



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102A · Plantation, FL 33324 · T: 954-357-6634 · F: 954-357-6521 · Broward.org/Planning

Application Number 029-MP-19

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name HUROK			
Plat/Site Number 029-MP-19		Plat Book - Page (if recorded) P.B. 184 P. 446	
Owner/Applicant/Petitioner Name US Gateway Investments LLC			
Address 950 N Powerline Road		City Pompano Beach	State FL
Zip 33069			
Phone (561)568-8045	Email kamil@hurok.com		
Agent for Owner/Applicant/Petitioner KEITH		Contact Person Tiffany Crump	
Address 301 East Atlantic Blvd.		City Pompano Beach	State FL
Zip 33060			
Phone (954) 788-3400	Email tcrump@keithteam.com		
Folio(s) 484234480010			
Location East <u>Powerline Road</u> side of <u>Dr Martin Luther King Jr. Boulevard</u> at/between/and <u>NW 9th Street</u> <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 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 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 checked="" type="checkbox"/> Yes <input 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
Green Land Trust	
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 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 checked="" type="checkbox"/> Yes <input 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) Commercial	Land Use Plan Designation(s) Commercial
Zoning District(s) B-3 General Business	Zoning District(s) B-3 General Business

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?
Vacant			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
Garden apartment	128		

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 02/07/23

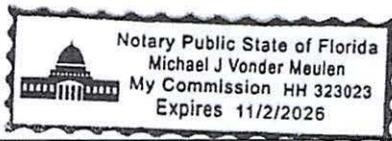
NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 7th day of February, 20 23, who is personally known to me | has produced _____ as identification.

Name of Notary Typed, Printed or Stamped Michael J. Vonder Meulen

Signature of Notary Public – State of Florida *[Signature]*



Notary Seal (or Title or Rank)

Serial Number (if applicable) HH 323023

For Office Use Only

Application Type <u>Variation Application</u>		
Application Date <u>2/7/23</u>	Acceptance Date <u>2/8/23</u>	Fee <u>\$1200.00</u>
Comments Due <u>2/28/23</u>	Report Due <u>N/A</u>	CC Meeting Date <u>TBD</u>
Adjacent City or Cities <u>N/A</u>		
<input checked="" type="checkbox"/> Plats	<input type="checkbox"/> Surveys	<input type="checkbox"/> Site Plans
<input checked="" type="checkbox"/> City Letter	<input type="checkbox"/> Agreements	<input type="checkbox"/> Landscaping Plans
<input checked="" type="checkbox"/> Other: <u>Speeches</u>	<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 <u>Diego Penelope</u>		

Owner Affidavit / Letter of Authorization

City of Pompano Beach
Department of Development Services
100 W. Atlantic Blvd.
Pompano Beach, FL 33060

Broward County Florida
Planning and Development Management
1 N. University Drive
Plantation, FL 33324

RE: US Gateway Investments LLC
2022 W Atlantic Blvd.
Pompano Beach, FL 33069

Folio: 484234480010

To Whom It May Concern;

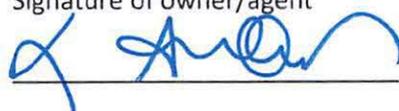
State of Florida
County of Broward

I, Mehmet Kamil Olcar, am the authorized agent of **US Gateway Investments LLC**, the owner of property located at 950 N Powerline Road, Pompano Beach and described in the legal description:

Parcel "A", HUOK, according to the plat thereof, as recorded in Plat Book 183, Pages 446 and 447, of the public records of Broward County, Florida.

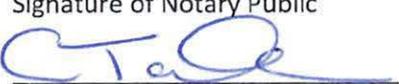
Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 184,055 square feet or 4,2253 acres more or less.

We hereby authorize **KEITH**, to act on our behalf to submit all necessary applications for entitlement and development related issues.

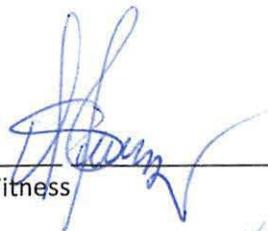
Signature of owner/agent


Print Name
Mehmet Kamil Olcar

Sworn and subscribed to before me this 10 day of February, 2022.
He/she is personally known to me or
Has presented as identification.

Signature of Notary Public


Print Name
CINDY TROLLINGER


Witness _____ Date 2/10/2022


Witness _____ Date 2/10/22



2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L16000130322

Entity Name: US GATEWAY INVESTMENTS, LLC

Current Principal Place of Business:

2022 W ATLANTIC BLVD.
POMPANO BEACH, FL 33069

Current Mailing Address:

2022 W ATLANTIC BLVD.
POMPANO BEACH, FL 33069

FEI Number: 82-1543626

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CORPORATION COMPANY OF MIAMI
200 SOUTH BISCAYNE BOULEVARD
SUITE 4100 (A4F)
MIAMI, FL 33131 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

Authorized Person(s) Detail :

Title	AMBR	Title	AMBR
Name	OLCAR, HUSNU	Name	OLCAR, MEHMET KAMIL
Address	2022 W ATLANTIC BLVD.	Address	2022 W ATLANTIC BLVD.
City-State-Zip:	POMPANO BEACH FL 33069	City-State-Zip:	POMPANO BEACH FL 33069

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: HUSNU OLCAR

AMBR

03/04/2022

_____ Electronic Signature of Signing Authorized Person(s) Detail

_____ Date

AUTHENTICITY OF OWNERSHIP

The undersigned Petitioner(s) has/have fully reviewed the instructions concerning the Application for Vacation and Abandonment and understand(s) that the Application must be complete and accurate prior to Broward County acceptance and review. The undersigned hereby petitions the Broward County Board of County Commissioners to vacate and abandon the property described herein. By signing as Petitioner(s), the undersigned certifies authenticity of ownership and, when applicable, authorizes the Agent to be its representative in the Application to Vacate and Abandon process.

PETITIONER 02/03/23
Date

Tiffany Crump
Print Name

Tiffany Crump
Signature

WITNESS

John Rinaldi
Print Name

John Rinaldi
Signature

OWNER 02/03/23
(if not petitioner) Date

Mehmet Kamil Olcar
Print Name

Mehmet Kamil Olcar
Signature

WITNESS

Jonathan Cady
Print Name

Jonathan Cady
Signature

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 3rd day of February, 2023, by MEHMET KAMIL OLCAR of PALM BEACH COUNTY, on behalf of U.S. GATEWAY INVESTMENTS LLC. He/she is personally known to me | has produced _____ as identification.

CINDY TROLLINGER
Name of Notary Typed, Printed or Stamped

Cindy Trollinger
Signature of Notary Public -- State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)



February 7, 2023

Josie Sesodia, Director
Resilient Environmental Department
Urban Planning Division
1 N. University Drive
Plantation, FL 33324

**Re: Easement Vacation Narrative
Gateway Luxury Apartments
950 North Powerline Road, Pompano Beach
Folio #: 484234480010**

Dear Ms. Sesodia;

On behalf of US Gateway Investments, LLC. (property owner), KEITH is requesting approval for the vacation of a 24 foot access easement located at 950 N Powerline Road, Pompano Beach, FL. The access easement is required by the Florida Department of Transportation (FDOT) and is at the northern portion of the site. It is recorded in P.B. 183, PG. 446 on the Hurok plat. The existing easement conflicts with the proposed site plan; therefore, the access easement will be replaced with a new cross access easement by separate instrument. The 4.24-acre site is vacant with folio number 484234480010. A Sketch and Description has been provided for the existing and proposed easement. The vacation will allow for the development of the vacant land, pursuant to the approved site plan.

The City of Pompano Beach has approved the easement vacation via Ordinance 2023-24. Abandonment of the easement is consistent with the Comprehensive Plan and Chapter 5, Article IX of the Broward County Land Development Code of Ordinance. The KEITH Team looks forward to working with the Broward County on this application and appreciate your consideration.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Tiffany Crump".

Tiffany Crump
Planner II

Attachments: Sketch & Description, Existing
 Sketch & Description, Proposed
 Ordinance No. 2023-24

www.KEITHteam.com