



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102A | Plantation, FL 33324 | 954-357-6634 | 954-357-6521 · Broward.org/Planning

Application Number **082-MP-93**

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Broward County Plat No.2			
Plat/Site Number 082-MP-93		Plat Book - Page (if recorded) 159/16	
Owner/Applicant/Petitioner Name Broward Partnership for the Homeless, Inc			
Address 920 NW 7 Ave		City Fort Lauderdale	State FL
		Zip 33311	
Phone 954-779-3990	Email FEsposito@BPHI.org		
Agent for Owner/Applicant/Petitioner KEITH		Contact Person James Kahn	
Address 301 E. Atlantic Blvd.		City Pompano Beach	State FL
		Zip 33060	
Phone 954-788-3400	Email jkahn@keithteam.com		
Folio(s) 4842 28 25 0050			
Location east side of Blount Rd. at/between/and Copans Rd and/of Martin Luther King Blvd. 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
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) Industrial	Land Use Plan Designation(s) Commercial
Zoning District(s) CF	Zoning District(s) B-3 & CF

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?
Broward County Homeless Assistance Center	49,073 SF	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 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
Commercial	138 units mid-rise	Commercial	49,073 SF (HAC)

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

Date

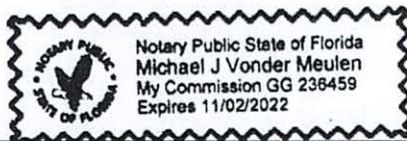
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 8th day of August, 2022, who ☒ is personally known to me | ☐ has produced _____ as identification.

Name of Notary Typed, Printed or Stamped

Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

GG 236459
Serial Number (if applicable)

For Office Use Only

Application Type

Note Amendment

Application Date 01/30/2023	Acceptance Date 02/03/2023	Fee \$2,260
Comments Due 02/23/2023	Report Due 03/06/2023	CC Meeting Date TBD
Adjacent City or Cities None		
☒ Plats ☒ Surveys ☒ Site Plans ☐ Landscaping Plans ☐ Lighting Plans ☐ City Letter ☒ Agreements		
☒ Other: Narrative, Sketches		
Distribute To ☒ Full Review ☐ Planning Council ☐ School Board ☐ Land Use & Permitting ☐ Health Department ☐ Zoning Code Services (BMSD only) ☐ Administrative Review		
☐ Other:		
Received By Adrien Osias, planner		



Application Number 082-MP-93

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

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

If YES, LUPA Number
Local Pompano Amendment PZ-22-13000009

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

8 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
8	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 Plant 2A		
	Address 1205 NE 5th Street Pompano Beach, FL		
8	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
8	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 Broward County North Regional Wastewater Treatment Plant		
	Address 2555 W. Copans Rd Pompano Beach, FL		

8	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 Coastal
	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
8	27. Estimate or state the total number of on-site parking spaces to be provided. Spaces 60
8	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 NA



April 25, 2022

Ms. Josie Sesodia, Director
Urban Planning Division
Resilient Environment Department
1 North University Drive Room 102A
Plantation, FL 33324

RE: Plat Note Amendment
Broward County Plat No.2
159/16

Dear Ms Sesodia,

The Broward Partnership for the Homeless, Inc. ("BPHI") is planning to develop 138 affordable residential units on 3 acres which is currently a retention area abutting the existing Broward County Homeless Assistance Center at 1700 Blount Road. The site is Parcel E of the Broward County Plat No.2 (159/16). Broward County deeded the 3 acres to BPHI on December 28, 2022. The City has approved a Local Land Use Amendment Application to change the land use from Industrial to Commercial in Pompano Beach. Concurrent with the application was a rezoning approval from Community Facilities to B-3 on the 3 acre site. The proposed residential was also approved for allocation of flex units under city and county policies. The proposed units will require creating a separate Parcel F for the residential units. Attached is a legal description of Parcel F and remaining Parcel E.

The proposed and existing note is as follows:

Existing Restriction Note

Plat is restricted to 35.72 acres of industrial use (12.72 acres proposed, 23 acres existing) on Parcel A; 1,024 bed jail, and 18.1 acres of jail support facilities to include ancillary uses such as but not restricted to kitchen facilities, administration and booking facilities, laundry facilities, and warehouse/storage facilities on Parcel B; 2,695-bed jail (161 proposed, 2,534 existing) on Parcel C; 2.09 acres of water management area (lake) on Parcel D; 64,350 square feet of community facilities on Parcel E; Commercial/retail uses are not permitted without the approval of County Commissioners who shall review and address these uses for increased impacts.

The additional development related to this note amendment (the 1,024-bed jail, excluding construction offices on Parcel B) was approved for development under the *de minimis* exception of Chapter 5, Article IX, of the Broward County Code of Ordinances such approval requires that a building permit for a principle building shall be issued on or before the 6th day of July, 2002, which date is three (3) years from the date of approval of this plat by the Broward County Board of Commissioners. In the event no building permit is issued by the above date, the County's

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finding of adequacy of the regional road network shall expire and no building permit shall be issued.

If building permit for the 1,024-bed jail (excluding construction offices) and first inspection approval are not issued by July 6, 2004, which date is five (5) years from the date of approval of this request by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above time frame; and/or if construction of project water lines, sewer lines, drainage, and the rock base or internal roads have not been substantially completed by July 6, 2004, which date is five (5) years from the date of approval of this request by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

Proposed Restriction Note

Plat is restricted to 35.72 acres of industrial use (12.72 acres proposed, 23 acres existing) on Parcel A; 1,024 bed jail, and 18.1 acres of jail support facilities to include ancillary uses such as but not restricted to kitchen facilities, administration and booking facilities, laundry facilities, and warehouse/storage facilities on Parcel B; 2,695-bed jail (161 proposed, 2,534 existing) on Parcel C; 2.09 acres of water management area (lake) on Parcel D; 64,350 square feet of community facilities on Parcel E and 138 mid-rise residential units on Parcel F.

The additional development related to this note amendment (the 1,024-bed jail, excluding construction offices on Parcel B) was approved for development under the *de minimis* exception of Chapter 5, Article IX, of the Broward County Code of Ordinances such approval requires that a building permit for a principle building shall be issued on or before the 6th day of July, 2002, which date is three (3) years from the date of approval of this plat by the Broward County Board of Commissioners. In the event no building permit is issued by the above date, the County's finding of adequacy of the regional road network shall expire and no building permit shall be issued.

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Parcel F will be limited to affordable housing and will be deed restricted as such. At this time only a conceptual plan is available to illustrate the location of the units.

Any question please do not hesitate to contact us.

Sincerely,

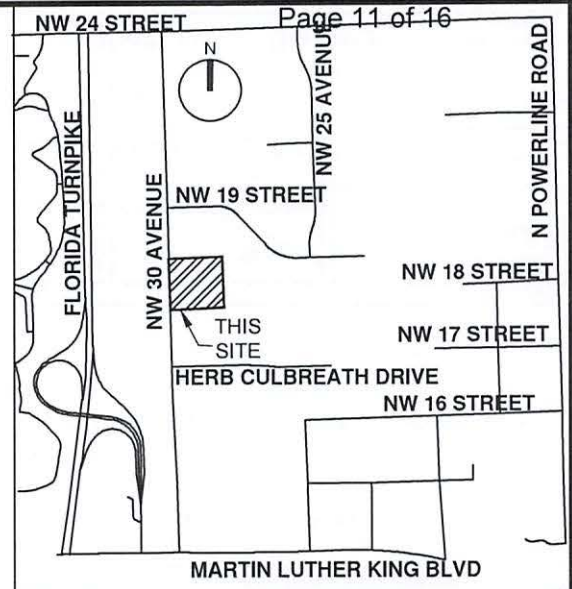
James Kahn, AICP
KEITH

Attachments: Recorded plat
Survey
Sketch & Description Parcel E and F
Applications



A PORTION OF PARCEL "E", BROWARD COUNTY PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 16, BROWARD COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 160,852 SQUARE FEET (3.69 ACRES), MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR, BASED ON AN ALTA SURVEY PROVIDED BY MILLER LEGG & ASSOCIATES, PROJECT/FILE NUMBER 21-00071, DATED 06/13/22.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
3. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
4. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. BEARINGS SHOWN HEREON ARE BASED ON SAID ALTA SURVEY PROVIDED BY MILLER LEGG & ASSOCIATES OF PARCEL "E", BROWARD COUNTY PLAT NO. 2, AS RECORDED IN PLAT BOOK 159, ON PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WITH A REFERENCE BEARING OF NORTH 88°20'18" EAST ALONG THE NORTH LINE OF SAID PARCEL "E".

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JUNE 14, 2022 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

TIMOTHY H. GRAY
PROFESSIONAL SURVEY AND MAPPER
FLORIDA REGISTRATION, PSM 6604

PARCEL "E"

A PORTION OF PARCEL "E"
BROWARD COUNTY PLAT NO. 2
P.B. 159, PG. 16 B.C.R.
POMPAÑO BEACH BROWARD COUNTY, FLORIDA

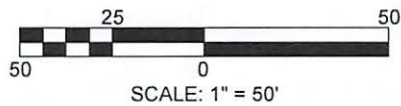
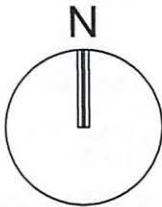


301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 3
DRAWING NO. 07699.00 skd rezoning

CHK. BY THG

DATE	REVISIONS
09/27/22	REV. LIMITS



MATCHLINE — SHEET 2

S88°03'43"W
45.34'

N01°50'41"W
185.54'

PARCEL "E"
BROWARD COUNTY NO.2
P.B. 159, PG. 16 B.C.R.

N88°13'48"E
412.68'

**MATCHLINE
(SEE SHEET 3
BELOW)**

MATCHLINE - SHEET 2

PARCEL "E"
BROWARD COUNTY NO.2
P.B. 159, PG. 16 B.C.R.

MATCHLINE
(SEE SHEET 3
ABOVE)

81.18'
01°50'21"E
12' U.E. P.B. 159,
PG. 16, B.C.R.
12' FPL EASEMENT
O.R.B. 33180
PG. 517

N88°13'48"E
412.68'

SOUTH LINE OF
PARCEL "E"

6' U.E. P.B. 159,
PG. 16, B.C.R.

-6' U.E P.B. 159,
PG. 16, B.C.R.

WEST LINE OF
PARCEL "E"

PARCEL "A"
"BROWARD COUNTY PLAT NO.2
P.B. 196, PG. 16 B.C.R.

A PORTION OF PARCEL "E"
BROWARD COUNTY PLAT NO. 2
P.B. 159, PG. 16 B.C.R.
POMPANO BEACH BROWARD COUNTY, FLORIDA



**301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860**

SHEET 3 OF 3

DRAWING NO. 07699.00 skd rezoning

DATE 06/14/22

SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY _____ ZH

CHK. BY THG

DATE _____

09/27/22

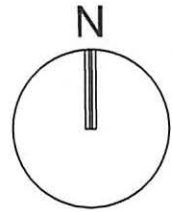
REVISIONS

REV. LIMITS

[illegible]

[illegible]





A PORTION OF PARCEL "E"
BROWARD COUNTY PLAT NO. 2
P.B. 159, PG. 16 B.C.R.
POMPANO BEACH BROWARD COUNTY, FLORIDA



**301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860**

SHEET 3 OF 3

DRAWING NO. 07699.00 skd rezoning

DATE 10/19/22

SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY ZH

CHK. BY THG

DATE	REVISIONS
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