



Application Number 028-MP-20

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 Sonata			
Plat/Site Number 028-MP-20		Plat Book - Page (if recorded) N/D	
Owner/Applicant/Petitioner Name Cornerstone Group			
Address 2100 Hollywood Blvd.		City Hollywood	State FL
Phone (305) 624-9564		Email Josh.Tonnesen@CornerstoneGrp.com	
Agent for Owner/Applicant/Petitioner KEITH		Contact Person Mike Vonder Meulen, AICP	
Address 301 East Atlantic Blvd.		City Pompano Beach	State FL
Phone 954-788-3400		Email mvondermeulen@keithteam.com	
Folio(s) see attached 484235000130, 484234000120, 48423511070, 484235001250, 4842350001220, 484235001220, 484235001230, 484235001240, 484235001251 (Pompano Beach)			
Location West side of Dixie Highway at/between/and NW 6th Street and/of NW 8th Court <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).	
<input checked="" type="checkbox"/> Plat (fill out/PRINT <i>Questionnaire Form, Plat Checklist</i>)	
<input type="checkbox"/> Site Plan (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i>)	
<input type="checkbox"/> Note Amendment (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i>)	
<input type="checkbox"/> Vacation (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist, use Vacation Instructions</i>)	
<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 <u>Business Notary</u> 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 Planning and Development 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 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 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) LM Residential and Commercial	Land Use Plan Designation(s) LM Residential and Commercial
Zoning District(s) RM-20 and B-3	Zoning District(s) RM-20 and B-3

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 eighteen (18) months and/or sixty (60) months for mobile homes 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 eighteen (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.

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 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
Garden Apartments	44	Commercial	10,000
Mid Rise	77		

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

John Rinaldi

11/17/20

Date

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 17th day of November, 20 20, who is personally known to me | has produced _____ as identification.

Michael Vonder Meulen

Name of Notary Typed, Printed or Stamped

Michael J. Vonder Meulen

Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

GG 238459

Serial Number (if applicable)

For Office Use Only

Application Type

MUNI PLOT

Application Date

11/19/20

Acceptance Date

11/27/20

Fee

\$4760

Comments Due

12/21/20

Report Due

12/31/20

CC Meeting Date

N/A

Adjacent City or Cities

NONE

Plats

Surveys

Site Plans

Landscaping Plans

Lighting Plans

City Letter

Agreements- Resolution

Other:

CITY RESOLUTION; SCHOOL ED RECEIPT

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. CLARK I



Application Number 028-MP-20

Development and Environmental Review Online Application Questionnaire Form

Type of Application		
<input checked="" type="checkbox"/> Plat	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Note Amendment

Project Questionnaire					
Please answer the questions marked for the type of application checked.					
X	<p>1. Why is this property being platted? Attach an additional sheet(s) if necessary. Plat is required for the construction of a principal building per Broward County Administrative Rules Document.</p>				
X	<p>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 checked="" type="checkbox"/> No</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <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				
X	<p>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 checked="" type="checkbox"/> No</p>				
	<p>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</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="padding: 2px;">If YES, LUPA Number</td> </tr> </table>	If YES, LUPA Number			
If YES, LUPA Number					
	<p>5. Does the note represent a change in TRIPS? <input type="checkbox"/> Increase <input type="checkbox"/> Decrease <input type="checkbox"/> No Change</p>				
	<p>6. Does the note represent a major change in Land Use? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>				
X	<p>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 checked="" type="checkbox"/> No</p>				
X	<p>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 checked="" type="checkbox"/> No</p>				
X	<p>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 checked="" type="checkbox"/> No</p>				
X	<p>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 checked="" type="checkbox"/> No</p>				

<input checked="" type="checkbox"/>	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 checked="" type="checkbox"/> No				
<input checked="" type="checkbox"/>	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				
<input checked="" type="checkbox"/>	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 checked="" type="checkbox"/> No				
<input checked="" type="checkbox"/>	14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
	<table border="1"> <tr> <td>Name/Title</td> </tr> <tr> <td>Lisa Wight</td> </tr> </table>		Name/Title	Lisa Wight		
Name/Title						
Lisa Wight						
<input checked="" type="checkbox"/>	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 checked="" type="checkbox"/> No				
<input checked="" type="checkbox"/>	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 checked="" type="checkbox"/> No				
<input checked="" type="checkbox"/>	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 checked="" type="checkbox"/> No				
<input checked="" type="checkbox"/>	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 checked="" type="checkbox"/> No				
<input checked="" type="checkbox"/>	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 checked="" type="checkbox"/> No				
<input checked="" type="checkbox"/>	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 checked="" type="checkbox"/> No				
<input checked="" type="checkbox"/>	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				
	<table border="1"> <tr> <td>Facility Name</td> </tr> <tr> <td>City of Pompano Beach</td> </tr> <tr> <td>Address</td> </tr> <tr> <td>100 West Atlantic Blvd.</td> </tr> </table>		Facility Name	City of Pompano Beach	Address	100 West Atlantic Blvd.
Facility Name						
City of Pompano Beach						
Address						
100 West Atlantic Blvd.						
<input checked="" type="checkbox"/>	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				
<input checked="" type="checkbox"/>	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				
	<table border="1"> <tr> <td>Facility Name</td> </tr> <tr> <td>Broward County</td> </tr> <tr> <td>Address</td> </tr> <tr> <td>Copans</td> </tr> </table>		Facility Name	Broward County	Address	Copans
Facility Name						
Broward County						
Address						
Copans						

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
X	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No FPL - Name/Title AT&T - Name/Title Martin Barrett
X	27. Estimate or state the total number of on-site parking spaces to be provided. Spaces 230
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



September 16, 2020

SONATA
NE & SE Corner of NW 8th Street and N Dixie Highway

Plat Narrative:

The Cornerstone Group, on behalf of the property owner Paola Florida, LLC, WTLG LLC, and the City of Pompano Beach CRA, is requesting Plat Approval for a new project named Sonata.

The project is generally located on the west side of North Dixie Highway (a designated 80' collector roadway) along both sides of NW 8th Street. The project is within the Blanche Ely Neighborhood and abuts existing residential development to the west, existing commercial development to the south, North Dixie Highway and the FEC railway to the east, and NW 8th Court to the north. The project is within in the Northwest Community Redevelopment Area.

The parcels making up the Sonata project include two northern parcels containing the Tax Folio ID #'s of 484235000130 and 484234000120, a southern parcel containing the Tax Folio ID# of 484235110070 and city owned parcels lying between the south parcel and Dixie Highway Tax Folio ID#'s 484235001210, 484235001220, 484235001230, 484235001240, 484235001251 and 484235001250.

In 2019, an allocation of 100 Flex Units were approved at City Commission (PZ19-050000005) for this projects site. Sonata is proposed as a 121-unit mixed-use development which consists of 292,081 SF (6.70 Acres). The property will be platted as two parcels with the main entrance of each located along NW 8th Street. The plat restrictive note will be for 44 garden apartments (north parcel) and 77 Midrise Units and 10,000 sf of commercial (south parcel). The north site is zoned RM-20 and has a land use designation of LM Residential and commercial. The south site is zoned B-3 and has a land use designation of commercial.

The north site consists of (2) three-story multi-family residential buildings with one, two, and three-bedroom units totaling 44 units, an outdoor covered gym area, and surface parking. The buildings NW 8th Court and Dixie Highway with a gated access. The south site consists of (1) eight-story mixed use residential/commercial building with one, two, and three-bedroom units totaling 77 units, commercial/retail space, and surface parking. The building fronts North Dixie Highway and has a gated entrance along NW 8th Street.

Corporate Office	Miami-Dade County	Broward County	Palm Beach County	St. Lucie County	Orange County
301 E. Atlantic Blvd	2160 N.W. 82 Ave	2312 S. Andrews Ave	120 N. Federal Hwy	2325 S.E. Patio Cir.	2948 E. Livingston St.
Pompano Beach	Doral	Fort Lauderdale	Suite 208	Port St. Lucie	Orlando
FL 33060	FL 33122	FL 33316	Lake Worth, FL 33460	FL 34952	FL 32803
954.788.3400	305.667.5474	954.788.3400	561.469.0992	954.788.3400	954.788.3400

**Sonata
Plat Narrative
KEITH #10961.01**

The applicant believes the plat meets or exceeds all applicable standards in the Broward County Land Development Code. KEITH and the Project Team looks forward to working with the City of Pompano Beach and Broward County on the plat for Sonata.

Respectfully Submitted,



Mike Vonder Meulen, AICP
Director of Planning

Cc: Josh Tonnesen, Cornerstone Group