



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 048-MP-15

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Optima Plaza			
Plat/Site Number 048-MP-15		Plat Book - Page (if recorded) 183-13	
Owner/Applicant/Petitioner Name Optima International North LLC			
Address 21500 Biscayne Blvd, Ste 31		City Aventura	State FL
Zip 33180			
Phone 305-466-0115	Email asr@rrrlaw.com		
Agent for Owner/Applicant/Petitioner Pulice Land Surveyors, Inc.		Contact Person Jane Storms	
Address 5381 Nob Hill Road		City Sunrise	State FL
Zip 33351			
Phone 954-572-1777	Email Jane@PuliceLandSurveyors.com		
Folio(s) 5142-27-57-0010			
Location North north side/corner north side of Miami-Dade Co Line street name at/between/and S. Federal Hwy street name / side/corner and/of SE 3rd Avenue 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 048-MP-15	☐ N/A	☐ Don't Know
Project Name Optima Plaza		☐ 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) Regional Activity Center	Land Use Plan Designation(s) No change
Zoning District(s) Central Regional Activity Center	Zoning District(s) No change

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?
Office Use	340,000	current	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
		Office	305,000 SF
		Commercial	30,000 SF
		Bank	7,650 SF

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.

John Jones
Owner/Agent Signature

11-29-23
Date

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this *29* day of *Nov*, 20*23*, who ☒ is personally known to me | ☐ has produced _____ as identification.

Name of Notary Typed, Printed or Stamped

Paul Ross
Signature of Notary Public – State of Florida



RACHEL S. ROSS
Commission # HH 133839
Expires July 10, 2025
Bonded Thru Budget Notary Services

Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type

NOTE Amendment Application.

Application Date

12/7/23

Acceptance Date

12/8/23

Fee

\$ 2090.00

Comments Due

12/28/23

Report Due

TBD

CC Meeting Date

Adjacent City or Cities

N/A

☒ Plats

☐ Surveys

☒ Site Plans

☐ Landscaping Plans

☐ Lighting Plans

☒ City Letter

☐ Agreements

☒ Other:

Narrative

Distribute To

☒ Full Review

☐ Planning Council

☐ School Board

☐ Land Use & Permitting

☐ Health Department

☐ Zoning Code Services (BMSD only)

☐ Administrative Review

☐ Other:

Received By

Diego Penaloza



Application Number 048-MP-15

Development and Environmental Review Online Application Questionnaire Form

Type of Application

☐ Plat

☐ Site Plan

☒ Note Amendment

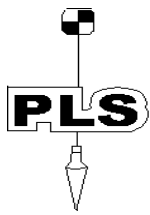
Project Questionnaire

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		
X	4. Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? ☐ Yes ☒ No		
	If YES, LUPA Number		
X	5. Does the note represent a change in TRIPS? ☐ Increase ☐ Decrease ☒ No Change		
X	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.	☐ Yes	☐ 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).	☐ Yes	☐ 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.)	☐ Yes	☐ No
	14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.	☐ Yes	☐ 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?	☐ Yes	☐ 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, Environ. Licensing & Bldg. Permitting (ELBP) Division.	☐ Yes	☐ 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 (ELBP Division).	☐ Yes	☐ 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 (ELBP Division).	☐ Yes	☐ 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.	☐ Yes	☐ 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 (ELBP Division).	☐ Yes	☐ 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.	☒ Yes	☐ No
	Facility Name		
	City of Hallandale Beach		
	Address		
	400 South Federal Highway, Hallandale Beach, FL 33009		
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.	☐ Yes	☒ 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.	☒ Yes	☐ No
	Facility Name		
	City of Hallandale Beach		
	Address		
	400 South Federal Highway, Hallandale Beach, FL 33009		

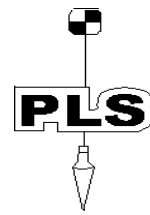
X	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.	☐ Yes ☒ No
	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector.	☐ Yes ☐ No
	Solid Waste Collector	
	26. 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.	☐ Yes ☐ No
	FPL – Name/Title	
	AT&T – Name/Title	
X	27. Estimate or state the total number of on-site parking spaces to be provided.	Spaces 860
X	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.	Seating n/a



PULICE LAND SURVEYORS, INC.

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November 29, 2023

Ms. Josie P. Sesodia, AICP, Director
Resilient Environment Department
Urban Planning Division
One North University Dr., Box 102-A
Plantation, Florida 33324

**RE: "OPTIMA PLAZA" PLAT – 1010 SOUTH FEDERAL HIGHWAY
BROWARD COUNTY PLAT No.: 048-MP-15; PLAT BOOK 183-13
REQUEST FOR PLAT NOTE AMENDMENTS**

Dear Ms. Sesodia,

We represent the owner on the above-referenced project, located at 1010 South Federal Highway. We are requesting to modify the Plat's restrictive note to adjust the square footage of the approved uses and add in commercial use.

Specifically, the current Plat Note reads as follows:

This plat is restricted to 340,000 square feet of office use and 13,000 square feet of bank use. Commercial and retail uses are not permitted within the proposed office use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The proposed Plat Note reads as follows:

This plat is restricted to 305,000 square feet of office use, 30,000 square feet of commercial use, and 7,650 square feet of bank use.

The pre-application receipt states that an NVAL amendment is needed. There is nothing in the Land Development Code that requires an NVAL Amendment in this case. The driveway is already constructed and has been in use for many years. More importantly it is located entirely within Miami-Dade County as well as a completely different FDOT District as the rest of the property. We therefore respectfully request this requirement be withdrawn.

We appreciate your time and effort and look forward to be scheduled for the next County Commission meeting. Should you have any questions or need additional material or information, please do not hesitate to contact us.

Thank you,
PULICE LAND SURVEYORS, INC.

Rachel Ross

Rachel Ross, Platting Assistant