



Application Number 047-MP-89

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 Victor Cameron Plat				
Plat/Site Number 047-MP-89		Plat Book - Page (if recorded) PB. 146 P. 42		
Owner/Applicant/Petitioner Name HABITAT FOR HUMANITY OF BROWARD INC				
Address 888 NW 62ND ST		City Fort Lauderdale	State FL	Zip 33309
Phone 954-558-3094	Email nancy@habitatbroward.org			
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) 494228310010				
Location North side of NW 19th Street at/between/and NW 12th Avenue and/of Powerline Road 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?	<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 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 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
<p>If the answer is "Yes" to any of the questions above</p> <p>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.</p>	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Commercial	Land Use Plan Designation(s) Commercial
Zoning District(s) Community Business	Zoning District(s) Community 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?
Commercial	vacant	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
Townhouses	20	Office	2,000 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.

Jill Egg
Owner/Agent Signature

4/7/23
Date

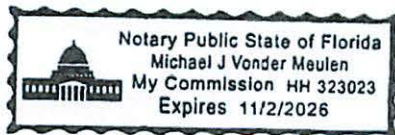
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

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

Michael Vonder Meulen
Name of Notary Typed, Printed or Stamped

Michael Vonder Meulen
Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

HH 323 023
Serial Number (if applicable)

For Office Use Only

Application Type

NOTE AMENDMENT

Application Date <u>06/07/2023</u>	Acceptance Date <u>06/09/2023</u>	Fee <u>\$2,090.00</u>
Comments Due <u>06/29/2023</u>	Report Due <u>07/10/2023</u>	CC Meeting Date <u>TBD</u>

Adjacent City or Cities

NONE;

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

☐ Other: NARRATIVE ; SCAD LETTER.

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

☐ Other:

Received By

Maria Gabriela Aguiar



Application Number 047-MP-89

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.

	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 <input type="checkbox"/> Yes <input type="checkbox"/> No or Official Record Book and Page Number.				
	<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				
	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 <input type="checkbox"/> Yes <input type="checkbox"/> No copy(s).				
X	4. Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, LUPA Number				
X	5. Does the note represent a change in TRIPS? <input type="checkbox"/> Increase <input checked="" type="checkbox"/> Decrease <input type="checkbox"/> No Change				
X	6. Does the note represent a major change in Land Use? <input type="checkbox"/> Yes <input checked="" 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 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 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, Environmental Permitting Division (EPD).	<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 (EPD).	<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 (EPD).	<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 (EPD).	<input type="checkbox"/> Yes	<input type="checkbox"/> 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.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Facility Name		
	City of Fort Lauderdale		
	Address		
	220 SW 14th Avenue, Fort Lauderdale		
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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Facility Name		
	City of Fort Lauderdale		
	Address		
	220 SW 14th Avenue, Fort Lauderdale		

X	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.	<input type="checkbox"/> Yes	<input checked="" 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. <div data-bbox="240 352 1481 420" style="border: 1px solid black; padding: 2px;">Solid Waste Collector</div>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	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. <div data-bbox="240 510 1481 577" style="border: 1px solid black; padding: 2px;">FPL – Name/Title</div> <div data-bbox="240 577 1481 636" style="border: 1px solid black; padding: 2px;">AT&T – Name/Title</div>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
X	27. Estimate or state the total number of on-site parking spaces to be provided.	Spaces 66	
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	



June 7, 2023

Karina Da Luz, Planning Section Supervisor
Resilient Environment Department
Urban Planning Division
1 N. University Drive, #102A
Plantation, FL 33324

RE: Plat Note Amendment Narrative
Folio #: 494228310010
Plat: Victor Cameron P.B. 146 P 42

Dear Ms. Da Luz;

On behalf of the Habitat for Humanity of Broward Inc. (Owner), KEITH is amending the note of the Victor Cameron plat to accommodate a new mixed-use development. The project is generally located at NW 19 Street between NW 12th Avenue and Powerline Road in the City of Fort Lauderdale.

The subject property is a vacant 1.39-acre site. It is bound by NW 20th Street to the north and NW 19th Street to the south. The project is zoned CB (Community Business) with an underlying future land use of Commercial (C). The adjacent property to the East is zoned CB with a commercial plaza. The adjacent properties to the South are zoned RD-15 (Low-Medium Density) with single family homes and duplexes. The adjacent properties to the North and West are RS-8 (Low-Medium Density) with single-family residential. The project proposes a mixed-use development of 20 affordable townhouse units and 2,000 square feet of office. The applicant is requesting the plat note amendment to develop the desired project.

A Flex Allocation and Site Plan applications have been submitted to the City of Fort Lauderdale. The project is allocating all 20 flex units which will be income restricted. The project is not age restricted.

The plat note request will change:

Existing Plat Note:

THE ALLOWANCE OF 15,000 SQUARE FEET FOR CHURCH USE, DAYCARE AND PRESCHOOL USES ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV.D.1.f., DEVELOPMENT REVIEW REQUIREMENTS OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS OF AIR NAVIGATION.

Proposed Plat Note:

THIS PLAT IS RESTRICTED TO 20 TOWNHOUSE UNITS AND 2,000 SQUARE FEET OF OFFICE.

If you have any questions, please contact me directly at (954) 443-0376.

Sincerely,



Tiffany Crump,
Planner II

Attachments: **Victor Cameron P.B. 146 P 42**
PNA O.R.B. 26793 P. 355

