



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Application Number 092-MP-84

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name 441 South LTD II Plat			
Plat/Site Number 092-MP-84	Plat Book - Page (if recorded) Book 129 Page 16		
Owner/Applicant/Petitioner Name 777 Properties, Inc.			
Address 541 S. State Rd. 7 Suite 11	City Margate	State FL	Zip 33068
Phone Contact Agent	Email Contact Agent		
Agent for Owner/Applicant/Petitioner Matthew Scott, Esq./Greenspoon Marder, LLP		Contact Person Matthew Scott, Esq.	
Address 200 E. Broward Blvd. Suite 1800	City Fort Lauderdale	State FL	Zip 33301
Phone 954-333-4372	Email matthew.scott@gmlaw.com		
Folio(s) 494101310020 494101310010 494101310011			
Location east side of S. State Rd. 7 at/between/and SW 7th St. and/of Anderson Rd. <small>north side/corner north street name street name / side/corner street name</small>			

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 <i>Business Notary</i> if needed)

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 checked="" type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name		<input checked="" 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 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) Activity Center	Land Use Plan Designation(s) Activity Center
Zoning District(s) G (Gateway)	Zoning District(s) G (Gateway)

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 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
Mid-rise dwelling units	338		

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.

[Signature] _____ Date 5/13/24

Owner/Agent Signature Michael Shooster, President

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 13 day of MAY, 2024, who is personally known to me | has produced _____ as identification.

Theresa Gerardi
Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public – State of Florida



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

For Office Use Only

Application Type
Note Amendment

Application Date <u>8/29/2024</u>	Acceptance Date <u>9/10/2024</u>	Fee <u>\$ 2,260</u>
Comments Due <u>10/10/2024</u>	Report Due <u>10/21/2024</u>	CC Meeting Date <u>TBA</u>

Adjacent City or Cities
North Lauderdale

Plats
 Surveys
 Site Plans
 Landscaping Plans
 Lighting Plans
 City Letter
 Agreements

Other: BCPA receipt, FDOT letter, Narrative

Distribute To

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

Other: N/A

Received By
Christian Dumay

Josie P. Sesodia, AICP
Urban Planning Division
1 N. University Dr. #102A
Plantation, FL 33324

RE: Note Amendment for the 441 South LTD II Plat

Dear Ms. Sesodia,

Rez SE Land, LLC (“Applicant”), with authorization from 777 Properties, Inc. (“Property Owner”) hereby submits this request to amend the restrictive note on the 441 South LTD., II Plat (“Plat”). Property Owner has ownership of the +/- 7.12 acre parcel generally located on the east side of S. State Rd. 7 between SW 7th St. and Anderson Rd. in the City of Margate (“Property”). Property Owner also has ownership of the two adjacent parcels to the north that are developed with two office buildings, and the vacant parcel to the west. With this request, Applicant is under contract to purchase the Property and the adjacent property to the west to develop a mid-rise multi-family development with 338 dwelling units and associated parking (“Project”).

In order to develop the Project on the Property, the Applicant is requesting to amend the note on the face of the plat as follows:

FROM:

“This plat is restricted to 146,000 square feet of office use.”

TO:

“This plat is restricted to 146,000 square feet of office use and 338 mid-rise dwelling units.”

Thank you in advance for your consideration of this request. Please contact the undersigned should you have any questions.

Sincerely,

Greenspoon Marder, LLP
Matthew H. Scott, Esq.