

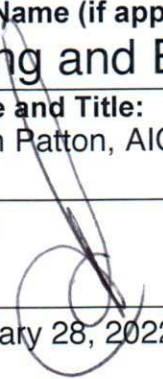



100 W. Atlantic Blvd Pompano Beach, FL 33060  
 Phone: 954.786.4679 Fax: 954.786.4666

**Plat Application**

**Plat Review**

Plat Application		
<b>Street Address:</b> 1665 NW 15th Avenue	<b>Folio Number:</b> 484227000501 & 484227000508	<b>Zoning District:</b> RM-12
<b>Subdivision:</b> n/a	<b>Block:</b> n/a	<b>Lot:</b> n/a
Have any previous applications been filed for this property? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
If Yes, provide the associated Project Number(s):  (Site Plan/ Rezoning/ Abandonment, etc.)		
<b>Project Name:</b> Gigi's Plat	<b>Acreage:</b> 2.05 ac	<b>Units:</b> 33

Applicant	Landowner (Owner of Record)
<b>Business Name (if applicable):</b> Planning and Entitlements	<b>Business Name (if applicable):</b> AASEA8 LLC
<b>Print Name and Title:</b> Tara-Lynn Patton, AICP	<b>Print Name and Title:</b> Abraham Cherem, Manager
<b>Signature:</b> 	<b>Signature:</b> 
<b>Date:</b> January 28, 2022	<b>Date:</b> January 28, 2022
<b>Street Address:</b> 10805 Gleneagles Road	<b>Street Address:</b> 2750 NE 185 Street #306
<b>Mailing Address City/ State/ Zip:</b> Boynton Beach, FL 33436	<b>Mailing Address City/ State/ Zip:</b> Aventura, FL 33180
<b>Phone Number:</b> 561-337-0878	<b>Phone Number:</b> 305-592-7565 (Javier Cappeleti)
<b>Email:</b> pattontnt@earthlink.net	<b>Email:</b> abraham@theonerep.com
<b>Email of ePlan agent (if different):</b>	







City of Pompano Beach
Department of Development Services
Planning & Zoning Division

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Phone: 954.786.4679 Fax: 954.786.4666

Plat Application

155.2303. APPLICATION SUBMITTAL AND ACCEPTANCE

A. AUTHORITY TO SUBMIT APPLICATIONS

- 1. Unless expressly stated otherwise in this Code, applications for a development permit reviewed under this Code shall be submitted by:
a. The owner, contract purchaser, or any other person having a recognized property interest in the land on which development is proposed; or
b. A person authorized to submit the application on behalf of the owner, contract purchaser, or other person having a recognized property interest in the land, as evidenced by a letter or document signed by such owner, contract purchaser, or other person.
2. If there are multiple owners, contract purchasers, or other persons authorized to submit the application, all such persons shall sign the application or a letter or document consenting to the application.

By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting and within 180 days from a complete submittal for projects that do require final action through a quasi-judicial hearing or a public meeting per FL Stat § 166.033 and the Pompano Beach Code Section 155.2303.F.3. It is the responsibility of the applicant to receive all final Development Orders and receive this determination within the allotted timeframe. If the applicant fails to resubmit an application within 30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b). Additionally, if all required approvals are not received within the allotted timeframe the application will automatically be denied unless both the City and the applicant agree to an extension of time (155.2303.I).

OWNERS CERTIFICATE

This is to certify that I am the owner of the subject lands described in this PLAT APPLICATION and that I have authorized the filing of the aforesaid application.

Owner's Name: AASEA8 LLC
Address: 2750 NE 185 Street #306
Aventura, FL 33180
Phone: 305-592-7565 (Javier Cappeleti)
Email address: abraham@theonerep.com
(Signature of Owner or Authorized Official)



SWORN AND SUBSCRIBED before me this 31 day of January, 2022 by means of physical presence or online notarization.

NOTARY PUBLIC, STATE OF FLORIDA
Notary Public State of Florida
Gabriel Lander
My Commission
HH 174096
Exp. 9/9/2025

(Name of Notary Public: Print, stamp, or Type as Commissioned.)

Personally know to me, or
Produced identification:
(Type of Identification Produced)





**Plat Review**

**Plat**

**DEADLINE:** Initial paper submission and fee must be received by 4:00 PM on the day of the deadline. *Electronic file submission must be uploaded into the ePlan system within 24 hours of this deadline.* Refer to the "Meeting Schedules and Deadlines" document provided on the City's website for submission deadlines. **To ensure quality submittal, this project will only be added to the DRC Agenda when a complete submission has been uploaded into the ePlan system. If a complete submission is not uploaded by the deadline, the application will be rejected via email.**

**Application Review Process:**

Application Type	Step 1	Step 2	Step 3	Step 4	Step 5
Plat	Pre-Application Meeting (Required)	DRC Review	P&Z Review	City Commission Review	Resolution from the City Commission

**APPLICATION SUBMISSION PROCESS:** Upon reception of the **PAPER SUBMISSION** (see below) at the Zoning Inquires counter, an email will be sent to the agent with a link to ePlan where all project drawings and documents listed in the **DIGITAL SUBMISSION** section (see below) shall be uploaded.

**PAPER SUBMISSION: The following paper documents are to be submitted to the Planning & Zoning Department:**

<b>PAPER</b>	<input checked="" type="checkbox"/>	One (1) completed application with original signatures. (pg. 3)*
	<input checked="" type="checkbox"/>	Owner's Certificate (must be completed by the Landowner). (pg. 4)*
	<input checked="" type="checkbox"/>	Electronic Signature Affidavit (unless a 3 <sup>rd</sup> party digital signature is utilized). See P&Z webpage for <a href="#">instructions</a> .
	<input checked="" type="checkbox"/>	Application Fee as established by resolution of the City Commission. See <a href="#">Appendix C - Fee Schedule</a> in the Information section of the P&Z webpage.

**DIGITAL SUBMISSION: The following digital documents are to be uploaded directly to Electronic Plan Review (ePlan):**

<b>ePLAN</b>	<input type="checkbox"/>	Copy of the recorded plat (if replatting)
	<input checked="" type="checkbox"/>	Narrative describing project specifics, to include a <u>description of the proposed development</u> and point-by-point responses of how project complies with Review Standards. Narratives must be on letterhead, dated, and with author indicated. <b>(Digital copy as a PDF)*</b>
	<input checked="" type="checkbox"/>	Completed Plans Checklist ( <i>this must be filled out</i> )
	<input checked="" type="checkbox"/>	Legal Description <b>(Digital copy in WORD)</b>
	<input checked="" type="checkbox"/>	Current survey (with flood information)
	<input checked="" type="checkbox"/>	A conceptual site plan
	<input checked="" type="checkbox"/>	<b>Digital Plans</b> (Refer to the Application Checklist on page 5 of this application)

\*Updated copies of the application, proof of ownership, or narrative may be required if information has changed (i.e.: if the property ownership changes, the owner's certificate and application will need to be revised with the City's file).



## Plat Review

### 155.2410. PLAT

*(Below is a summary of Section 155.2410. For the complete language, please refer to the Zoning Code)*

#### PURPOSE

The purpose of this section is to provide a review procedure to conform to the Broward County Land Use Plan's requirement that local governments require compliance with the county's platting requirements and to ensure subdivisions of land within the city:

- Provide for the orderly growth and development of the city;
- Coordinate proposed streets with existing and planned streets in the city's street system, and with other public facilities;
- Provide rights-of-way for streets and utility easements
- Avoid congestion and overcrowding of streets;
- Ensure there is adequate access to development;
- Ensure there are adequate utility facilities to serve development;
- Ensure there is adequate open space and recreation facilities to serve development; and
- Ensure there is proper recordation of land ownership or property owner association records, where applicable.

#### REVIEW STANDARDS

An application for a Plat shall be approved only on a finding that the proposed subdivision or development on the lots proposed to be platted meets all of the following standards:

1. The development complies with the applicable standards in Part 7 (Lots) of Article 5: Development Standards;
2. The development complies with all other applicable standards in this Code;
3. The development complies with all requirements or conditions of any applicable development orders (e.g., Planned Development);
4. Any land within the platted lot(s) that is necessary to comply with the Broward County Trafficways Plan has been conveyed to public by deed or grant of easement;
5. The development complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance; and
6. All facilities for the distribution of electricity, telephone, cable television, and similar utilities, shall be placed underground.

## PROCEDURE

1. Pre-Application Meeting with Planner. (954-786-7921)  
*During this meeting the applicant should confirm which items from the Check list are not required, if any.*
2. Review and comment by the Development Review Committee.
3. Recommendation by the Development Services Director.
4. Recommendation by the Planning and Zoning Board, following a quasi-judicial hearing.
5. Final decision by the City Commission, following a quasi-judicial public hearing.

City of Pompano Beach  
\*\*\* CUSTOMER RECEIPT \*\*\*  
Oper: CAMANN Type: OC Drawer: 2  
Date: 3/03/22 01 Receipt no: 106933

	Year	Number	Amount
	2022	14000003	
PZ		PLANNING & ZONING	\$895.00

Tender detail  
CK CHECK 99 \$895.00  
Total tendered \$895.00  
Total payment \$895.00

Trans date: 3/02/22 Time: 16:27:43

\*\*\*\*\*THANK YOU-&-HAVE A NICE DAY\*\*\*\*\*

