



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 034-MP-92

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Fernander/Wright Subdivision			
Plat/Site Number 034-MP-92		Plat Book - Page (if recorded) 159-6	
Owner/Applicant/Petitioner Name North American Islamic Trust Inc.			
Address 713 Enterprise Drive		City Oak Brook	State IL
Zip 60523			
Phone 954-815-6898	Email Marwan.Mufleh@kimley-horn.com		
Agent for Owner/Applicant/Petitioner Pulice Land Surveyors, Inc.		Contact Person Jane Storms	
Address 5381 Nob Hill Road		City Sunrise	State FL
Zip 33351			
Phone 954-572-1777	Email Jane@PuliceLandSurveyors.com		
Folio(s) 4842-27-41-0010			
Location North side of NW 15 Street at/between/and NW 18 Drive and/of 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? ☒ Yes ☐ No ☐ Don't Know

This is a resubmittal of: ☒ Entire Project ☐ Portion of Project ☐ N/A

What was the project number assigned by the Urban Planning Division? Project Number 034-MP92 ☐ N/A ☐ Don't Know

Project Name Fernander/Wright Subdivision ☐ N/A ☐ Don't Know

Are the boundaries of the project exactly the same as the previously submitted project? ☒ Yes ☐ No ☐ Don't Know

Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan? ☐ Yes ☒ No ☐ 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? ☐ Yes ☒ No ☐ 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? ☐ Yes ☐ No ☐ 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.) ☐ Yes ☐ No

If the application is a replat, is the type, number, or bedroom restriction of the residential units changing? ☐ Yes ☐ No

If the application is a replat, are there any new or additional residential units being added to the replat's note restriction? ☐ Yes ☐ No

Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board? ☐ Yes ☐ 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) Community	Land Use Plan Designation(s) same
Zoning District(s) Community Facilities	Zoning District(s) same

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?
Community	37,500	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 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
Special Residential Facility Category 3	12 Garden Apartments	Place of Worship	12,000 SF
		Assembly Hall	11,000 SF
		Pre-K, Elementary, Middle & High School	23,500 SF
		Day Care	3,000 SF
		Ancillary Utility Shed	800 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.

[Signature]
Owner/Agent Signature

3/2/22
Date

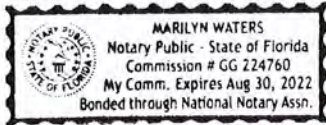
NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this *2* day of *March*, 20 *22*, who ☒ is personally known to me | ☐ has produced _____ as identification.

Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type

NOTE AMENDMENT

Application Date <i>04/29/22</i>	Acceptance Date <i>05/02/22</i>	Fee <i>\$2,090</i>
Comments Due <i>05/23/22</i>	Report Due <i>06/02/22</i>	CC Meeting Date <i>TBD</i>

Adjacent City or Cities

NONE

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

☒ Other: *NARRATIVE; TRAFFIC STUDY;*

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

☐ Other:

Received By

Maria Gabriela



Application Number 034-MP-92

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 or Official Record Book and Page Number. ☐ Yes ☐ No

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). ☐ Yes ☐ No

X

4. Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? ☐ Yes ☒ No

If YES, LUPA Number

X

5. Does the note represent a change in TRIPS? ☐ Increase ☐ Decrease ☒ No Change

X

6. Does the note represent a major change in Land Use? ☐ Yes ☒ 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. ☐ Yes ☐ No

8. Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. ☐ Yes ☐ 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. ☐ Yes ☐ 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). ☐ Yes ☐ 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.	☐ Yes ☐ 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).	☐ Yes ☐ 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.)	☐ Yes ☐ No
	14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.	☐ Yes ☐ 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?	☐ Yes ☐ 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.	☐ Yes ☐ 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).	☐ Yes ☐ 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).	☐ Yes ☐ 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.	☐ Yes ☐ 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).	☐ Yes ☐ 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.	☒ Yes ☐ No
	Facility Name City of Pompano Beach Address 100 West Atlantic Blvd, Pompano Beach, FL 33060	
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.	☐ Yes ☒ 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.	☒ Yes ☐ No
	Facility Name City of Pompano Beach Address 100 West Atlantic Blvd, Pompano Beach, FL 33060	

X	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.	☐ Yes ☒ No
	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector.	☐ Yes ☐ No
	Solid Waste Collector	
	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.	☐ Yes ☐ No
	FPL – Name/Title AT&T – Name/Title	
X	27. Estimate or state the total number of on-site parking spaces to be provided.	Spaces 171
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 924



PULICE LAND SURVEYORS, INC.

5381 NOB HILL RD.
SUNRISE, FL 33351
Phone: (954) 572-1777 Fax: (954) 572-1778
surveys@pulicelandsurveyors.com



March 2, 2022

Ms. Josie P. Sesodia, AICP, Director
Resilient Environment Department
Urban Planning Division
One North University Dr., Box 102-A
Plantation, Florida 33324

**RE: "FERNANDER WRIGHT" (159/6), 1641 NW 15 STREET
POMPAÑO BEACH, FLORIDA - PLAT NOTE AMENDMENT**

Dear Ms. Sesodia,

We represent the North American Islamic Trust Inc. on the above-referenced project. The property is located at 1641 NW 15th Street in Pompano Beach, AKA Folio 4842-27-41-0010 as recorded in the Public Records as "FERNANDER/WRIGHT SUBDIVISION" (Plat Book 159/Page 6). We are asking to amend the restrictive note on the plat.

The current plat note reads as follows:

This plat is restricted to 8,000 square feet of Church/Mosque; 26,000 square feet of assembly hall area and weekend school; 3,000 square feet of day care; 12 garden apartments; one single family dwelling unit; and 800 square feet of ancillary utility shed. Elementary school, middle school and high school uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The proposed plat note reads as follows:

This plat is restricted to 12,000 square feet of Place of Worship; 11,000 square feet of assembly hall; 3,000 square feet of pre-kindergarten, 9,000 square feet of elementary school, 4,000 square feet of middle school and, 7,500 square feet of high school; 3,000 square feet of day care; Special Residential Facility Category 3 consisting 12 garden apartments accessory to and operated by the Place of Worship; and 800 square feet of ancillary utility shed.

There is one building currently onsite. It houses the weekend school, the daycare and the assembly hall. All of these uses were already in the approved plat note from 2006. The newly proposed plat note allows for secondary school use, which is currently not allowed. We are proposing 2 new buildings. One that will house the 12,000 SF mosque, and one that will be home to the 12 garden apartments. The mosque was already in the approved plat note, we are simply increasing the square footage. The 12 garden apartments were approved as well. However, since City Zoning has changed we are now certifying that the garden apartments will fall under the Special Residential Facility Category 3 as defined in Section 3.02 H of the

Pompano Beach Comprehensive Plan. The 12 garden apartments will be licensed by the State of Florida to house more than eight unrelated elderly individuals. This use is approved under the Ms. Maggie Barszewski
December 13, 2021
Page 2

Category 3 rules. These individuals will be a part of the community such as elderly religious leaders, teachers and staff making the use accessory to the Mosque.

All of these uses were approved in the revised plat note approved in 2006. Because the original plat note did not allow secondary school use they need to revise the plat note at this time.

Below is the trip generation showing the approved Scenario (based on current plat note) on top, and the proposed plat note on the bottom.

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Approved Scenario								
MultifamilyLow-Rise	12 DU	88	6	1	5	7	4	3
Church/Mosque	8,000 KSF	56	3	2	1	4	2	2
DayCare	3,000 KSF	143	33	17	16	33	16	17
Single FamilyDetached	1 DU	10	1	0	1	1	1	0
	Subtotal	297	43	20	23	45	23	22
Pass-By Capture								
MultifamilyLow-Rise	0.0%	0	0	0	0	0	0	0
Church/Mosque	5.0%	0	0	0	0	0	0	0
DayCare	50.0%	72	17	9	8	17	8	9
Single FamilyDetached	0.0%	0	0	0	0	0	0	0
	Subtotal	72	17	9	8	17	8	9
Driveway Volumes		297	43	20	23	45	23	22
Net New External Trips		225	26	11	15	28	15	13
Proposed Scenario								
Private School (K-12)	200 Students	496	160	98	62	34	15	19
MultifamilyLow-Rise	12 DU	88	6	1	5	7	4	3
Church/Mosque	12,000 KSF	83	4	2	2	6	3	3
DayCare	3,000 KSF	143	33	17	16	33	16	17
	Subtotal	810	203	118	85	80	38	42
Pass-By Capture								
Private School (K-12)	0.0%	0	0	0	0	0	0	0
MultifamilyLow-Rise	0.0%	0	0	0	0	0	0	0
Church/Mosque	5.0%	4	0	0	0	0	0	0
DayCare	50.0%	72	17	9	8	17	8	9
	Subtotal	76	17	9	8	17	8	9
Driveway Volumes		810	203	118	85	80	38	42
Net New External Trips		734	186	109	77	63	30	33
Proposed Net External Trips-Approved Net NewExternal Trips		509	160	98	62	35	15	20
Land Use	Daily	AM Peak Hour			PM Peak Hour			Pass By
Multifamily Low-Rise	7.32 trips/DU	0.46 trips/DU (23%in, 77%out)			0.36 trips/DU (53%in, 37%out)			0.0%
Church/Mosque	6.96 trips/1,000sf	0.33 trips/1,000sf(60%in, 40%out)			0.49 trips/1,000sf(45%in, 55%out)			5.0%
Day Care	47.62 trips/k sf	11 trips/k sf(53%in, 47%out)			11.12 trips/Student (47%in, 53%out)			50.0%
Single Family Detached	10 trips/DU	0.74 trips/DU (25%in, 75%out)			Ln(T) = 0.96*Ln(X) + 0.20 (63%in, 37%out)			0.0%
Private School (K-12)	2.48trips/Student	0.80trips/Student (61%in, 39%out)			0.17 trips/Student(43%in, 57%out)			0.0%

These changes will enhance the Islamic community without adversely impacting their neighbors. We respectfully ask that the plat note amendment be granted.

Sincerely,
PULICE LAND SURVEYORS, INC.

Rachel Ross
Rachel Ross
Platting Assistant