



Application Number 2021-V-03

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			
Owner/Applicant/Petitioner Name Solaris Apartments, Ltd.			
Address 2100 Hollywood Blvd.		City Hollywood	State FL
		Zip 33020	
Phone 954.362.5721	Email joshtonnesen@cornerstonegrp.com		
Agent for Owner/Applicant/Petitioner Pulice Land Surveyors, Inc.		Contact Person Donna C. West	
Address 5381 Nob Hill Rd.		City Sunrise	State FL
		Zip 33351	
Phone 954.572.1777	Email donna@pulicelandsurveyors.com		
Plat/Site Plan Name development project name: Solaris			
Plat/Site Number		Plat Book - Page (if recorded)	
Folio(s) adjacent parcels: 514227150050 & 514227280010			
Location <div style="display: flex; justify-content: space-between; align-items: center;"> _____ side of SE 2nd Ave. at/between/and SE 7th St. and/of Old Federal Hwy. </div> <div style="display: flex; justify-content: space-between; align-items: center; font-size: small;"> north side/corner north street name street name / side/corner street name </div>			

<p>Type of Application (this form required for all applications)</p> <p>Please check all that apply (use attached Instructions for this form).</p> <p><input type="checkbox"/> Plat (fill out/PRINT Questionnaire Form, Plat Checklist)</p> <p><input type="checkbox"/> Site Plan (fill out/PRINT Questionnaire Form, Site Plan Checklist)</p> <p><input type="checkbox"/> Note Amendment (fill out/PRINT Questionnaire Form, Note Amendment Checklist)</p> <p><input checked="" type="checkbox"/> Vacation (fill out/PRINT Vacation Continuation Form, Vacation Checklist, use Vacation Instructions)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205)</p> <p style="margin-left: 20px;"><input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)</p> <p style="margin-left: 20px;"><input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)</p> <p><input checked="" type="checkbox"/> Vacation (Notary Continuation Form Affidavit required, fill out Business Notary if needed)</p>

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 type="checkbox"/> N/A
What was the project number assigned by the Planning and Development Division?	Project Number	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name		<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 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?	<input type="checkbox"/> Yes <input 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 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 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 type="checkbox"/> No
<u>If the answer is "Yes" to any of the questions above</u>	
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)	Land Use Plan Designation(s)
Zoning District(s)	Zoning District(s)

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 eighteen (18) months and/or sixty (60) months for mobile homes 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 eighteen (18) months 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

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.

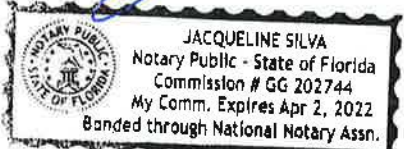
Parmao _____ Date Jan. 27, 2021 _____
Owner/Agent Signature Date

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 27th day of January, 2021, who is personally known to me | has produced _____ as identification.

Name of Notary Typed, Printed or Stamped Signature of Notary Public - State of Florida

Jacqueline Silva 

Notary Seal (or Title or Rank) Serial Number (if applicable)

For Office Use Only

Application Type
Vacation application

Application Date 02/19/2021	Acceptance Date 02/19/2021	Fee 1,200.00
Comments Due N/A	Report Due N/A	CC Meeting Date TBD
Adjacent City or Cities N/A		

Plats
 Surveys
 Site Plans
 Landscaping Plans
 Lighting Plans
 City Letter
 Agreements

Other:

Distribute To
 Full Review
 Planning Council
 School Board
 Land Use & Permitting
 Health Department
 Zoning Code Services (BMSD only)
 Administrative Review

Other:

Received By
Diego Penaloza



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AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We, Solaris Apartments, Ltd., the property owner(s) ("Affiant") of the property to be vacated in the subject of the Application, being duly sworn, depose(s) and say(s):

- 1. That I/we am/are the owner(s) and record title holder(s) of the lands that are to be vacated and abandoned.

My/our folio number(s) is/are as follows:

514227150050 & 514227280010

- 2. That I/we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject of the Application to the Broward County Board of County Commissioners.

Name: Pulice Land Surveyors, Inc.
Address: 5831 Nob Hill Rd.
City, State, Zip: Sunrise, FL 33351
Telephone: 954.572.1777
Contact Person: Donna C. West

Solaris Apartments, Ltd. 9/15/21 [Signature]
Name of Owner/Petitioner Date Signature of Owner/Petitioner (requires notarization)

I, Donna C. West; Pulice Land Surveyors, Inc., hereby accept the appointment as Agent to the above listed owner/petitioner.

Donna C. West 9.16.21 [Signature]
Name of Agent Date Signature of Agent

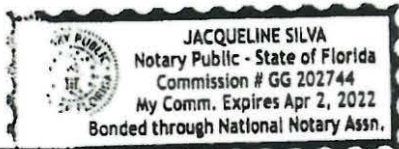
NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by the Affiant by means of physical presence | online notarization, this 15th day of September, 2021, by Leon J. Wolfe, of Cornerstone Solaris, LLC, on behalf of Solaris Apartments, Ltd.

He/she is personally known to me | has produced _____ as identification.

Jacqueline Silva [Signature]
Name of Notary Typed, Printed or Stamped Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank) Serial Number (If applicable)



Application Number 2021-V-03

NOTARY PUBLIC: Business/Government Entity Certification

This is to certify that I am the authorized acting agent of the business/government entity that is 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 authorized acting agent of the business/government entity.

Mara Mades

Agent Signature for Business/Government Entity

1-27-2021

Date

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

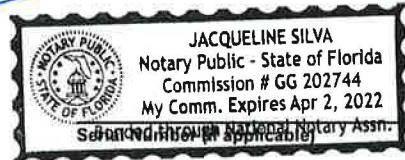
The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 27th day of Jan., 2021, by MARA S. MADES, the Vice President, on behalf of Solaris Apartments, Ltd., a Florida limited partnership.

He/she is personally known to me | has produced _____ as identification.

Jacqueline Silva

Name of Notary Typed, Printed or Stamped

Jacqueline Silva
Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank)

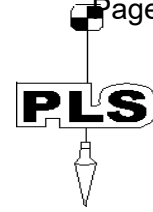
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD

SUNRISE, FL 33351

Phone: (954) 572-1777 Fax: (954) 572-1778

surveys@pulicelandsurveyors.com



February 9, 2021

Mr. Jean-Paul Perez
Environmental Protection and Growth Management Department
Planning and Development Management Division
1 North University Dr., Suite 102-A
Plantation, FL 33324

RE: SOLARIS Right-of-Way Vacation – SE 2nd Ave. in Hallandale Beach: Letter of Justification

Dear Jean-Paul:

Pulice Land Surveyors, Inc. represents Solaris Apartments, Ltd. as owners/developers in their right-of-way vacation application.

The owner/developer desires to unify two parcels divided by a portion of SE 2nd Avenue, therefore we request the vacation and abandonment of that portion of SE 2nd Avenue south of SE 7th Street and north of Old Federal Highway in order to develop the site as one parcel.

Please let us know if you have any questions or we can be of further assistance.

Sincerely,

PULICE LAND SURVEYORS, INC.

Donna C. West

Senior Surveyor

donna@pulicelandsurveyors.com