED FOR NOTE CHANGE

A copy of the current plat for the property is herein provided. The plat is titled Our Lady of Mercy Parish Center. It was recorded in 1982 and contains a note restricting development on the site to 11,320 sf of Church building use.

The approved site plan calls for the construction of 13,000 sf of pre-school. The new parcel that has been created to contain the pre-school is within the Our Lady of Mercy Parish Center plat.

Since the note on that plat limits development to Church use, it will be necessary to formally change the plat note in the County records to recognize the new pre-school parcel. This application is intended to initiate that process.

PROPOSED AMENDMENT

As the note change review process unfolded at the City, the applicant and the City staff coordinated with the County staff to ensure that the language on the plat note approved by the City would be acceptable to the County. The following language for the change has been discussed and agreed to :

Existing Note

11,320 square feet of Church use

Proposed Note

11,320 square feet of Church use and 13,000 square feet of child daycare use

CITY APPROVAL

A copy of City resolution 2024/090 which approved the plat note amendment is included in this transmittal.

PLAN DETAILS

Access

Access to the project will be provided by an existing driveway connection on Military Trail. This entry drive is currently serving the Church property and will be shared through an easement agreement with the new pre-school use. The entrance has one ingress lane in and two egress lanes – one for northbound turns and one for southbound turns. There are large southbound and northbound turn lanes already in place on Military Trail that currently serve the site. See location exhibits.

In terms of the overall flow of traffic, the two uses will be very compatible in that the pre-school will be more active during the day and on weekdays while the Church is more active in the evening and on weekends.

Stacking and Internal Circulation

Because of the location of the access point, the child drop off point and the internal design of the project, the plan creates a long distance for internal stacking – 435ft. or roughly 20 cars. With that noted it should be pointed out that the stacking needs for pre-school facilities are much different than for K-12 facilities. For these higher level schools there is typically a fixed starting time for school to begin – say 7:30 – and all students need to be in place by that time. Thus, all parents come to drop their kids off at basically the same time creating longer stacking lines. The same is true for afternoon pick up which is usually set for the same time each day.

For pre-school the situation is different. There is no fixed time for drop off so parents can come at any time that it is convenient to drop off their children. Because the children are quite young, parents do not just drop them off and let them walk to the school entrance. Rather, they park and escort the their children into the school. As a result they do not stack in line waiting to get to the point where their children can just jump out. This all goes on throughout the day and does not result in long stacking lines..

Traffic Impact

As part of the City of Deerfield Beach's site plan review process, their staff asked that the applicant have a traffic consultant prepare a trip generation analysis documenting the number of daily and peak hour trips anticipated to be generated by the proposed pre-school use on the subject property. Based upon their review of the requested trip generation analysis, the City staff determined that the number of vehicle trips to be generated by the proposed project do not warrant the preparation of a full area-wide traffic impact analysis.

Since Military Trail is not a state-maintained roadway in this area of the Broward County coordination with and approval from FDOT is not required.

Mass Transit Connection

There is an existing bus stop in place on Military Trail along the frontage of the property that services the area. Internal sidewalk connections have been extended to this bus stop to provide a connection to the pre-school. See site plan and location Exhibits.

COUNTY APPROVAL

The next step in the overall process is to obtain approval from the County for the proposed change. This application is intended to initiate that process.

Same as Below

AMPLA



INSTR # 100844858

OR BK 31293 PG 0066

RECORDED 02/20/2001 02:50 PM

COMMISSION

BROWARD COUNTY

DEPUTY CLERK 1010

Document prepared by:

Patrick Sullivan
 Our Lady of Mercy Church
 5201 North Military Trail
 Pompano Beach, FL 33064

AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT

This is an Agreement, made and entered into by and between: BROWARD COUNTY, a political subdivision of the state of Florida, hereinafter referred to as "COUNTY,"

AND

Archdiocese of Miami, its successors and assigns, hereinafter referred to as "DEVELOPER."

WHEREAS, DEVELOPER is the owner of Parcel A as shown on the Our Lady of Mercy Parish Center Plat, more particularly described in Exhibit "A," which Plat was recorded in Plat Book 118, Page 38, in the Public Records of Broward County on Jan 31, 1984 (date); and

WHEREAS, DEVELOPER has determined there exists a need for an amendment to the Notation on the face of said Plat; and

WHEREAS, the COUNTY has no objection to amending the notation and the Board of County Commissioners approved such an amendment at its meeting of Jan 9 2001, (date);

NOW, THEREFORE, in consideration of the mutual terms, conditions and promises hereinafter set forth, the COUNTY and DEVELOPER agree as follows:

1. The above recitals are true and are incorporated into this Agreement.

CAF#233a
7/1/99

Approved BCC 1/9/01 # 64Submitted By Ken. Mgmt.

RETURN TO DOCUMENT CONTROL

\$33.00
 7

-26103

2. COUNTY and DEVELOPER hereby agree that the notation shown on the face of the Our Lady of Mercy Parish Center Plat is hereby amended as follows:

PLEASE CHECK THE APPROPRIATE BOX

☐ Amend the uses on the property

Clarifying and limiting the use of the Our Lady of Mercy Parish Center Plat property from:

11,320 sq ft of
church use
;

to:

This plat is restricted to 27,820 sq ft of church use. Day care, pre-school use are not permitted without the approval of the Broward County Commission, who shall review and address these use for increased impacts.

If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by Jan 9, 2004, which date is five (5) years from the date of approval of this note amendment by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued for the amended uses until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or

If construction of project water lines, sewer lines, drainage, and the rock base for internal roads are not installed by

Jan 9 - 2006 which date is five (5) years from the date of approval of the application by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within this Article. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

[] De minimus Exception

The de minimus exception note is amended to read as follows:

This plat was approved for development under the de minimus exception of Chapter 5, Article IX, of the Broward County Code of Ordinances. Such approval required that a building permit for a principal building be issued on or before the ____ day of _____, _____ (date), which date was three (3) years from the date of approval of the plat by the Broward County Board of County Commissioners. Since no building permit was issued or will be issued by the above date, the County's finding of adequacy of the regional road network expired or will expire. On the ____ day of _____, _____ (date), the Board of County Commissioners made a subsequent finding of adequacy of the regional road network. In the event no building permit is issued by the ____ day of _____, _____ (date), which date (3) years from the date of County's subsequent finding of adequacy of the regional road network, the County's finding of adequacy of the regional road network shall expire and no building permit shall be issued.

[] Other change to the notation on the face of the plat

3. This Agreement shall be recorded in the Public Records of Broward County, Florida, to evidence the agreements and representations of the parties as set forth herein.

4. VENUE; CHOICE OF LAW. Any controversies or legal problems arising out of this Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State Courts of the Seventeenth Judicial Circuit of Broward County, Florida, the venue sitis, and shall be governed by the laws of the State of Florida.


5. All other notations on the face of the above referenced plat not amended by this Agreement shall remain in full force and effect.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

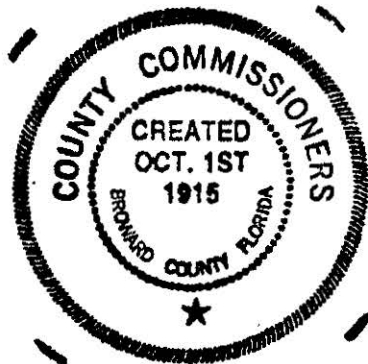
IN WITNESS WHEREOF, the COUNTY and DEVELOPER have made and executed this Agreement on the respective dates under each signature: BROWARD COUNTY through its Board of County Commissioners, acting by and through its Chair or Vice Chair, authorized to execute same; and _____, acting by and through its _____, duly authorized to execute same.

COUNTY

ATTEST:



County Administrator and Ex-
Officio Clerk of the Board of
County Commissioners of
Broward County, Florida



BROWARD COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

By  _____
Chair

13th day of February, 2001 (date)

Approved as to form by
Office of County Attorney
Broward County, Florida
Government Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968

By  _____
Assistant County Attorney

AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT BETWEEN BROWARD COUNTY AND _____

DEVELOPER-INDIVIDUAL - Archdiocese

Witnesses:

John C. Favalora, As Archbishop of
Archdiocese of Miami

Ethel Marinelli
Print name: ETHEL MARINELLI

Jarrett McPherson
Print name: Jarrett McPherson

John C. Favalora
Print name: John C. Favalora
Address: 9401 Biscayne Boulevard
Miami Shores, FL 33138

18th day of January, 2001 (date)

ACKNOWLEDGMENT: INDIVIDUAL

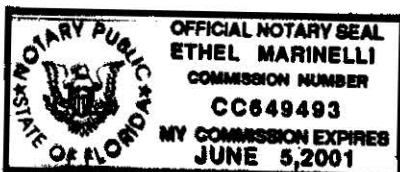
STATE OF Florida)
) SS
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 18 day of
January, 2001 (date), by John C. Favalora who
is

[x] personally known to me, or

[] produced identification. Type of identification produced _____

(Seal)



NOTARY PUBLIC:

Ethel Marinelli
Print name: Ethel Marinelli

My commission expires: June 5, 2001

EXHIBIT "A"

Tract "A" of Our Lady Of Mercy Parish Center Plat, as recorded
in Plat Book 118, Page 38, of the Public Records of Broward County.

OR BK 31293 PG 0072