



Application Number 065-MP-90

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name BTHC PLAT			
Plat/Site Number 065-MP-90	Plat Book - Page (if recorded) 157 - 18		
Owner/Applicant/Petitioner Name Z & B Investment Group LLC			
Address 19821 N.W. 2nd Avenue	City Miami	State FL	Zip 33169
Phone (786) 769-0821	Email zbinvestmentgroup18@yahoo.com		
Agent for Owner/Applicant/Petitioner McLaughlin Engineering Company		Contact Person Jim McLaughlin	
Address 1700 N.W. 64th Street	City Fort Lauderdale	State FL	Zip 33309
Phone (954) 763-7611	Email JimMcLaughlin@CPASURVEY.COM		
Folio(s) 474331240010			
Location <div style="display: flex; justify-content: space-between; align-items: center;"> East side of <u>N.W. 1st Terrace</u> at/between/and at Southeast corner and/of <u>of N.W. 5th Street</u> </div> <div style="display: flex; justify-content: space-between; align-items: center; font-size: small; margin-top: 5px;"> <i>north side/corner north</i> <i>street name</i> <i>street name / side/corner</i> <i>street name</i> </div>			

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

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 checked="" type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input type="checkbox"/> N/A
What was the project number assigned by the Planning and Development Division?	Project Number 065-MP-90	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name BTHC PLAT		<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 checked="" 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 checked="" 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 checked="" 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) Medium Residential	Land Use Plan Designation(s) Medium Residential
Zoning District(s) RM-10	Zoning District(s) RM-10

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
Duplex	2		

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 *D. L. Donahoe* Date 10-24-23

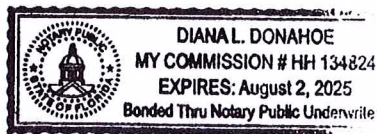
NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 24th day of October, 2023, who is personally known to me | has produced _____ as identification.

DIANA L. DONAHOE
Name of Notary Typed, Printed or Stamped

Diana L. Donahoe
Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type <u>Note Amendment</u>		
Application Date <u>Nov. 16, 2023</u>	Acceptance Date <u>Nov. 17, 2023</u>	Fee <u>\$1,840</u>
Comments Due <u>Dec. 18, 2023</u>	Report Due <u>Dec. 28, 2023</u>	CC Meeting Date
Adjacent City or Cities <u>None</u>		
<input checked="" type="checkbox"/> Plats	<input checked="" type="checkbox"/> Surveys	<input checked="" type="checkbox"/> Site Plans
<input type="checkbox"/> City Letter	<input type="checkbox"/> Agreements	<input type="checkbox"/> Landscaping Plans
<input type="checkbox"/> Other: <u>None</u>	<input type="checkbox"/> Lighting Plans	
Distribute To <input checked="" type="checkbox"/> Full Review	<input type="checkbox"/> Planning Council	<input type="checkbox"/> School Board
<input type="checkbox"/> Health Department	<input type="checkbox"/> Zoning Code Services (BMSD only)	<input type="checkbox"/> Land Use & Permitting
<input type="checkbox"/> Other:	<input type="checkbox"/> Administrative Review	
Received By <u><i>Jeanluc Antiles</i></u>		

M c L A U G H L I N E N G I N E E R I N G C O.

J.W. McLAUGHLIN, P.E. 1910-1984
ROBERT C. McLAUGHLIN, P.L.S. 1940-1997
JERALD A. McLAUGHLIN, P.L.S.



SCOTT A. McLAUGHLIN, P.S.M.
JOSEPH S. McLAUGHLIN, P.E.
LOU CAMPANILE, JR., P.E., P.L.S.

ENGINEERING • SURVEYING • PLATTING • LAND PLANNING

September 26, 2023

City of Deerfield Beach Plat Note Amendment Submittal Narrative For “BTHC PLAT (157-18)”

This plat site is at the Southeast corner of N.W. 5th Street and N.W. 1st Terrace – 488 N.W. 1st Terrace. The property contains 14,073 square feet or 0.3231 acres and is vacant at this time. The use will change as follow:

The existing Restrictive Note: **14,328 square feet of church use.**

The proposed Restrictive Note: **This plat is restricted to a duplex.**

This plat Note Amendment has been processed through the City of Deerfield Beach and was approved by the City Commission and will be processed through the Broward County for approval by the Board of County Commissioners for final approval and Agreement recording.

Prepared By:

James McLaughlin
McLaughlin Engineering Company
1700 N.W. 64th STREET, SUITE 400
Fort Lauderdale, Florida 33309
Phone: (954) 763-7611
Email: JimMcLaughlin@CPASurvey.com