



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 162-MP-89

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Castle Corner			
Plat/Site Number 162-MP-89		Plat Book - Page (if recorded) 147-50	
Owner/Applicant/Petitioner Name 50 Davie Holdings, LLC			
Address 6201 SW 70th St. Suite 200		City South Miami	State FL
		Zip 33143	
Phone Please contact agent	Email Please Contact Agent		
Agent for Owner/Applicant/Petitioner Christina Bilenki Esq./Miskel Backman, LLP		Contact Person Christina Bilenki, Esq.	
Address 14 SE 4th St. Suite 36		City Boca Raton	State FL
		Zip 33432	
Phone 561-405-3323	Email cbilenki@miskelbackman.com		
Folio(s) 504125250010 & 504125250020			
Location north side side of SW 48th St. at/between/and Florida Turnpike and/of Old Griffin Rd. <small>north side/corner north street name 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?	
<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 type="checkbox"/> Yes <input checked="" 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.)	
<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)	Land Use Plan Designation(s)
TOC (Transit Oriented Corridor)	TOC (Transit Oriented Corridor)
Zoning District(s)	Zoning District(s)
Griffin Commerce (CZ)	Transit Oriented Corridor South (TOC-S)

Existing Land Use					
<p>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.</p>					
Are there any existing structures on the site?					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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?
Industrial	21,600		YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES NO	HAS <input checked="" type="checkbox"/> WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
<p>*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.</p>					

Proposed Use			
RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
Mid-Rise	353		

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

11/18/2024
Date

NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 18th day of November, 2024, who ☒ is personally known to me | ☐ has produced _____ as identification.

SILENI COX
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 01/14/2025	Acceptance Date 01/16/2025	Fee \$2,090
Comments Due 02/17/2025	Report Due 02/27/2025	CC Meeting Date TBD

Adjacent City or Cities

☒ Plats ☐ Surveys ☒ Site Plans ☐ Landscaping Plans ☐ Lighting Plans
☒ City Letter ☐ Agreements

☒ Other: Opinion of Title

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

Jo Sesodia, AICP Director
Environmental Protection and Growth Management Department
Broward Planning and Development Management Division
1 N. University Drive,
Plantation, FL 33324

RE: Castle Corner Plat (162-MP-89) – Plat Note Amendment

Dear Ms. Sesodia,

50 Davie Holdings, LLC (“Applicant”) is the owner of two parcels totaling +/- 2.5-acres located at 5079-5081 SW 48th St. in the Town of Davie (“Property”). The Property is located on the Castle Corner Plat and the folio numbers attributed to the site are 504125250010 and 504125250020. The Property is currently development with two industrial buildings totaling +/- 21,600 square feet. The Applicant has submitted site plan and related approvals to the Town of Davie to construct a multi-family development with 353 dwelling units (“Project”). The Property currently has a CZ (Griffin Commerce) zoning designation and a designation of TOC (Transit Oriented Corridor) on the Town’s Future Land Use Map. To develop the Project, Applicant has submitted an application to the Town of Davie to rezone the Property to the TOC-S (Transit Oriented Corridor South) district.

The Property is platted as the Castle Corner Plat (162-MP-89), as recorded in Plat Book 147, Page 50 of the Public Records of Broward County, Florida (“Plat”). The restrictive note on the Plat specifies that the Plat is restricted to commercial use only. As the Project proposes an eight (8) story building with 353 dwelling units, Petitioner is proposing to amend the restrictive note on the Plat as follows:

From: This plat is restricted to commercial use only.

To: This plat is restricted to 353 mid-rise dwelling units.

Petitioner respectfully requests that the County approve this delegation request application to amend the note on the face of the Plat as described above. Please contact me at (561)405-3300 should you have any questions or need additional information to process this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Bilenki". The signature is fluid and cursive, with the first name "Christina" and last name "Bilenki" clearly distinguishable.

Christina Bilenki, Esq.
Miskel Backman, LLP