



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-25

## Development and Environmental Review Online Application

|  |         |  |                    |  |         |                            |                |               |        |  |  |  |                            |  |  |  |                            |
|--|---------|--|--------------------|--|---------|----------------------------|----------------|---------------|--------|--|--|--|----------------------------|--|--|--|----------------------------|
| <b>Project Information</b>   |         |  |                    |  |         |                            |                |               |        |  |  |  |                            |  |  |  |                            |
| Plat/Site Plan Name<br><b>ISLA ESTATES</b>   |         |  |                    |  |         |                            |                |               |        |  |  |  |                            |  |  |  |                            |
| Plat/Site Number   |         | Plat Book - Page (if recorded)                     |                    |  |         |                            |                |               |        |  |  |  |                            |  |  |  |                            |
| Owner/Applicant/Petitioner Name<br><b>Graveran Investment, LLC.</b>  |         |  |                    |  |         |                            |                |               |        |  |  |  |                            |  |  |  |                            |
| Address<br><b>3450 W. 84th Street, Suite 201</b>   |         | City<br><b>Hialeah</b>                             | State<br><b>FL</b> |  |         |                            |                |               |        |  |  |  |                            |  |  |  |                            |
| Phone<br><b>(305) 557-1253</b>   |         | Email<br><b>jgraveran@jhomes.net</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> |  |         |                            |                |               |        |  |  |  |                            |  |  |  |                            |
| Phone<br><b>(954) 572-1777</b>   |         | Email<br><b>elizabeth@pulicelandsurveyors.com</b>  |                    |  |         |                            |                |               |        |  |  |  |                            |  |  |  |                            |
| Folio(s)<br><b>504033010102, 504033010099, 504033010098 and 504033010097</b>   |         |  |                    |  |         |                            |                |               |        |  |  |  |                            |  |  |  |                            |
| Location<br><br><table border="0" style="width:100%"> <tr> <td style="text-align:center">East</td> <td style="text-align:center">side of</td> <td style="text-align:center">Dykes Road</td> <td style="text-align:center">at/between/and</td> <td style="text-align:center">SW 53rd Court</td> <td style="text-align:center">and/of</td> <td style="text-align:center"></td> </tr> <tr> <td style="text-align:center"><small>north side/corner north</small></td> <td></td> <td style="text-align:center"><small>street name</small></td> <td></td> <td style="text-align:center"><small>street name / side/corner</small></td> <td></td> <td style="text-align:center"><small>street name</small></td> </tr> </table> |         |  |                    | East                                     | side of | Dykes Road                 | at/between/and | SW 53rd Court | and/of |  | <small>north side/corner north</small> |  | <small>street name</small> |  | <small>street name / side/corner</small> |  | <small>street name</small> |
| East   | side of | Dykes Road   | at/between/and     | SW 53rd Court                            | and/of  |                            |                |               |        |  |  |  |                            |  |  |  |                            |
| <small>north side/corner north</small>   |         | <small>street name</small>                         |                    | <small>street name / side/corner</small> |         | <small>street name</small> |                |               |        |  |  |  |                            |  |  |  |                            |

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

| <b>Application Status</b>   |   |   |   |
|---|---|---|---|
| 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 type="checkbox"/> No                 | <input type="checkbox"/> Don't Know     |
| <b>If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.</b>   |   |   |   |

| <b>Replat Status</b>   |   |
|--|---|
| 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 |
| <b>If YES, please answer the following questions.</b>  |   |
| 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            |
| <b>If YES, please answer the following questions.</b>  |   |
| 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. |   |

| <b>School Concurrency (Residential Plats, Replats and Site Plan Submissions)</b>   |   |
|--|---|
| 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 checked="" 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 checked="" 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 |
| <b>If the answer is "Yes" to any of the questions above</b>  |   |
| <b>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.</b> |   |

| Land Use and Zoning                          |                                      |
|--|--------------------------------------|
| EXISTING                                     | PROPOSED                             |
| Land Use Plan Designation(s)<br>Rural Estate | Land Use Plan Designation(s)<br>SAME |
| Zoning District(s)<br>RE - Rural Estates     | Zoning District(s)<br>SAME           |

**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? |
| VACANT   |   |                    | 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 id 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 |
| Single-family    | 3                     |                      |                                 |
|                  |                       |                      |                                 |
|                  |                       |                      |                                 |
|                  |                       |                      |                                 |

**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.

*Elyse R. +* 10-01-25  
 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 1 day of October, 2025, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
 Name of Notary Typed, Printed or Stamped

 **LISA M. STASSUN**  
 Commission # HH 494964  
 Expires March 21, 2028

*[Signature]*  
 Signature of Notary Public – State of Florida

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

**For Office Use Only**

Application Type  
**New Plat**

|                                       |                                      |                               |
|---------------------------------------|--------------------------------------|-------------------------------|
| Application Date<br><b>10/01/2025</b> | Acceptance Date<br><b>10/08/2025</b> | Fee<br><b>\$2,230.00</b>      |
| Comments Due<br><b>10/28/2025</b>     | Report Due<br><b>11/07/2025</b>      | CC Meeting Date<br><b>TBD</b> |

Adjacent City or Cities  
**None**

Plats       Surveys       Site Plans       Landscaping Plans       Lighting Plans  
 City Letter       Agreements

Other: **Title work, Narrative, BCPA property info, SCAD letter**

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

Other:

Received By  
**Adrien Osias**