



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 057-MP-07

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Metropica Plat			
Plat/Site Number 057-MP-07		Plat Book - Page (if recorded) Book 179 Page 71	
Owner/Applicant/Petitioner Name Metropica Lands, LLC			
Address 1800 NW 136th Ave.		City Sunrise	State FL
		Zip 33323	
Phone 954-941-9910		Email joseph@kgroupholdings.com	
Agent for Owner/Applicant/Petitioner Scott Backman/Miskel Backman, LLP		Contact Person Scott Backman	
Address 14 SE 4th St. Suite 36		City Boca Raton	State FL
		Zip 33432	
Phone 561-405-3325		Email sbackman@miskelbackman.com	
Folio(s) 494026090010; 494026090013; 494026100041; 494026100040; 494026100020; 494026100030; 49402610010; 494026090030; 494026090031 494026090060; 494026090040; 494026090050			
Location <u>north</u> side of <u>W. Sunrise Blvd.</u> at/between/and <u>east of NW 136th Ave.</u> and/of <u>south of Red Snapper Rd.</u> <i>north side/corner north street name street name / side/corner street name</i>			

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?	<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 checked="" 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.	2,083 high-rise units & 300 townhome units, 417 mid-rise units
Number and type of units proposed to be deleted by this replat.	0
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	500 high-rise units

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) TOD/Activity Center	Land Use Plan Designation(s) TOD/Activity Center
Zoning District(s) PUD	Zoning District(s) PUD

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?
Mid-rise dwelling units	417	Currently Occupied	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	YES <input checked="" type="checkbox"/> NO	HAS WILL <input checked="" type="checkbox"/> NO
High-rise dwelling units	263	Currently Occupied	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	YES <input checked="" type="checkbox"/> NO	HAS WILL <input checked="" type="checkbox"/> NO
Commercial Use	5,000	Currently Occupied	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	YES <input checked="" type="checkbox"/> NO	HAS WILL <input checked="" type="checkbox"/> 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
high-rise dwelling units	2,583	commercial use	485,000
townhome units	300	office use	985,000
mid-rise units	417		

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.

Owner/Agent Signature [Signature] Date 3/14/2025

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 14 day of March, 20 25, who is personally known to me | has produced _____ as identification.

Carla P. Ghipsmann
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 08/15/2025	Acceptance Date 08/20/2025	Fee \$2,090.00
Comments Due 09/19/2025	Report Due	CC Meeting Date TBD

Adjacent City or Cities

- Plats
 Surveys
 Site Plans
 Landscaping Plans
 Lighting Plans
 City Letter
 Agreements

Other: Narrative, Opinion of title, Masterplan, SCAD

- 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



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

Darby Desalle, Director
Public Works and Environmental Services Department
Housing and Urban Planning Division
1 N. University Drive
Plantation, FL 33324

Dear Mr. Desalle,

Metropica Lands, LLC (“Applicant”), through undersigned counsel, and in coordination with the City of Sunrise, hereby submits a request to amend the restrictive note on the Metropica Plat, as recorded in Plat Book 179, Pages 70-76 of the Broward County Public Records. Applicant recently received approval for a Local Land Use Plan Amendment (LUPA) to add an additional 500 dwelling units and 140,000 square feet of office space to the permitted uses of the Metropica Transit Oriented Development (TOD). This request is included as part of the development approvals required to permit the additional dwelling units and office space that were recently approved within the Metropica TOD.

As such, Petitioner respectfully requests the following amendment to the restrictive note on the Plat:

From:

PARCELS A, B and C ARE RESTRICTED TO 2,083 HIGH-RISE UNITS, 300 TOWNHOUSE UNITS, 485,000 SQUARE FEET OF COMMERCIAL USE AND 785,000 SQUARE FEET OF OFFICE USE. PARCEL D IS RESTRICTED TO 417 MID-RISE UNITS. IN CASES WHERE A BUILDING FLOOR MAY HAVE BOTH COMMERCIAL AND OFFICE USES, THE ENTIRE FLOOR WILL BE CONSIDERED COMMERCIAL USE. NO BANKS ARE PERMITTED WITHIN THE OFFICE USE, AND NO FREE-STANDING OR DRIVE THRU BANK FACILITIES ARE PERMITTED WITHIN THE COMMERCIAL USE WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

To:

THE FOLLOWING DEVELOPMENT SHALL BE PERMITTED ON THE METROPICA PLAT: PARCELS A, B and C ARE RESTRICTED TO 2,083 HIGH-RISE UNITS, 300 TOWNHOUSE UNITS, 485,000 SQUARE FEET OF COMMERCIAL USE AND 785,000 SQUARE FEET OF OFFICE USE. PARCEL D IS RESTRICTED TO 417 MID-RISE UNITS. FURTHER, AN ADDITIONAL 500 HIGH-RISE UNITS SHALL BE PERMITTED ON PARCELS A & B AND AN ADDITIONAL 140,000 SQUARE FEET OF OFFICE USE SHALL BE PERMITTED ON PARCEL C. IN CASES WHERE A BUILDING FLOOR MAY HAVE BOTH COMMERCIAL AND OFFICE USES, THE ENTIRE FLOOR WILL BE CONSIDERED COMMERCIAL USE. NO BANKS ARE PERMITTED WITHIN THE OFFICE USE, AND NO FREE-STANDING OR DRIVE THRU BANK FACILITIES ARE PERMITTED WITHIN THE COMMERCIAL USE WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

Petitioner respectfully requests that the County approve this application to amend the note on the Plat as described above. Please contact the undersigned should you have any questions or need additional information to process this request.

Sincerely,

Scott Backman

Scott Backman, Esq.
Miskel Backman LLP