



**PULICE LAND SURVEYORS, INC.**

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December 13, 2021

Ms. Maggie Barszewski  
City of Pompano Beach  
100 West Atlantic Boulevard  
Pompano Beach, FL 33061

**RE: "FERNANDER WRIGHT" (159/6), 1641 NW 15 STREET  
POMPANO BEACH, FLORIDA - PLAT NOTE AMENDMENT**

Dear Ms. Barszewski,

We represent the North American Islamic Trust Inc. on the above-referenced project. The property is located at 1641 NW 15<sup>th</sup> Street in Pompano Beach, AKA Folio 4842-27-41-0010 as recorded in the Public Records as "FERNANDER/WRIGHT SUBDIVISION" (Plat Book 159/Page 6). We are asking to amend the restrictive note on the plat.

The current plat note reads as follows:

*This plat is restricted to 8,000 square feet of Church/Mosque; 26,000 square feet of assembly hall area and weekend school; 3,000 square feet of day care; 12 garden apartments; one single family dwelling unit; and 800 square feet of ancillary utility shed. Elementary school, middle school and high school uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.*

The proposed plat note reads as follows:

*This plat is restricted to 12,000 square feet of Place of Worship; 11,000 square feet of assembly hall; 3,000 square feet of pre-kindergarten, 9,000 square feet of elementary school, 4,000 square feet of middle school and, 7,500 square feet of high school; 3,000 square feet of day care; Special Residential Facility Category 3 consisting 12 garden apartments accessory to and operated by the Place of Worship; and 800 square feet of ancillary utility shed.*

There is one building currently onsite. It houses the weekend school, the daycare and the assembly hall. All of these uses were already in the approved plat note from 2006. The newly proposed plat note allows for secondary school use, which is currently not allowed. We are proposing 2 new buildings. One that will house the 12,000 SF mosque, and one that will be home to the 12 garden apartments. The mosque was already in the approved plat note, we are simply increasing the square footage. The 12 garden apartments were approved as well. However, since City Zoning has changed we are now certifying that the garden apartments will fall under the Special Residential Facility Category 3 as defined in Section 3.02 H of the Pompano Beach Comprehensive Plan. The 12 garden apartments will be licensed by the State of Florida to house more than eight unrelated elderly individuals. This use is approved under the

Category 3 rules. These individuals will be a part of the community such as elderly religious leaders, teachers and staff making the use accessory to the Mosque.

All of these uses were approved in the revised plat note approved in 2006. Because the original plat note did not allow secondary school use they need to revise the plat note at this time.

Below is the trip generation showing the approved Scenario (based on current plat note) on top, and the proposed plat note on the bottom.

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
<b>Approved Scenario</b>								
MultifamilyLowRise	12 DU	88	6	1	5	7	4	3
Church/Mosque	8.000 KSF	56	3	2	1	4	2	2
DayCare	3.000 KSF	143	33	17	16	33	16	17
Single FamilyDetached	1 DU	10	1	0	1	1	1	0
	<i>Subtotal</i>	297	43	20	23	45	23	22
<b>Pass-By Capture</b>								
MultifamilyLowRise	0.0%	0	0	0	0	0	0	0
Church/Mosque	5.0%	0	0	0	0	0	0	0
DayCare	50.0%	72	17	9	8	17	8	9
Single FamilyDetached	0.0%	0	0	0	0	0	0	0
	<i>Subtotal</i>	72	17	9	8	17	8	9
<b>Driveway Volumes</b>		297	43	20	23	45	23	22
<b>Net New External Trips</b>		225	26	11	15	28	15	13
<b>Proposed Scenario</b>								
Private School (K-12)	200 Students	496	160	98	62	34	15	19
MultifamilyLowRise	12 DU	88	6	1	5	7	4	3
Church/Mosque	12.000 KSF	83	4	2	2	6	3	3
DayCare	3.000 KSF	143	33	17	16	33	16	17
	<i>Subtotal</i>	810	203	118	85	80	38	42
<b>Pass-By Capture</b>								
Private School (K-12)	0.0%	0	0	0	0	0	0	0
MultifamilyLowRise	0.0%	0	0	0	0	0	0	0
Church/Mosque	5.0%	4	0	0	0	0	0	0
DayCare	50.0%	72	17	9	8	17	8	9
	<i>Subtotal</i>	76	17	9	8	17	8	9
<b>Driveway Volumes</b>		810	203	118	85	80	38	42
<b>Net New External Trips</b>		734	186	109	77	63	30	33
<b>Proposed Net External Trips-Approved Net New External Trips</b>		509	160	98	62	35	15	20
<b>Land Use</b>	<b>Daily</b>	<b>AM Peak Hour</b>			<b>PM Peak Hour</b>			<b>Pass By</b>
Multifamily Low-Rise	7.32 trips/DU	0.46 trips/DU (23%in, 77%out)			0.56 trips/DU (63%in, 37%out)			0.0%
Church/Mosque	6.96 trips/1,000 sf	0.33 trips/1,000 sf (60%in, 40%out)			0.49 trips/1,000 sf (45%in, 55%out)			5.0%
Day Care	47.62 trips/kaf	11 trips/kaf (53%in, 47%out)			11.12 trips/Std (47%in, 53%out)			50.0%
Single Family Detached	10 trips/DU	0.74 trips/DU (26%in, 75%out)			Ln(T) = 0.96*Ln(X)+0.20 (63%in, 37%out)			0.0%
Private School (K-12)	2.48 trips/Std	0.60 trips/Std (61%in, 39%out)			0.17 trips/Std (43%in, 57%out)			0.0%

These changes will enhance the Islamic community without adversely impacting their neighbors. We respectfully ask that the plat note amendment be granted.

Sincerely,  
**PULICE LAND SURVEYORS, INC.**

*Rachel Ross*  
 Rachel Ross  
 Platting Assistant