



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 011-MP-25

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name IMECA DANIA BEACH			
Plat/Site Number		Plat Book - Page (if recorded) N/A	
Owner/Applicant/Petitioner Name 501 Stirling Road, LLC, a Florida limited liability company			
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 and 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) 5142-03-00-0411, 5142-03-00-0413, 5142-03-00-0414			
Location South side of Stirling Road at/between/and Phippen Waiters Road and/of SW 11th Avenue <small>north side/corner north street name street name / side/corner and/of 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 type="checkbox"/> No	<input checked="" 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 type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name	IMECA DANIA BEACH	<input 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 type="checkbox"/> No	<input checked="" 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
N/A	N/A
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 type="checkbox"/> Yes <input checked="" 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
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) Convenience Store	Land Use Plan Designation(s) Warehouse and Retail Use
Zoning District(s) Neighborhood Mixed Use	Zoning District(s) Regional Activity Center

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 <u>will</u> be Demolished?
Convenience Store	1289.79 SQ.FT.	N/A	YES <input checked="" type="checkbox"/> NO	YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO

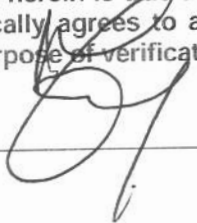
*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

Proposed Use

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
		Warehouse Use	7,950 SQ.FT.
		Retail Use	2,050 SQ.FT.

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 03-03-2025

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 03 day of March, 2025, who is personally known to me | has produced _____ as identification.

Name of Notary Typed, Printed or Stamped Janeth Reyes Signature of Notary Public - State of Florida 
JANETH REYES
Notary Public - State of Florida
Commission # HH 259253
My Comm. Expires Apr 28, 2026
Bonded through National Notary Assn.

Notary Seal (or Title or Rank) _____ Serial Number (if applicable) _____

For Office Use Only

Application Type
Muni plat

Application Date 5/20/2025	Acceptance Date 5/27/2025	Fee \$4,780
Comments Due 6/26/2025	Report Due 7/07/2025	CC Meeting Date TBD

Adjacent City or Cities _____

Plats Surveys Site Plans Landscaping Plans Lighting Plans
 City Letter Agreements

Other: **BCPA receipt, title work, 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