



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 029-MP-19

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name HUROK			
Plat/Site Number 029-MP-19		Plat Book - Page (if recorded) P.B. 183 P. 446-447	
Owner/Applicant/Petitioner Name US Gateway Investments LLC			
Address 950 N Powerline Road		City Pompano Beach	State FL
		Zip 33069	
Phone (561)568-8045	Email kamil@hurok.com		
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) 484234480010			
Location East side of Powerline Road at/between/and Dr Martin Luther King Jr. Boulevard and/of NW 9th Street 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	☒ N/A	☐ Don't Know
Project Name		☒ 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
Green Land Trust	
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) Commercial	Land Use Plan Designation(s) Commercial
Zoning District(s) General Business	Zoning District(s) General 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 <u>will</u> be Demolished?
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
Multi-family	128		

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

12/5/22
Date

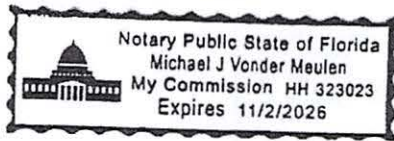
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 5th day of December, 2022, who ☒ is personally known to me | ☐ has produced _____ as identification.

Michael J. Vander Meulen
Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

HH 323023
Serial Number (if applicable)

For Office Use Only

Application Type

NOTE Amendment Application

Application Date

1/3/23

Acceptance Date

1/4/23

Fee

\$ 2090.00

Comments Due

1/24/23

Report Due

TBD

CC Meeting Date

TBD

Adjacent City or Cities

N/A

☒ Plats

☒ Surveys

☒ Site Plans

☐ Landscaping Plans

☐ Lighting Plans

☒ City Letter

☐ Agreements

☒ Other:

Narrative

Distribute To

☒ Full Review

☐ Planning Council

☐ School Board

☐ Land Use & Permitting

☐ Health Department

☐ Zoning Code Services (BMSD only)

☐ Administrative Review

☐ Other:

Received By

[Signature]



Application Number 079-MP-01

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 ☐ Yes ☐ No or 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). ☐ Yes ☐ No

×

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

If YES, LUPA Number

×

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

×

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 302 Datura Street, Suite 100/145 Progress Place		
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 200 E. Broward Boulevard, Suite 1800		

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 155	
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	

Owner Affidavit / Letter of Authorization

City of Pompano Beach
Department of Development Services
100 W. Atlantic Blvd.
Pompano Beach, FL 33060

Broward County Florida
Planning and Development Management
1 N. University Drive
Plantation, FL 33324

RE: US Gateway Investments LLC
2022 W Atlantic Blvd.
Pompano Beach, FL 33069

Folio: 484234480010

To Whom It May Concern;

State of Florida
County of Broward

I, Mehmet Kamil Olcar, am the authorized agent of **US Gateway Investments LLC**, the owner of property located at 950 N Powerline Road, Pompano Beach and described in the legal description:

Parcel "A", HUOK, according to the plat thereof, as recorded in Plat Book 183, Pages 446 and 447, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 184,055 square feet or 4,2253 acres more or less.

We hereby authorize **KEITH**, to act on our behalf to submit all necessary applications for entitlement and development related issues.

Signature of owner/agent

Print Name
Mehmet Kamil Olcar

Sworn and subscribed to before me this 10 day of February, 2022.
He/she is personally known to me or
Has presented as identification.

Signature of Notary Public

Print Name

CINDY TROLLINGER



Witness

2/10/2022
Date

Witness

2/10/22
Date



December 28, 2022

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

RE: Plat Note Amendment
Folio #: 484234480010
Plat: Hurok P.B. 183 P 446-447
Location: 950 N Powerline Road, Pompano Beach

Dear Ms. Da Luz;

On behalf of US Gateway Investments, LLC. (Property owner), KEITH is amending the note of the Hurok plat to accommodate a new multi-family residential development located at 950 N Powerline Road, Pompano Beach.

The subject property is a vacant 4.24-acre site. It is bound by Powerline Road to the west and NW 9th Street to the south. The project is zoned B-3 (General Business) and the Future Land Use Designation of the Site is Commercial (C). The adjacent property to the North and East is zoned B-3, and both are vacant lots. The adjacent property to the South is zoned RM-12 (Multi-Family Residential) with single family homes and vacant lots. The adjacent properties to the West are zoned CF and RPUD with a Church and Multi-Family Apartment complex. The development proposes 4 buildings with 3 stories, containing a total of 128 garden apartments. The applicant is requesting the plat note amendment to develop the desired 128 garden apartments.

A Flex Allocation has been approved by the City to allow the proposed density. The project is using Affordable Housing Bonus Density Policy 2.16.3 to allocate only 19 flex units which will be moderate-income restricted. The project is not age restricted.

The plat note request will change:

Existing Plat Note:

THIS PLAT IS RESTRICTED TO 80,000 SQUARE FEET OF COMMERCIAL.

Proposed Plat Note:

THIS PLAT IS RESTRICTED TO 128 GARDEN APARTMENT UNITS.

December 28, 2022
Page 2 of 2

Attached for your records is a copy of the plat and the \$2,090.00 application fee. If you have any questions, please contact me directly at (954) 443-0376.

Sincerely,



Tiffany Crump,
Planner II

Attachments: Resolution No. 2023-20
Hurok P.B. 183 P. 446

