



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102A · Plantation, FL 33324 · T: 954-357-6634 · F: 954-357-6521 · Broward.org/Planning

Application Number 004-MP-23

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name IMECA			
Plat/Site Number 2		Plat Book - Page (if recorded)	
Owner/Applicant/Petitioner Name Cocchiola, LLC / Tony Cocchiola			
Address 1190 NW 159th Drive		City Miami Gardens	State FL
Zip 33169			
Phone 786-303-0303	Email tony@imeca.com		
Agent for Owner/Applicant/Petitioner Bello & Bello Land Surveying Corp		Contact Person Odalys C. Bello, PSM	
Address 12230 SW 131 Avenue, Suite 201		City Miami	State FL
Zip 33186			
Phone 305-251-9606	Email info@belloland.com		
Folio(s) 4842-33-04-0500 / 4842-33-04-0510 / 4842-33-04-0520 / 4842-33-04-0530 / 4842-33-04-0540			
Location West side of N. Power Line Road at/between/and NW 4th Court and/of NW 4th Street 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		IMECA	☐ 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) Vacant Land	Land Use Plan Designation(s) Commercial
Zoning District(s) B-2 Community Business	Zoning District(s) B-2 Community Business

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
		Commercial	9200 sqft

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

Date

3/21/2022

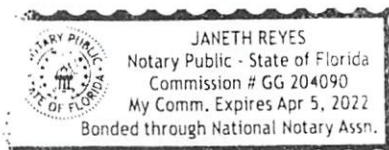
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence | ☐ online notarization, this 21 day of MARCH, 2022, who ☒ is personally known to me | ☐ has produced _____ as identification.

JANETH REYES
Name of Notary Typed, Printed or Stamped

Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type

Muni Plat

Application Date

2/21/2023

Acceptance Date

3/02/2023

Fee

\$4,780

Comments Due

3/24/2023

Report Due

4/03/2023

CC Meeting Date

TBA

Adjacent City or Cities

N/A

☒ Plats

☒ Surveys

☒ Site Plans

☐ Landscaping Plans

☐ Lighting Plans

☐ City Letter

☐ Agreements

☒ Other:

Title work, BCPA receipt, FDOT Letter

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