



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 112-MP-89

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Northwest Redevelopment Plat (Parcel "C")			
Plat/Site Number 112-MP-89		Plat Book - Page (if recorded) PB 148 Pg 26	
Owner/Applicant/Petitioner Name Village of the Arts, Ltd.			
Address 9 NW 4th Ave. Suite A		City Dania Beach	State FL
Phone 954-849-6966		Email regaltrce@aol.com	
Agent for Owner/Applicant/Petitioner Sean F. Jones		Contact Person Sean F. Jones	
Address P.O. Box 41		City Ft. Lauderdale	State FL
Phone 954.647.6569		Email seanfjones@aol.com	
Folio(s) 5042 03 24 0030			
Location south side of NW 6th St. at/between/and NW 6th Ave (vacated) and/of NW 5th Avenue <small>north side/corner north street name street name / side/corner street name</small>			

<p>Type of Application (this form required for all applications)</p> <p>Please check all that apply (use attached Instructions for this form).</p> <p><input type="checkbox"/> Plat (fill out/PRINT Questionnaire Form, Plat Checklist)</p> <p><input type="checkbox"/> Site Plan (fill out/PRINT Questionnaire Form, Site Plan Checklist)</p> <p><input checked="" type="checkbox"/> Note Amendment (fill out/PRINT Questionnaire Form, Note Amendment Checklist)</p> <p><input type="checkbox"/> Vacation (fill out/PRINT Vacation Continuation Form, Vacation Checklist, use Vacation Instructions)</p> <p style="margin-left: 40px;"><input type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205)</p> <p style="margin-left: 40px;"><input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)</p> <p style="margin-left: 40px;"><input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)</p> <p><input type="checkbox"/> Vacation (Notary Continuation Form Affidavit required, fill out Business Notary if needed)</p>

Application Status			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input 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 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
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) Northwest Regional Activity Center (NWRAC)	Land Use Plan Designation(s) NWRAC
Zoning District(s) NWRAC-MUe	Zoning District(s) NWRAC-MUe

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?
			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
MF mid-rise	200	Commercial	7,500 square feet



Application Number _____

Development and Environmental Review Online Application Questionnaire Form

Type of Application		
<input 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.

	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					
4. Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? <input 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</td> </tr> </table>	If YES, LUPA Number			
If YES, LUPA Number					
5. Does the note represent a change in TRIPS? <input type="checkbox"/> Increase <input type="checkbox"/> Decrease <input type="checkbox"/> No Change					
6. Does the note represent a major change in Land Use? <input 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					

	<p>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.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
	<p>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).</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
	<p>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.)</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
	<p>14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
	<p>Name/Title</p>	
	<p>15. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
	<p>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).</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
	<p>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).</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
	<p>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).</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
	<p>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.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
	<p>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).</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
	<p>21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
	<p>Facility Name</p>	
	<p>Address</p>	
	<p>22. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
	<p>23. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
	<p>Facility Name</p>	
	<p>Address</p>	

	<p>24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>		
	<p>25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>		
	<table border="1"> <tr> <td data-bbox="219 321 1507 394">Solid Waste Collector</td> </tr> </table>		Solid Waste Collector	
Solid Waste Collector				
	<p>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.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>		
	<table border="1"> <tr> <td data-bbox="219 491 1507 554">FPL – Name/Title</td> </tr> <tr> <td data-bbox="219 554 1507 617">AT&T – Name/Title</td> </tr> </table>		FPL – Name/Title	AT&T – Name/Title
FPL – Name/Title				
AT&T – Name/Title				
	<p>27. Estimate or state the total number of on-site parking spaces to be provided.</p>	<p>Spaces</p>		
	<p>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.</p>	<p>Seating</p>		



1279 W. Palmetto Park Road #272545
Boca Raton, Florida 33427
Phone 754-264-2184

February 27, 2024

Ms. Josie Sesodia, AICP, Director
Broward County Environmental Protection and Growth
Management Department
Planning and Development Management Division
1 North University Drive
Box 102-A
Plantation, FL 33324

Northwest Redevelopment Plat (#112-MP-89)
543 NW 5th Avenue Ft. Lauderdale
Plat Note Amendment Request Narrative

Dear Ms. Sesodia:

The applicant, Village of the Arts, Ltd., is proposing a mixed use development on a 1.67-acre parcel located at 543 NW 5th Avenue in the City of Ft. Lauderdale. The structure is proposed within the boundaries of Parcel "C" of the Northwest Redevelopment Plat (PB 148 Pg 26).

The current plat note restricts Parcel "C" to 7,500 square feet of commercial use with no restaurants. The project proposes one 6-story building consisting of 162 multifamily (mid-rise) units with 6,000 square feet of ground-floor commercial use.

The plat restriction note for Parcel "C" needs to be amended to be consistent with the proposed development uses. The applicant is seeking to add residential units to the note and to remove the restriction on restaurant use within Parcel "C". The other two parcels of the plat are developed and no changes to the restriction notes applying to those parcels is proposed.

The Northwest Redevelopment Plat was recorded in 1991 with specific restrictions for each of the three development parcels. The original plat restriction note was amended in 1992 to increase the square footage of commercial use permitted within Parcel "C" from 3,520 square feet to 7,500 square feet of commercial use, in both cases restricted to no restaurants (OR 19315 Pg 0944). At that time the owner applicant was the City of Ft. Lauderdale. The note was amended again in 1994 (OR 22373 Pg 0653) by the current owner to increase the square footage of the day care use permitted in Parcel "A". The note set forth in this Agreement is the currently effective restriction note for the plat.

The current plat restriction note for Parcel "C" limits the uses to "7,500 square feet of commercial use (no restaurants)." The plat note needs to be amended to allow residential use within Parcel "C". The subject site is within the Northwest Regional Activity Center and is zoned NWRAC-MUe. and is currently vacant. The proposed Village of the Arts development proposed for Parcel "C" is undergoing site plan review by the City. The other two parcels of the plat are developed.

The site plan under City review proposes 162 mid-rise apartments with a specific bedroom count mix. To afford flexibility, the applicant is requesting the parcel be restricted to 200 mid-rise units with no bedroom count specified. While the 6,000 square feet of commercial use proposed by the site plan is consistent with the current plat note, the applicant is seeking to remove the restaurant restriction in the note to afford tenant flexibility.

The City of Ft. Lauderdale conducted an Administrative Review of the plat note amendment request and issued a letter of no objection (copy attached). The Broward County School Board issued a Preliminary School Capacity Availability Determination (SCAD) on January 24, 2024 (copy attached). The requested plat note language has been reviewed by County staff (no objection correspondence attached).

The formal request for the plat note amendment is as follows:

FROM Current Note:

This plat is restricted to 408 garden apartments and 6,200 square feet of day care use in Parcel "A"; 1,500 square feet of Community Facility in Parcel "B" and 7,500 square feet of Commercial Use (no restaurants) in Parcel "C." One hundred percent (100%) of the garden apartments within this plat are restricted to families with a total family income of 80% or less of the Broward County median income. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by agreement with Broward County.

TO Proposed Note:

This plat is restricted to 408 garden apartments and 6,200 square feet of day care use in Parcel "A"; 1,500 square feet of Community Facility in Parcel "B" and 7,500 square feet of Commercial Use and 200 mid-rise units in Parcel "C." One hundred percent (100%) of the garden apartments within this plat are restricted to families with a total family income of 80% or less of the Broward County median income. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by agreement with Broward County.

Upon County Commission approval, an agreement will be provided to staff for review and ultimately recorded in the Broward County Records.

Sincerely,



Linda C. Strutt

CC: Sean F. Jones

attachments