



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 080-MP-02

## Development and Environmental Review Online Application

<b>Project Information</b>			
Plat/Site Plan Name <b>Fruscians Tract</b>			
Plat/Site Number <b>080-MP-02</b>		Plat Book - Page (if recorded) <b>175-55</b>	
Owner/Applicant/Petitioner Name <b>Humbold 18 LLC</b>			
Address <b>19495 Biscayne Boulevard, Suite 608</b>		City <b>Aventura</b>	State <b>FL</b>
Phone <b>(305) 607-7188</b>		Email <b>lauren@humboldrealestate.com</b>	
Agent for Owner/Applicant/Petitioner <b>Greenspoon Marder LLP</b>		Contact Person <b>Dennis Mele, Esq.</b>	
Address <b>200 East Broward Boulevard, Suite 1800</b>		City <b>Fort Lauderdale</b>	State <b>FL</b>
Phone <b>(954) 527-2409</b>		Email <b>dennis.mele@gmlaw.com cc: cyntia.pasch@gmlaw.com</b>	
Folio(s) <b>494120600010, 494120600011, and 494120600012</b>			
Location  <div style="display: flex; justify-content: space-between;"> <div> <b>south</b>  <small>north side/corner north</small> </div> <div> <small>side of</small> <b>W. Oakland Park Blvd.</b>  <small>street name</small> </div> <div> <small>at/between/and</small> <b>west of</b>  <small>street name / side/corner</small> </div> <div> <small>and/of</small> <b>N. Pine Island Road</b>  <small>street name</small> </div> </div>			

### 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)

<b>Application Status</b>			
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 checked="" 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	
<b>If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.</b>			

<b>Replat Status</b>	
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	
<b>If YES, please answer the following questions.</b>	
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	
<b>If YES, please answer the following questions.</b>	
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.	

<b>School Concurrency (Residential Plats, Replats and Site Plan Submissions)</b>	
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 checked="" 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 checked="" 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	
<b><u>If the answer is "Yes" to any of the questions above</u></b>	
<b>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.</b>	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Irregular (20.1) Residential	Land Use Plan Designation(s) Irregular (20.1) Residential
Zoning District(s) B-3	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?
Barn	3,075 sq. ft.		YES   <del>NO</del>	<del>YES</del>   NO	HAS   <del>WILL</del>   NO
(3) One Story Residences	12,194 sq. ft.		YES   <del>NO</del>	<del>YES</del>   NO	HAS   <del>WILL</del>   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 id 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
Midrise Multifamily	412 Units		

## 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.

*Adrien Osias*  
Owner/Agent Signature

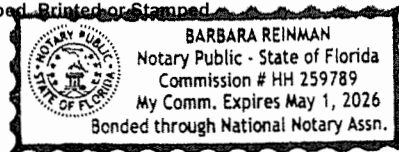
10/10/24  
Date

## NOTARY PUBLIC

### STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 10 day of October, 2024, who ☒ is personally known to me | ☐ has produced \_\_\_\_\_ as identification.

Name of Notary Typed, Printed or Stamped



*Barbara Reinman*  
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	02/07/2025	Acceptance Date	02/12/2025	Fee	\$2,900.00
Comments Due	03/14/2025	Report Due	03/24/2025	CC Meeting Date	

Adjacent City or Cities  
N/A

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

☐ Other:

- Distribute To  
☒ Full Review
 ☐ Planning Council
 ☐ School Board
 ☐ Land Use & Permitting
 ☐ Health Department
 ☐ Zoning Code Services (BMSD only)
 ☐ Administrative Review

☐ Other:

Received By  
Adrien Osias

HUMBOLD 18 LLC  
19495 BISCAYNE BLVD, SUITE 608  
MIAMI FLORIDA 33180-2320

October 6, 2024

Josie P. Sesodia, Director  
Urban Planning Division  
Broward County  
One North University Drive, Suite 102  
Plantation, Florida 33324

Re: Fruscians Tract Plat

Dear Ms. Sesodia:

Humbold 18, LLC is the owner of the property platted as the Fruscians Tract Plat ("Subject Property"). Morgan Group Development, LLC is the contract purchaser of the Subject Property. Humbold 18, LLC does hereby authorize Greenspoon Marder LLP to act as agent for the plat note amendment and nonvehicular access line amendment for the Subject Property.

Sincerely,

Humbold 18, LLC

By: 

Lauren Iaslovits, as Manager

STATE OF FLORIDA       )  
                                      ) SS:  
COUNTY OF MIAMI DADE )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, by Lauren Iaslovits, as Manager of Humbold 18, LLC, a Florida limited liability company, who is personally known to me or who has produced FDL as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 06 day of NOVEMBER, 2024.

  
Notary Public



Application Number 080-MP-02

## Development and Environmental Review Online Application Questionnaire Form

### Type of Application

☐ Plat

☐ Site Plan

☒ Note Amendment

### Project Questionnaire

Please answer the questions marked for the type of application checked.

1. Why is this property being platted? Attach an additional sheet(s) if necessary.

2. Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If "Yes", indicate DRI or FQD name and Latest Ordinance number ☐ Yes ☐ No or Official Record Book and Page Number.

DRI Name	FQD Name
Latest Ordinance Number	Official Record Book and Page Number

3. Is the project subject to any existing or proposed agreement(s) with Broward County or a municipality? If "Yes", state the title and subject of the agreement(s) and attach a copy(s). ☐ Yes ☐ No

☒ 4. Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? ☒ Yes ☐ No

If YES, LUPA Number  
PC 21-8 (Approved)

☒ 5. Does the note represent a change in TRIPS? ☐ Increase ☒ Decrease ☐ No Change

☒ 6. Does the note represent a major change in Land Use? ☒ Yes ☐ No

7. Are any off-site roadway improvements being required by any government agency or proposed by the applicant? If "Yes", attach any sheets and describe fully. ☐ Yes ☐ No

8. Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. ☐ Yes ☐ No

9. Does the owner have any financial interest in properties near or adjacent to this project? If "Yes", please attach a sheet(s) and describe fully. ☐ Yes ☐ No

10. Does this property abut a State Road? If "Yes", see Supplemental Documentation Requirement No. 19 for required letter from Florida Department of Transportation (FDOT). ☐ Yes ☐ No

	11. Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If "Yes", please attach sheet(s) and describe fully.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	12. Are bikeways and walkways to be provided to connect residential areas to school or recreational sites? If "Yes", attach five (5) drawings showing facilities (if not show on plat).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	13. Is credit being requested for private recreational facilities? If "Yes", attach two (2) sets of plans showing facilities. (APPLIES TO PROJECTS IN THE UNINCORPORATED AREA ONLY.)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Name/Title		
	15. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	16. Are there any natural features located on the property (e.g. wetlands, dunes, areas of native tree canopy wildlife, habitats, etc.)? If "Yes", attach a sheet(s) and describe fully. For information, contact Aquatic and Wetland Resources Section, Environmental Permitting Division (EPD).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	17. Does the property contain any portion of lands identified as "Natural Resource Areas?" If "Yes" see Supplemental Documentation Requirement No. 8. For locations, contact Aquatic and Wetland Resources Section (EPD).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	18. Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern?" If "Yes", please see Supplemental Documentation Requirement No. 9. For locations, contact Aquatic and Wetland Resources Section (EPD).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	19. Does the property contain any portion of lands identified as a "Cultural Resource Category Local Area of Particular Concern" which include archaeological sites and/or historic sites and structures? If "Yes", for archaeological sites, see Supplemental Documentation Requirement No. 10. For historic locations, contact the Broward County Historic Preservation Officer.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	20. Will any dredging or major filling operation be necessary, or is a waterway involved in the proposed project? If "Yes", permits may be required from Broward County. Please contact Broward County Aquatic and Wetland Resources Section (EPD).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
X	21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Facility Name		
	Springtree Water Treatment Plant		
	Address		
	4350 Springtree Drive, Sunrise, FL 33351		
X	22. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
X	23. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Facility Name		
	Springtree Wastewater Treatment Plant		
	Address		
	4350 Springtree Drive, Sunrise, FL 33351		

<input checked="" type="checkbox"/>	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector. <input type="checkbox"/> Yes <input type="checkbox"/> No <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">Solid Waste Collector</div>
	26. Has any contact been made with FPL and AT&T regarding service availability and easement requirements? If "Yes", state name and title of the person contacted. <input type="checkbox"/> Yes <input type="checkbox"/> No <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">FPL – Name/Title</div> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">AT&amp;T – Name/Title</div>
<input checked="" type="checkbox"/>	27. Estimate or state the total number of on-site parking spaces to be provided. <span style="float: right;">Spaces <b>819 Spaces</b></span>
<input checked="" type="checkbox"/>	28. If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including day care centers or schools, or places of worship. <span style="float: right;">Seating <b>N/A</b></span>





Cynthia A. Pasch, AICP  
PNC Building  
200 East Broward Boulevard, Suite 1800  
Fort Lauderdale, Florida 33301  
Direct Phone: 954.527.6266  
Direct Fax: 954.333.4266  
Email: cynthia.pasch@gmlaw.com

October 10, 2024

Josie P. Sesodia, Director  
Broward County - Resilient Environment Dept.  
Urban Planning Division  
Broward County  
1 N. University Drive, Suite #102A  
Plantation, FL 33324

Re: Plat Note Amendment – Fruscians Tract Plat

Dear Josie:

We are requesting a plat note amendment involving the Fruscians Tract Plat ("Plat") in the City of Sunrise ("City"). The property is generally located on the south side of West Oakland Park Boulevard just west of North Pine Island Road. The Applicant is proposing to remove the commercial use and add residential units to the Plat. The Plat is part of a land use plan amendment (Application No. PC 21-8) that changed the land use plan designation on the property from Commercial to Irregular Residential. As part of that land use plan amendment, the developer agreed to reserve 15 percent of the total number of dwelling units as workforce affordable units. This commitment is included in a recorded declaration. The proposed residential units are not age restricted.

The current note restriction is as follows:

THIS PLAT IS RESTRICTED TO 150,000 SQUARE FEET OF COMMERCIAL USE.  
BANKS ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BROWARD  
COUNTY BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND  
ADDRESS THESE USES FOR INCREASED IMPACT.

The proposed plat note is as follows:

THIS PLAT IS RESTRICTED TO 412 MIDRISE UNITS.

Please let me know if you need any additional information to present this request for approval.

Sincerely,

GREENSPOON MARDER LLP

*Cynthia A Pasch*

Cynthia A. Pasch, AICP