



Resilient Environment Department
URBAN PLANNING DIVISION

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

Application Number 082-MP-93

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Broward County Plat No.2			
Plat/Site Number 082-MP-93		Plat Book - Page (if recorded) 159/16	
Owner/Applicant/Petitioner Name Broward Partnership for the Homeless, Inc			
Address 920 NW 7 Ave		City Fort Lauderdale	State FL
Phone 954-779-3990		Email FEsposito@BPHI.org	
Agent for Owner/Applicant/Petitioner KEITH		Contact Person James Kahn	
Address 301 E. Atlantic Blvd.		City Pompano Beach	State FL
Phone 954-788-3400		Email jkahn@keithteam.com	
Folio(s) 4842 28 25 0050			
Location east side of Blount Rd. at/between/and Copans Rd and/of Martin Luther King Blvd. <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 type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name		<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 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 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 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 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 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
<u>If the answer is "Yes" to any of the questions above</u>	
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) Industrial	Land Use Plan Designation(s) Commercial
Zoning District(s) CF	Zoning District(s) B-3 & CF

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?
Broward County Homeless Assistance Center	49,073 SF	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
Commercial	138 units mid-rise	Commercial	49,073 SF (HAC)

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]
Owner/Agent Signature

08/09/2022
Date

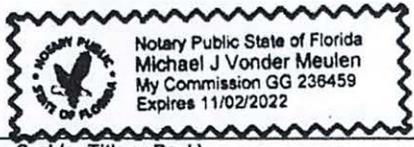
NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 8th day of August, 2022, 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



Notary Seal (or Title or Rank)

GG 236459
Serial Number (if applicable)

For Office Use Only

Application Type
Note Amendment

Application Date 01/30/2023	Acceptance Date 02/03/2023	Fee \$2,260
Comments Due 02/23/2023	Report Due 03/06/2023	CC Meeting Date TBD

Adjacent City or Cities
None

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

Other: Narrative, Sketches

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

Other:

Received By
Adrien Osias, planner



Application Number 082-MP-93

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.				
	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. <input type="checkbox"/> Yes <input type="checkbox"/> No				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">DRI Name</td> <td style="width: 50%; padding: 2px;">FQD Name</td> </tr> <tr> <td style="padding: 2px;">Latest Ordinance Number</td> <td style="padding: 2px;">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				
8	4. Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">If YES, LUPA Number Local Pompano Amendment PZ-22-13000009</td> </tr> </table>	If YES, LUPA Number Local Pompano Amendment PZ-22-13000009			
If YES, LUPA Number Local Pompano Amendment PZ-22-13000009					
8	5. Does the note represent a change in TRIPS? <input checked="" type="checkbox"/> Increase <input type="checkbox"/> Decrease <input type="checkbox"/> No Change				
8	6. Does the note represent a major change in Land Use? <input checked="" type="checkbox"/> Yes <input 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 checked="" 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 checked="" 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, Environ. Licensing & Bldg. Permitting (ELBP) Division.	<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 (ELBP Division).	<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 (ELBP Division).	<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 (ELBP Division).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
8	21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Facility Name		
	City of Pompano Beach Plant 2A		
	Address		
	1205 NE 5th Street Pompano Beach, FL		
8	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 type="checkbox"/> No
8	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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Facility Name		
	Broward County North Regional Wastewater Treatment Plant		
	Address		
	2555 W. Copans Rd Pompano Beach, FL		

8	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.	<input type="checkbox"/> Yes <input 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			
	<table border="1" style="width: 100%;"> <tr> <td data-bbox="235 422 1515 485">Solid Waste Collector Coastal</td> </tr> <tr> <td data-bbox="235 485 1515 548">FPL – Name/Title</td> </tr> <tr> <td data-bbox="235 548 1515 632">AT&T – Name/Title</td> </tr> </table>		Solid Waste Collector Coastal	FPL – Name/Title	AT&T – Name/Title
Solid Waste Collector Coastal					
FPL – Name/Title					
AT&T – Name/Title					
8	27. Estimate or state the total number of on-site parking spaces to be provided.	<table border="1" style="width: 100%;"> <tr> <td data-bbox="1299 632 1515 663">Spaces</td> </tr> <tr> <td data-bbox="1299 663 1515 726">60</td> </tr> </table>	Spaces	60	
Spaces					
60					
8	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.	<table border="1" style="width: 100%;"> <tr> <td data-bbox="1299 726 1515 758">Seating</td> </tr> <tr> <td data-bbox="1299 758 1515 816">NA</td> </tr> </table>	Seating	NA	
Seating					
NA					



April 25, 2022

Ms. Josie Sesodia, Director
Urban Planning Division
Resilient Environment Department
1 North University Drive Room 102A
Plantation, FL 33324

RE: Plat Note Amendment
Broward County Plat No.2
159/16

Dear Ms Sesodia,

The Broward Partnership for the Homeless, Inc. ("BPHI") is planning to develop 138 affordable residential units on 3 acres which is currently a retention area abutting the existing Broward County Homeless Assistance Center at 1700 Blount Road. The site is Parcel E of the Broward County Plat No.2 (159/16). Broward County deeded the 3 acres to BPHI on December 28, 2022. The City has approved a Local Land Use Amendment Application to change the land use from Industrial to Commercial in Pompano Beach. Concurrent with the application was a rezoning approval from Community Facilities to B-3 on the 3 acre site. The proposed residential was also approved for allocation of flex units under city and county policies. The proposed units will require creating a separate Parcel F for the residential units. Attached is a legal description of Parcel F and remaining Parcel E.

The proposed and existing note is as follows:

Existing Restriction Note

Plat is restricted to 35.72 acres of industrial use (12.72 acres proposed, 23 acres existing) on Parcel A; 1,024 bed jail, and 18.1 acres of jail support facilities to include ancillary uses such as but not restricted to kitchen facilities, administration and booking facilities, laundry facilities, and warehouse/storage facilities on Parcel B; 2,695-bed jail (161 proposed, 2,534 existing) on Parcel C; 2.09 acres of water management area (lake) on Parcel D; 64,350 square feet of community facilities on Parcel E; Commercial/retail uses are not permitted without the approval of County Commissioners who shall review and address these uses for increased impacts.

The additional development related to this note amendment (the 1,024-bed jail, excluding construction offices on Parcel B) was approved for development under the *de minimis* exception of Chapter 5, Article IX, of the Broward County Code of Ordinances such approval requires that a building permit for a principle building shall be issued on or before the 6th day of July, 2002, which date is three (3) years from the date of approval of this plat by the Broward County Board of Commissioners. In the event no building permit is issued by the above date, the County's

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finding of adequacy of the regional road network shall expire and no building permit shall be issued.

If building permit for the 1,024-bed jail (excluding construction offices) and first inspection approval are not issued by July 6, 2004, which date is five (5) years from the date of approval of this request 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 the Broward County Land Development Code. 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 time frame; and/or if construction of project water lines, sewer lines, drainage, and the rock base or internal roads have not been substantially completed by July 6, 2004, which date is five (5) years from the date of approval of this request 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 the Broward County Land Development Code. 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.

Proposed Restriction Note

Plat is restricted to 35.72 acres of industrial use (12.72 acres proposed, 23 acres existing) on Parcel A; 1,024 bed jail, and 18.1 acres of jail support facilities to include ancillary uses such as but not restricted to kitchen facilities, administration and booking facilities, laundry facilities, and warehouse/storage facilities on Parcel B; 2,695-bed jail (161 proposed, 2,534 existing) on Parcel C; 2.09 acres of water management area (lake) on Parcel D; 64,350 square feet of community facilities on Parcel E and 138 mid-rise residential units on Parcel F.

The additional development related to this note amendment (the 1,024-bed jail, excluding construction offices on Parcel B) was approved for development under the *de minimis* exception of Chapter 5, Article IX, of the Broward County Code of Ordinances such approval requires that a building permit for a principle building shall be issued on or before the 6th day of July, 2002, which date is three (3) years from the date of approval of this plat by the Broward County Board of Commissioners. In the event no building permit is issued by the above date, the County's finding of adequacy of the regional road network shall expire and no building permit shall be issued.

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Parcel F will be limited to affordable housing and will be deed restricted as such. At this time only a conceptual plan is available to illustrate the location of the units.

Any question please do not hesitate to contact us.

Sincerely,

James Kahn, AICP
KEITH

Attachments: Recorded plat
Survey
Sketch & Description Parcel E and F
Applications



