



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 030-MP-24

## Development and Environmental Review Online Application

|                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                    |                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------|--------------------|
| <b>Project Information</b>                                                                                                                                                                                                                                                                                                                                                                                       |  |                                                    |                    |
| Plat/Site Plan Name<br><b>MP HOLDINGS</b>                                                                                                                                                                                                                                                                                                                                                                        |  |                                                    |                    |
| Plat/Site Number                                                                                                                                                                                                                                                                                                                                                                                                 |  | Plat Book - Page (if recorded)                     |                    |
| Owner/Applicant/Petitioner Name<br><b>MP HOLDINGS, LLC.</b>                                                                                                                                                                                                                                                                                                                                                      |  |                                                    |                    |
| Address<br><b>6520 SW 181st Lane</b>                                                                                                                                                                                                                                                                                                                                                                             |  | City<br><b>Southwest Ranches</b>                   | State<br><b>FL</b> |
| Zip<br><b>33331</b>                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                    |                    |
| Phone<br><b>(305) 776-5822</b>                                                                                                                                                                                                                                                                                                                                                                                   |  | Email<br><b>ralph@resf.com</b>                     |                    |
| Agent for Owner/Applicant/Petitioner<br><b>PULICE LAND SURVEYORS, INC.</b>                                                                                                                                                                                                                                                                                                                                       |  | Contact Person<br><b>Elizabeth Tsouroukdissian</b> |                    |
| Address<br><b>5381 Nob Hill Road</b>                                                                                                                                                                                                                                                                                                                                                                             |  | City<br><b>Sunrise</b>                             | State<br><b>FL</b> |
| Zip<br><b>33351</b>                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                    |                    |
| Phone<br><b>(954) 572-1777</b>                                                                                                                                                                                                                                                                                                                                                                                   |  | Email<br><b>elizabeth@pulicelandsurveyors.com</b>  |                    |
| Folio(s)<br><b>504031010140</b>                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                    |                    |
| Location<br><div style="display: flex; justify-content: space-between;"> <span>South side of SW 48th Street</span> <span>at/between/and SW 172nd Avenue</span> <span>and/of SW 178th Avenue</span> </div> <div style="display: flex; justify-content: space-between; font-size: small;"> <span>north side/corner north street name</span> <span>street name / side/corner</span> <span>street name</span> </div> |  |                                                    |                    |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Type of Application (this form required for all applications)</b><br>Please check all that apply (use attached <b>Instructions</b> for this form).<br><br><input checked="" type="checkbox"/> <b>Plat</b> (fill out/PRINT <b>Questionnaire Form, Plat Checklist</b> )<br><br><input type="checkbox"/> <b>Site Plan</b> (fill out/PRINT <b>Questionnaire Form, Site Plan Checklist</b> )<br><br><input type="checkbox"/> <b>Note Amendment</b> (fill out/PRINT <b>Questionnaire Form, Note Amendment Checklist</b> )<br><br><input type="checkbox"/> <b>Vacation</b> (fill out/PRINT <b>Vacation Continuation Form, Vacation Checklist</b> , use <b>Vacation Instructions</b> )<br><div style="margin-left: 40px;"> <input type="checkbox"/> <b>Vacating Plats, or any Portion Thereof</b> (BCCO 5-205)<br/> <input type="checkbox"/> <b>Abandoning Streets, Alleyways, Roads or Other Places Used for Travel</b> (BCAC 27.29)<br/> <input type="checkbox"/> <b>Releasing Public Easements and Private Platted Easements or Interests</b> (BCAC 27.30)         </div> <input type="checkbox"/> <b>Vacation</b> ( <b>Notary Continuation Form Affidavit</b> required, fill out <b>Business Notary</b> if needed) |
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### Application Status

Has this project been previously submitted? ☒ Yes ☐ No ☐ Don't Know

This is a resubmittal of: ☒ Entire Project ☐ Portion of Project ☐ N/A

What was the project number assigned by the Urban Planning Division? Project Number 030-MP-20 ☐ N/A ☐ Don't Know

Project Name MP HOLDINGS (same) ☐ N/A ☐ Don't Know

Are the boundaries of the project exactly the same as the previously submitted project? ☒ Yes ☐ No ☐ Don't Know

Has the 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.**

### Replat Status

Is this plat a replat of a plat approved and/or recorded after March 20, 1979? ☐ Yes ☒ No ☐ 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? ☐ Yes ☐ No ☐ 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.) ☒ Yes ☐ No

If the application is a replat, is the type, number, or bedroom restriction of the residential units changing? ☐ Yes ☐ No

If the application is a replat, are there any new or additional residential units being added to the replat's note restriction? ☐ Yes ☐ No

Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board? ☐ Yes ☒ 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)<br><br>Rural Ranch | Land Use Plan Designation(s)<br><br>SAME |
| Zoning District(s)<br><br>RR - Rural Ranches    | Zoning District(s)<br><br>SAME           |

| Existing Land Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                           |                    |                      |             |                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|--------------------|----------------------|-------------|---------------------------------------------------------------------|
| <p>A credit against impact fees may be given for the site's current or previous use. <b>No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans.</b> To receive a credit, complete the following table. <b>Note:</b> 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.</p> |                                           |                    |                      |             |                                                                     |
| Are there any existing structures on the site?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                           |                    |                      |             | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Land Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Gross Building sq. ft.* or Dwelling Units | Date Last Occupied | EXISTING STUCTURE(S) |             |                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                           |                    | Remain the Same?     | Change Use? | Has been or <u>will</u> be Demolished?                              |
| Vacant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                           |                    | YES   <del>NO</del>  | YES   NO    | HAS   WILL   NO                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                           |                    | YES   NO             | YES   NO    | HAS   WILL   NO                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                           |                    | YES   NO             | YES   NO    | HAS   WILL   NO                                                     |
| <p>*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 id defined by the definition in the Land Development Code.</p>                                                                                                                                                                                                                                                                                                                                                                                     |                                           |                    |                      |             |                                                                     |

| Proposed Use     |                       |                      |                                 |
|------------------|-----------------------|----------------------|---------------------------------|
| RESIDENTIAL USES |                       | NON-RESIDENTIAL USES |                                 |
| Land Use         | Number of Units/Rooms | Land Use             | Net Acreage or Gross Floor Area |
| Single-Family    | 2                     |                      |                                 |
|                  |                       |                      |                                 |
|                  |                       |                      |                                 |
|                  |                       |                      |                                 |
|                  |                       |                      |                                 |

## 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.

*Diego Munoz*  
Owner/Agent Signature

11-21-24  
Date

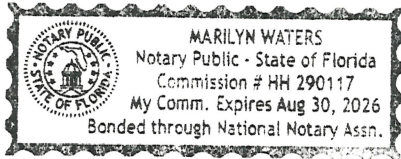
## NOTARY PUBLIC

### STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 21 day of November, 2024, who ☒ is personally known to me | ☐ has produced \_\_\_\_\_ as identification.

Marilyn Waters  
Name of Notary Typed, Printed or Stamped

*Marilyn Waters*  
Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

## For Office Use Only

Application Type  
**Plat**

Application Date  
**11/21/2024**

Acceptance Date  
**11/25/2024**

Fee  
**\$2,330**

Comments Due  
**12/26/2024**

Report Due  
**01/06/2025**

CC Meeting Date  
**TBD**

Adjacent City or Cities

☒ Plats ☒ Surveys ☒ Site Plans ☐ Landscaping Plans ☐ Lighting Plans  
☐ City Letter ☐ Agreements

☒ Other: **Opinion of Title, Adjacent ROW**

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

☐ Other:

Received By **Diego Munoz**