

STAFF REPORT
Club at Palm-Aire
118-MP-05

A request to amend the note on the plat has been filed with the Planning and Development Management Division. This plat was approved by the Broward County Board of County Commissioners ("Board") on October 24, 2006 for for 39 high-rise units, on 4.38 acres, more or less, in the City of Pompano Beach. The property is located on the north side of West Palm Aire Drive, west of Southwest 36 Avenue. The plat was recorded on October 1, 2007 (Book 177, Page 97).

The current note on the face of the plat, approved by the Board on June 11, 2013 (INSTR # 111815460) reads as follows:

This plat is restricted to **39 mid-rise units**.

On February 9, 2016, the Board approved an amendment to the note on the face of the plat, restricting development to 15 single family detached units in lieu of the previously approved 39 mid-rise units; however, the note amendment was never recorded; and therefore, its approval has expired.

The applicant is requesting to revise the note on the plat for 39 townhouse units in lieu of the 39 mid-rise units. The proposed note language reads as follows:

This plat is restricted to **39 townhouse units**.

This request was evaluated by the Reviewing Agencies.

The attached memorandum from the Broward County Planning Council indicates that the effective Land Use Plan designates the area covered by this plat for the uses permitted in the "Irregular (7) Residential within a Dashed-Line Area" land use category and that the plat is part of the Palm Aire development, which permit a maximum of 10,631 dwelling units. Including the proposed 39 townhouse units, exactly 10,631 shall be dwelling units have been proposed; therefore, the proposed townhouses shall be in compliance with the permitted uses and densities of the effective land use plan.

The attached School Capacity Availability Determination (SCAD) issued by the School Board of Broward County indicates that this plat was previously review for 15 single family units which generated seven (7) students. The townhouse units proposed by this application will generate a net increase seven (7) additional students. School Board staff has determined that this project satisfies public school concurrency requirements on the basis that adequate school capacity is expected to be available to support the proposed development; therefore, the proposed dwelling units are subject to the Broward County school impact fees.

The attached letter from the City of Pompano Beach indicates no objection to the requested amendment.

This application has been reviewed by Highway Construction and Engineering Division staff who has no objections to this request.

The Environmental Planning and Community Resilience Division has reviewed this request and at this time, this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

The Aviation Department has advised that this property is within 20,000-feet of Fort Lauderdale Executive Airport and Pompano Beach Municipal Airport. Any proposed construction, use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The consulting archaeologist also notes that this plat is located within the City of Pompano Beach, outside of the archaeological and historical jurisdiction of Broward County Historic Preservation Ordinance 2014-32. If any archaeological materials are discovered during the course of development, the property owner must notify the City of Pompano Beach Historic Preservation Officer, Maggie Barszewski, of the Development Services Department at 954-786-7921 or maggie.barszewski@copbfl.com, and the project may proceed in accordance with Ordinance 2014-32, Section 5-536.5(g). In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner of State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, this request represents an increase of 11 PM peak hour trips. The plat is located within the North Central Transportation Concurrency Management District and meets the regional transportation concurrency standards specified in Section 5-182(a)(5)(a) of the Broward County Land Development Code.

Regional park **(\$11,934)** and administrative fees **(\$429)**, school impact fees **(\$15,429)**, and transportation concurrency fees **(\$19,617)** were paid for 39 three (3) bedroom high-rise units. These payments will be applied as credit towards impact fee assessments for the proposed 39 townhouse units. The impact fees shall be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval.

An extension to satisfy the Findings of Adequacy for this plat was issued on November 13, 2017, per the applicant's request and in accordance with Florida Statutes 252.363 (Zika Virus). Therefore, the expiration date for this plat has been extended to May 20, 2020.

Staff recommends **APPROVAL** of this request, provided the applicant:

- 1) Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **April 10, 2019**.

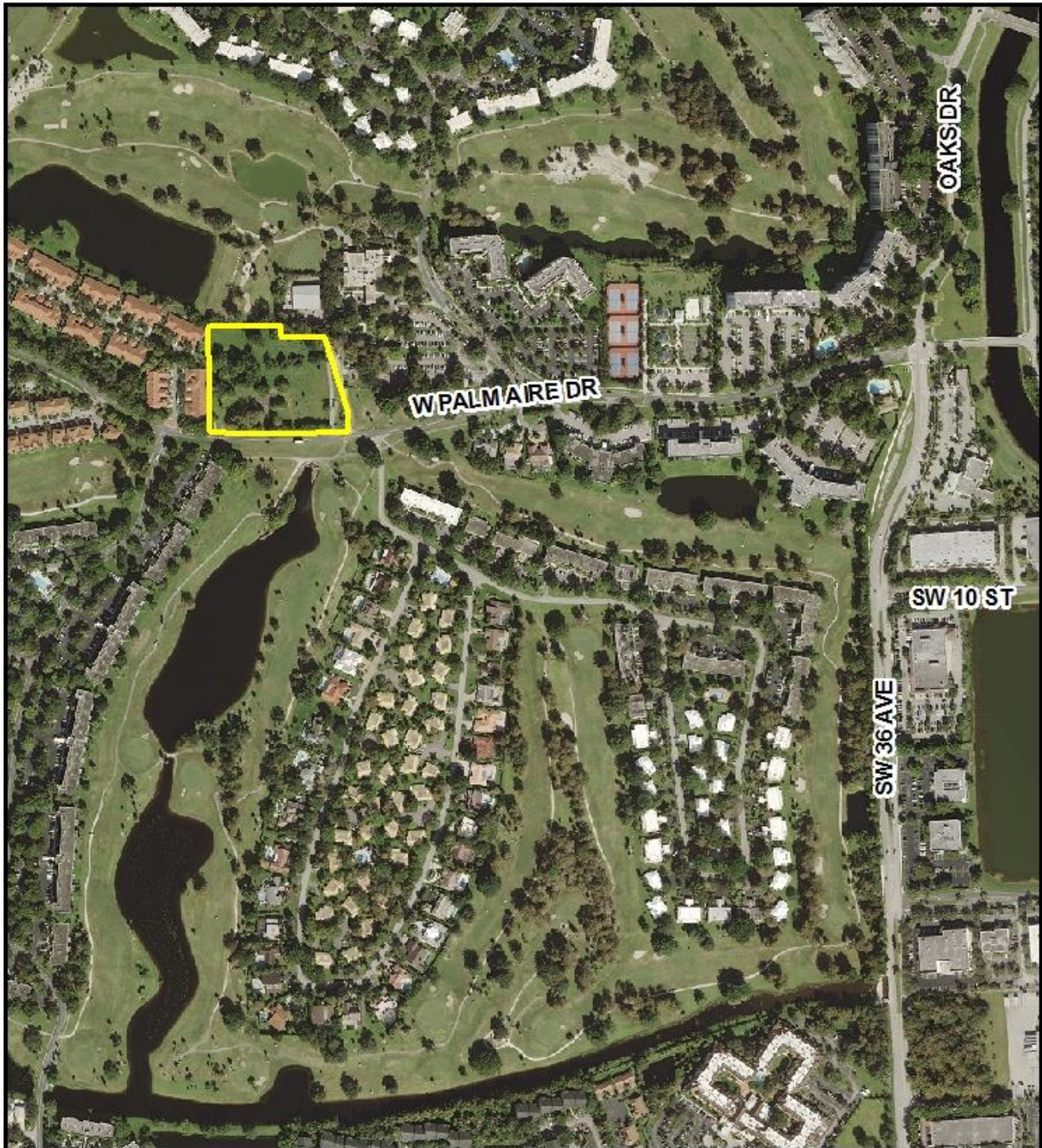
The amended note must also include language stating the following:

Any structure within this plat must comply with Section 2B.1.f, Development Review requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

- A) If a building permit for a principal building (excluding dry models, sales and construction offices) first inspection approval are not issued by **May 20, 2020**, 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 referenced time frame; and/or
- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **May 20, 2020**, 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 referenced time frame.

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments and recommendations.

Finally, the applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.



Commission District No. 2
Municipality: Pompano Beach
S/T/R: 05/49/42



118-MP-05
Club at Palm-Aire




0 250 500 1,000 Feet

Prepared by: Planning and Development Management Division
Date Flown: January 2017



TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Club at Palm Aire
(118-MP-05) City of Pompano Beach

DATE: February 8, 2018

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat. The proposal is to change the restrictive note on the plat as follows:

FROM: This plat is restricted to 39 mid-rise units.

TO: This plat is restricted to 39 townhome units.

The Future Land Use Element of the City of Pompano Beach Comprehensive Plan is the effective land use plan for the City of Pompano Beach. That plan designates the area covered by this plat for the uses permitted in the "Irregular (7) Residential within a Dashed-Line Area" land use category. This plat is generally located on the north side of Palm Aire Drive West, between Carriage Drive and Oaks Clubhouse Drive.

This plat is part of the Palm Aire development which permits a maximum of 10,631 dwelling units. As of this date, the City of Pompano Beach has indicated that 10,631 dwelling units have been proposed by plat or granted development permits (including the 39 dwelling units on the referenced plat). Therefore, the proposed 39 townhome units are in compliance with the permitted uses and densities of the effective land use plan.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:KJW

cc: Greg P. Harrison, City Manager
City of Pompano Beach

David Recor, Director, Development Services Department
City of Pompano Beach

The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT

SBBC-1228-2012

**County Number: 118-MP-05 Municipality Number: TBD
Club at Palm Aire**

January 26, 2018



**Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com**

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: January 26, 2018	Single-Family:		Elementary: 7
Name: Club at Palm Aire	Townhouse: 39		Middle: 3
SBBC Project Number: SBBC-1228-2012	Garden Apartments:		High: 4
County Project Number: 118-MP-05	Mid-Rise:		Total: 14
Municipality Project Number: TBD	High-Rise:		
Owner/Developer: Range at Palm Aire Holdings, LLLP	Mobile Home:		
Jurisdiction: Pompano Beach	Total: 39		

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity	Cumulative Reserved Seats
Cypress	909	909	759	-150	-8	83.5%	7
Pompano Beach	1,227	1,227	1,084	-143	-6	88.3%	3
Ely, Blanche	2,786	2,786	2,084	-702	-28	74.8%	4

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				18/19	19/20	20/21	21/22	22/23
Cypress	766	-143	84.3%	760	781	782	789	796
Pompano Beach	1,087	-140	88.6%	1,067	1,075	1,083	1,091	1,099
Ely, Blanche	2,088	-698	74.9%	2,110	2,113	2,117	2,121	2,125

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dse/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2017-18 Contract Permanent Capacity	2017-18 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				18/19	19/20	20/21
Innovation Charter School	580	386	-194	386	386	386

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Cypress	There are no capacity additions scheduled in the adopted District Educational Facilities Plan that will impact the reflected Florida Inventory of School Houses capacity of the school.
Pompano Beach	There are no capacity additions scheduled in the adopted District Educational Facilities Plan that will impact the reflected Florida Inventory of School Houses capacity of the school.
Ely, Blanche	There are no capacity additions scheduled in the adopted District Educational Facilities Plan that will impact the reflected Florida Inventory of School Houses capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

According to the application, the current plat note permits 15 (four or more bedroom) single family units, which vests the project for the impact of the 7 (3 elementary, 2 middle, and 2 high school) students generated by this development mix. Staff reviewed the application for 39 (three or more bedroom) townhouse units, which are anticipated to generate 14 (7 elementary, 3 middle and 4 high school) students, for a net increase of 7 students.

The school Concurrency Service Areas (CSA) impacted by the project in the 2017/18 school year include Cypress Elementary, Pompano Beach Middle and Blanche Ely High Schools. Based on the Public School Concurrency Planning Document (PSCPD), all three schools are currently operating below the Level of Service Standard (LOS) of 100% gross capacity. It should be noted that the LOS is 100% gross capacity only until the end of the 2018/19 school year and commencing the 2019/20 school year, the LOS transitions to 110% permanent Florida Inventory of School Houses (FISH) capacity. These schools are expected to maintain their status through 2019/20. These projections incorporate the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2017/18- 2019/20). Additionally, the FISH capacity for the impacted schools reflects compliance with the class size constitutional amendment.

Data regarding the charter schools located within a two-mile radius of the site in the 2017/18 school year are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2017/18 to 2021/22 regarding pertinent impacted schools are included above.

This application satisfies public school concurrency on the basis that a portion of the project is vested and there is adequate school capacity anticipated to be available to support the remainder of the project as proposed. This preliminary determination shall be valid until the end of the current 2017/18 school year or 180 days, whichever is greater, for a maximum of 39 (three or more bedroom) townhouse units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on August 19, 2018. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

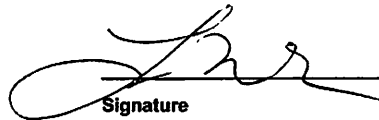
Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-1228-2012 Meets Public School Concurrency Requirements

Yes No

Reviewed By:

1-26-18
Date


Signature

Lisa Wight
Name
Planner
Title



David L. Recor, ICMA-CM, Development Services Director
E: david.recor@copbfl.com | P: 954.786.4664 | F: 954.786.4504

December 15, 2017

Thuy Turner
Planning & Development Management Division
1 N. University Drive, Ste 102A
Plantation, Florida 33324

RE: Plat Note Amendment and update of the findings of adequacy for the "Resolution Request for the Club at Palm Aire Plat – Letter of No Objection

Ms. Turner:

The City of Pompano Beach has no objection to an amendment of notation on the "Resolution Request for the Club at Palm Aire Plat Note Amendment" Plat and an update of the findings of adequacy. The change to the note is, as follows:

From:

This plat is restricted to 39 Mid-Rise Unit.

To:

This plat is restricted to 39 Townhouse Units.

If you have any questions, please contact Maggie Barszewski at 954-786-7921.

Sincerely,

Maggie Barszewski, AICP
Planner

**ENVIRONMENTAL REVIEW AND COMMENTS REPORT
TO THE PLANNING AND DEVELOPMENT MANAGEMENT DIRECTOR**

Application: Delegation Request (To amend the note to change the residential unit type from mid-rise to townhouse.)
File Number: 118-MP-05
Project Name: Club at Palm-Aire
Comments Due: February 13, 2018
Development Type: Residential (39 Townhouse Units)

The Planning and Development Management Division of the Broward County Environmental Protection and Growth Management Department (EPGMD) has coordinated with other Divisions in this Department along with the County Health Department to provide the following comments on the above referenced plat:

Surface Water Management

This plat is located in the City of Pompano Beach and is in a dependent water control district under the jurisdiction of the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division. Surface water management plans must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances and the criteria of the Water Control District No. 4. A surface water management license from the Water and Environmental Licensing Section will be required prior to any construction.

Potable Water Review

This plat will be served by the City of Pompano Beach's Water Treatment Plant which has a capacity of 50.000 MGD, a maximum daily flow of 33.200 MGD, and the estimated project's flow is 0.013 MGD. Therefore, according to the Health Department, there is sufficient available water treatment plant capacity to serve the proposed uses at this point in time.

Wastewater Review

Wastewater Treatment Plant:	B. C. North Regional
Flow Data:	As of 11/17
EPGMD Licensed Capacity	95.0000 MGD
12 Month Average Flow:	68.7400 MGD
Existing Flow Reserved by Building Permit:	2.6970 MGD
Total Committed Flow:	71.4370 MGD
Estimated Project Flow:	0.0098 MGD

In accordance with Section 5-182(g) of the Broward County Land Development Code, to date the existing wastewater treatment and disposal facility has sufficient plant capacity to provide for the wastewater treatment and disposal needs of the development proposed by this application.

The applicant is advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding, or altering either a gravity sanitary sewer, a sanitary force main, or a pump station. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.

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Natural Resources Preservation

This plat is not located in a wellfield zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of south Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section.

Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Pompano Beach if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.

This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:

<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5ddd9c>

Additional Comments Addressing Certain Environmental Protection Actions Needed to Implement the Project

1. An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.

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2. Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
3. The subject plat includes land currently or previously used as a golf course. Golf courses have a high potential for arsenic contamination. Under the authority of Section 27-66(h) of the Broward County Natural Resource Protection Code, the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division has the authority to withhold environmental review approval for any building permits or approvals to develop, construct, or alter any site that contains potential sources of pollution. Note that when any building or development plans are submitted to Broward County for environmental review, the environmental review approval will be withheld until the Environmental Assessment and Remediation Section has reviewed the environmental assessment for the golf course and determined that the building or development will not interfere with cleanup of any potential contaminants at the site or exacerbate any potential on-site contamination.

Be advised that approval of a plat note amendment does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of Building Permit approval. Connections to such systems are approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of Building Permits by the appropriate Building Department for any structures that are to be built on the platted site. These comments do not indicate a waiver or approval of any license or permit that is, or may be, required for any aspect of the project.



Planning and Redevelopment Division
Environmental Protection and Growth Management Department
Board of County Commissioners, Broward County, Florida

Application to Amend or Revise Level of Approved Development

INSTRUCTIONS

This form is used to apply for amendments or revisions to the current level of development previously approved. For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate required documentation attached. Please type this application or print legibly in black ink.

PROJECT INFORMATION

Plat Name Club at Palm Aire

Plat Number 118-MP-05 Plat Book - Page 177-97 (If recorded)

Owner/Applicant Range at Palm Aire Holdings, LLLP Phone 954-653-3127

Address 1314 E Las Olas Blvd. #285 City Fort Lauderdale State FL Zip Code 33301

Owner's E-mail Address ajaen@inwoodgroup.com Fax # 954-905-6031

Agent Keith & Associates, Inc. Phone 954-788-3400

Contact Person Mike Vonder Meulen, AICP

Address 301 East Atlantic Blvd. City Pompano Beach State FL Zip Code 33060

Agent's E-mail Address mvondermeulen@keith-associates.com Fax # 954-788-3500

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary.)

Current note for entire plat This plat is restricted to 39 Mid-rise units.

Proposed note for entire plat This plat is restricted to 39 Townhome Units.

PLEASE ANSWER THE FOLLOWING QUESTIONS

Has 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.

Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? Yes No
 If YES, provide LUPA number: _____

Does the note represent a change in TRIPS? Increase Decrease No Change
 Does the note represent a major change in Land Use? Yes No

Will project be served by an approved potable water plant? If YES, state name and address. Yes No
City of Pompano Beach

Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
B.C. North Regional

Are on-site wells for potable water currently in use or proposed? Yes No
 If YES, see page 2 of this form for additional required documentation.

Are septic tanks current in use or proposed? Yes No
 If YES, see page 2 of this form for additional required documentation.

Estimate or state the total number of on-site parking spaces to be provided SPACES 45

Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS N/A

Number of students for a daycare center or school STUDENTS N/A

Reasons for this request (Attach additional sheet if necessary.) Change reflective of new site plan

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

Proposed industrial plat notes which abut residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories plus Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Redevelopment staff if you have any questions.

Please see reverse side for Required Documentation and Owner/Agent Certification

REQUIRED DOCUMENTATION: Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

- Recorded or approved plat.
- Letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- Current letter is required from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property if on-site wells for potable water and/or septic tanks that are currently in use or proposed.
- Signed and sealed sketch and legal description for any new parcel or tract created by the application.
- A check for the application fees made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

School Concurrency Submission Requirements

- 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.

REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No? If "Yes," you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that 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.

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?

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

OWNER/AGENT CERTIFICATION

State of Florida

County of Broward

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent [Signature]

Sworn and subscribed to before me this 8th day of January, 2018

by [Signature] He/she is personally known to me or as identification

Signature of Notary Public [Signature]
Type or Print Name Stephanie Ruwell



FOR PLANNING AND REDEVELOPMENT DIVISION USE ONLY

Time 3:44 p.m. Application Date 01/24/2018 Acceptance Date _____
 Comments Due 02/13/18 C.C. Mtg. Date _____ Fee \$ 2,090
 Plats Survey Site Plan City Letter Agreements
 Other Attachments(Describe) SCAD application Receipt
 Title of Request note amendment
 Distribute to: Full Review Planning Council School Board Land Use & Permitting
 Health Department (on septic tanks and/or wells) Zoning Code Services (unincorporated area only)
 Planning & Redevelopment (unincorporated area only) Other _____
 Adjacent City none Received by [Signature]

Revised 04/13



301 East Atlantic Boulevard, Pompano Beach, Florida 33060-6643

Tel: 954-788-3400 Fax: 954-788-3500

January 15, 2018

Broward County
Planning and Development Management Division
1 North University Drive, Suite 102A
Plantation, FL 33324

RE: Club at Palm Aire - Plat Note Amendment
118-MP-05
Narrative

To Whom It May Concern;

On behalf of Range at Palm Aire Holdings, LLLP, property owner, and Stellar Homes Group, contract purchaser, Keith and Associates, Inc., has submitted an application to change the note on the face of the plat. The plat currently states:

This plat is restricted to 39 Mid-rise units.

The proposed note shall state:

This plat is restricted to 39 Townhome Units.

The proposed plat note is consistent with a site plan application currently being processed through the City of Pompano Beach by Stellar Homes Group. A revise School Capacity Allocation Determination (SCAD) letter has been requested from the School Board.

On October 12, 2017, Keith and Associates, Inc., requested an extension of plat expiration date via allowances by the State of Florida's Governor Executive Orders. Keith & Associates, Inc., received an extension letter from Broward County on November 13, 2017 which extended the Findings of Adequacy expiration to May 20, 2020.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Vonder Meulen", with a long horizontal flourish extending to the right.

Mike Vonder Meulen, AICP
Keith & Associates Inc.