



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 033-MP-22

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name BLUE SOUTH			
Plat/Site Number 033-MP-22		Plat Book - Page (if recorded) Plat Book 183, Page 675	
Owner/Applicant/Petitioner Name 221 Developers, LLC.			
Address 19790 West Dixie Highway		City Miami	State FL
Zip 33180			
Phone 305-528-1821	Email alejandorchaberman@gmail.com		
Agent for Owner/Applicant/Petitioner PULICE LAND SURVEYORS, INC.		Contact Person Carolyn Sencion	
Address 5381 Nob Hill Road		City Sunrise	State FL
Zip 33351			
Phone 954-572-1777	Email carolyn@pulicelandsurveyors.com		
Folio(s) 514227620010			
Location South side of <u>SE 7th Street</u> at/between/and <u>SE 2nd Avenue</u> and/of <u>SE 4th Avenue</u> north side/corner north street name street name / side/corner 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 033-MP-22	☐ N/A	☐ Don't Know
Project Name Blue South		☐ 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) SAME
Zoning District(s) Central RAC	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 STUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
Vacant			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 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
MID-RISE	124	Commercial	4,300 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

3/28/25

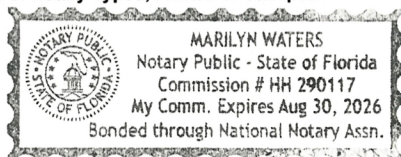
Date

NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 28 day of March, 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)


Signature of Notary Public - State of Florida

Serial Number (if applicable)

For Office Use Only

Application Type

Note Amendment

Application Date 7/11/2025	Acceptance Date 7/21/2025	Fee \$2,090
Comments Due 8/20/2025	Report Due 9/01/2025	CC Meeting Date TBD

Adjacent City or Cities

N/A

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

☐ Other: Title work, BCPA receipt

Distribute To

☐ Full Review

☐ Planning Council

☐ School Board

☐ Land Use & Permitting

☐ Health Department

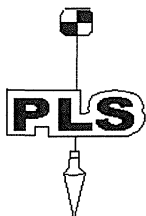
☐ Zoning Code Services (BMSD only)

☐ Administrative Review

☐ Other: N/A

Received By

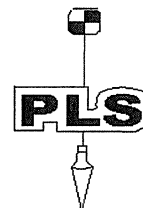
Christian Dumay



PULICE LAND SURVEYORS, INC.

**5381 NOB HILL ROAD
SUNRISE, FL 33351**

**Phone: (954) 572-1777 Fax: (954) 572-1778
surveys@pulicelandsurveyors.com**



May 21, 2025

Mr. Darby Delsalle, Director
Resilient Environment Department
Urban Planning Division
1 N. University Drive, Suite 102A
Plantation, FL 33324

**RE: BLUE SOUTH 033-MP-22
PLAT NOTE AMENDMENT – PLAT BOOK 183, PAGE 675 - FOLIO NUMBER: 5142-27-62-0010
218-220 SE 7TH STREET, HALLANDALE BEACH FL 33009**

Dear Mr. Delsalle,

The firm of Pulice Land Surveyors, Inc. represents 221 Developers LLC. in their desire to amend the restrictive plat note on the Blue South plat (183/675). The subject plat was originally approved on December 12, 2023 and recorded on March 11, 2024. We are respectfully requesting that the plat note be amended as follows:

The current plat note reads as follows:

This plat is restricted to 46 mid-rise units use.

The proposed plat note reads as follows:

This plat is restricted to 124 mid-rise units and 4,300 square feet of commercial use.

If you have any questions, please feel free to contact me.

Sincerely,
PULICE LAND SURVEYORS, INC.

Carolyn Sencion

Carolyn Sencion

Encl.