



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 014-HP-23

Development and Environmental Review Online Application

Project Information

Plat/Site Plan Name

PHOENIX GOLF CAR

Plat/Site Number

Plat Book - Page (if recorded)

Owner/Applicant/Petitioner Name

BBA Property Holdings, LLC.

Address

1351 NW Steeda Way

City

Pompano Beach

State

FL 33069

Phone

(786) 546-1934

Email

ortochris@hotmail.com

Agent for Owner/Applicant/Petitioner

PULICE LAND SURVEYORS, INC.

Contact Person

Elizabeth Tsouroukdessian

Address

5381 Nob Hill Road

City

Sunrise

State

FL 33351

Phone

(954) 572-1777

Email

elizabeth@pulicelandsurveyors.com

Folio(s)

484233054110 and 484233054120

- Pompano Bch.

Location

East side of NW 31st Avenue at/between/and NW 2nd Street and/of W. Atlantic Boulevard
north side/corner north street name / side/corner 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?	<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 Urban Planning 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? 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? <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 type="checkbox"/> Yes	<input checked="" 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) C-Commercial	Land Use Plan Designation(s) SAME
Zoning District(s) B-3 (General Business)	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?
			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
		Commercial	9,660 square feet

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.

G. J. T. K. H.
Owner/Agent Signature

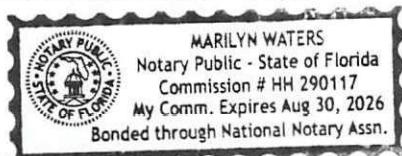
4-27-23
Date

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 27 day of April, 2023, who is personally known to me | has produced _____ as identification.

Marilyn Waters
Name of Notary Typed, Printed or Stamped



Notary Seal (or Title or Rank)

Marilyn Waters
Signature of Notary Public – State of Florida

Serial Number (if applicable)

For Office Use Only

Application Type

Muni Plat

Application Date

4/27/2023

Acceptance Date

5/8/2023

Fee

\$4,780.00

Comments Due

5/29/2023

Report Due

6/09/2023

CC Meeting Date

TBA

Adjacent City or Cities

N/A

Plats Surveys Site Plans Landscaping Plans Lighting Plans

City Letter Agreements

Other: BCPA receipt, title work, FDOT letter

Distribute To

Full Review

Planning Council

School Board

Land Use & Permitting

Health Department

Zoning Code Services (BMSD only)

Administrative Review

Other:

N/A

Received By

Howard Clarke, Christian Dumay



Application Number 014-TP-23

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.

The proposed Plat will combine two properties that currently are not one lot of record.



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 Yes No copy(s).

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

<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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>Name/Title</p> <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>		
<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
<p>Facility Name Pompano Beach Water Service</p> <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div> <p>Address 1190 NE 3rd Avenue</p> <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>		
<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
<p>Facility Name Pompano Beach Water Service</p> <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div> <p>Address 1190 NE 3rd Avenue</p> <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>		

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Solid Waste Collector	
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 17
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