

Board of County Commissioners, Broward County, Florida
Public Works and Environmental
Services Department
Housing and Urban Planning Division
Project Update Sheet

INSTRUCTIONS

Plat/Site Plan Number 028-UP-25

Use this update form in lieu of filling out a new plat/site plan application form whenever a project goes from one review to another or whenever new information is submitted. Complete the applicable sections of this form only if the information has changed from the previous submittal. If you do not have a copy of your previous application forms, obtain a copy from this office. Any section left blank indicates that the information on the original (previous) application has not changed. Please type this application or print legibly in **black ink**.

PROJECT REVISIONS

Plat/Site Plan Name ARBOR ESTATES (Previously Hillsboro Reserve)

Owner's Name _____ Phone _____

Address _____ City _____ State _____ Zip Code _____

Owner's E-mail Address _____ Fax # _____

Agent _____ Phone _____

Contact Person _____

Address _____ City _____ State _____ Zip Code _____

Agent's E-mail Address _____ Fax # _____

EXISTING	PROPOSED
Land use plan designation(s) _____	Land use plan designation(s) _____
Zoning District(s) _____	Zoning District(s) _____

A credit against impact fees may be given for the site's present or previous use if there are existing buildings on the property and/or if buildings were demolished within three (3) years of this application. To receive a credit, complete the following table (attach an additional sheet if necessary). (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.

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?

*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.

Please specify the proposed use in accordance with the land use categories. Please Note: Residential uses must be expressed based upon DWELLING UNIT TYPES. COMMERCIAL, OFFICE, and CHURCH USES must be expressed in terms of gross building square footage. If there are any unique factors which may affect traffic generation, attach a separate sheet and describe fully.

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?

☐ Yes ☐ No ☐ Don't Know

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If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

RESIDENTIAL UNITS		NON-RESIDENTIAL UNITS	
Type of Unit	Number of Units	Land Use	Net Acreage or Gross Floor Area

SCHOOL CONCURRENCY (Residential Submissions Only)

Does the change to the application generate less than one (1) student? ☐ Yes ☐ No

Is this application exempt or vested pursuant to criteria in the Land Development Code? ☐ Yes ☐ No

If the answers to both questions are "No," please see reverse the Questionnaire, Required Documentation section of the Plat/Site Plan application for submittal requirements.

Is this application subject to an approved Declaration of Restrictive Covenant or tri-party agreement? ☐ Yes ☐ No

If "Yes," please see reverse Questionnaire, Required Documentation section of the Plat/Site Plan application for submittal requirements.

FOR HOUSING AND URBAN PLANNING DIVISION USE ONLY

Application Type PUS Time _____ Application Date 2/12/2026

Acceptance Date 2/14/2026 Fee \$0.00 Comments Due _____

Report Due N/A Adjacent City N/A

☐ Plats ☐ Surveys ☐ Site Plans ☐ Landscaping Plans ☐ Lighting Plans

☐ Other (Describe) _____ Received By Christian Dumay

Comments _____

Questionnaire Changes

Please review all questions on the "Project Questionnaire" form, and indicate any revisions.

[illegible]

Comments and Additional Information

[illegible]

Owner/Agent Certification

State of Florida
County of Broward

This is to certify that I am the owner/agent of the property described in this application and that all changes to the original application and supplemental documents supplied herein are true and correct to the best of my knowledge. If no changes are indicated on this update sheet or in the attached supplemental documentation, then this certifies that the information supplied on the original application 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 of owner/agent [Signature]
Sworn and subscribed to before me this 24th day of February, 2026
by Jeff S. Hodapp ☒ he/she is personally known to me or
☐ Has presented _____ as identification.

Signature of Notary Public [Signature]
Type or Print Name _____





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 028-UP-25

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Hillsboro Reserve			
Plat/Site Number		Plat Book - Page (if recorded)	
Owner/Applicant/Petitioner Name 71 SP, LLC			
Address 3921 SW 47 Ave #1013		City FT. Lauderdale	State FL
Zip 33314			
Phone 305-433-1012	Email daniel@thespeargroup.com		
Agent for Owner/Applicant/Petitioner Perimeter Surveying & Mapping Inc		Contact Person Jeff S Hodapp	
Address 947 Clint Moore Road		City Boca Raton	State FL
Zip 33487			
Phone 561-241-9988	Email jeff@perimetersurveying.com		
Folio(s) 474232010251, 474232010260, 474232010250			
Location North side of NW 71 St at/between/and Lyons Rd and/of NW 39 Ave north side/corner north street name street name / side/corner street name			

Type of Application (this form required for all applications)

Please check all that apply (use attached **Instructions** for this form).

- ☒ **Plat** (fill out/PRINT *Questionnaire Form, Plat Checklist*)
- ☐ **Site Plan** (fill out/PRINT *Questionnaire Form, Site Plan Checklist*)
- ☐ **Note Amendment** (fill out/PRINT *Questionnaire Form, Note Amendment Checklist*)
- ☐ **Vacation** (fill out/PRINT *Vacation Continuation Form, Vacation Checklist*, use *Vacation Instructions*)
 - ☐ Vacating Plats, or any Portion Thereof (**BCCO 5-205**)
 - ☐ Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (**BCAC 27.29**)
 - ☐ Releasing Public Easements and Private Platted Easements or Interests (**BCAC 27.30**)
- ☐ **Vacation** (*Notary Continuation Form Affidavit* required, fill out *Business Notary* if needed)

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	☒ N/A	☐ Don't Know	
Project Name		☒ 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
<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) Estate (1) Residential	Land Use Plan Designation(s) Estate (1) Residential
Zoning District(s) PDD	Zoning District(s) PDD

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?
single family	4346		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
single family	14		

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]
Owner/Agent Signature

6/25/25
Date

NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 30th day of JUNE, 2025, who ☒ is personally known to me | ☐ has produced _____ as identification.

GEORGIA SANCHEZ
Name of Notary Typed, Printed or Stamped



GEORGIA SANCHEZ
Commission # HH 572339
Expires November 16, 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

Application Date 9/05/2025	Acceptance Date 9/22/2025	Fee \$2,300
Comments Due 10/22/2025	Report Due 11/03/2025	CC Meeting Date TBD
Adjacent City or Cities Coconut Creek		
☐ Plats	☒ Surveys	☒ Site Plans
☐ City Letter	☐ Agreements	☐ Landscaping Plans
☐ Other:	☐ Lighting Plans	
☐ BCPA Receipt, title work		
Distribute To	☐ Planning Council	☐ School Board
☒ Full Review	☐ Zoning Code Services (BMSD only)	☐ Land Use & Permitting
☐ Health Department	☐ Administrative Review	
☐ Other:	N/A	
Received By Christian Dumay		