



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 015-MP-25

Development and Environmental Review Online Application

Project Information				
Plat/Site Plan Name NICOLE'S CORNER				
Plat/Site Number		Plat Book - Page (if recorded)		
Owner/Applicant/Petitioner Name Khaled Abdelrahman & Laz Martinez				
Address 14421 Luray Road & 14430 Sunset Lane		City Southwest Ranches	State FL	Zip 33330
Phone (305) 310-4454	Email kzakaria@gmail.com			
Agent for Owner/Applicant/Petitioner PULICE LAND SURVEYORS, INC.		Contact Person Elizabeth Tsouroukdessian		
Address 5381 Nob Hill Road		City Sunrise	State FL	Zip 33351
Phone (954) 572-1777	Email elizabeth@pulicelandsurveyors.com			
Folio(s) 514003010026 and 514003010280				
Location North side of Luray Road at/between/and Volunteer Road and/of Hancock Road <small>north side/corner north street name / side/corner street name</small>				

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? 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? <input 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.	
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) RURAL RANCH	Land Use Plan Designation(s) SAME
Zoning District(s) RR - Rural Ranches	Zoning District(s) 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?
Single-family residence	1	present	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 residence	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.

Owner/Agent Signature

Date

6-27-25

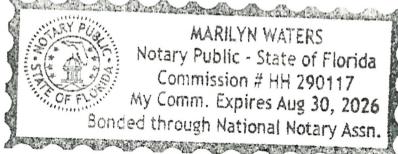
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 27 day of June, 2025, who is personally known to me | has produced _____ as identification.

Marilyn Waters

Name of Notary Typed, Printed or Stamped



Notary Seal (or Title or Rank)

Marilyn Waters

Signature of Notary Public – State of Florida

Serial Number (if applicable)

For Office Use Only

Application Type

Muni Plat

Application Date 6/27/2025	Acceptance Date 7/3/2025	Fee \$2,230
Comments Due 8/4/2025	Report Due 8/14/2025	CC Meeting Date TBD

Adjacent City or Cities

N/A

Plats Surveys Site Plans Landscaping Plans Lighting Plans
 City Letter Agreements

Other: Title work, 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

Nataly Miguez