

Application Number <u>033-MP-22</u>

URBAN PLANNING DIVISION

1 N. University Drive, Box 102A · Plantation, FL 33324 · T: 954-357-6634 · F: 954-357-6521 · Broward.org/Planning

## **Development and Environmental Review Online Application**

Project Information					
Plat/Site Plan Name					
BLUE SOUTH					
Plat/Site Number		Plat Book - Page (if recorded)			
033-MP-22		Plat Book 183, Page 675			
Owner/Applicant/Petitioner Name					
221 Developers, LLC.					
Address		City	State	Zip	
19790 West Dixie Highway		Miami	FL	33180	
Phone	Email				
305-528-1821	alejandroch	aberman@gmail.com			
Agent for Owner/Applicant/Petitioner		Contact Person			
PULICE LAND SURVEYORS, INC	<b>)</b> .	Carolyn Sencion			
Address		City	State	Zip	
5381 Nob Hill Road		Sunrise	FL	33351	
Phone	Email	Part and a second			
954-572-1777 carolyn@pulicelandsurveyors.com					
Folio(s)					
514227620010					
Location					
South Street at	t/hetween/and	SE 2nd Avenue and/of SE	E 4th Aver	nue	
north side/corner north street name street name		street name / side/corner	street na		
Type of Application (this form red	quired for al	l applications)			
Please check all that apply (use attached	Instructions f	or this form).			
☐ Plat (fill out/PRINT Questionnaire Fo					
☐ 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 Co	ntinuation Form	n, Vacation Checklist, use Vacation	n Instructio	ns)	
☐ Vacating Plats, o	r any Portion Th	ereof (BCCO 5-205)			
☐ Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)					
☐ Releasing Public	Easements and	Private Platted Easements or Int	erests (BCA	C 27.30)	
T 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	□ N	0		□ Don't	Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?		⊠N	0		□ Don't	Know
If yes, consult Policy 13.01.10 of the Land Use	e Plan. A compa	tibility dete	rmination	may be	required.	
Replat Status						
Is this plat a replat of a plat approved and/or recorded	d after March 2	0, 1979?	☐ Yes	⊠ No	□ Don'	t Know
If YES, please answ	ver the following	g questions				
Project Name of underlying approved and/or recorded plat			Project Nur	nber		
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, Re	epials and Si	le Plan S	ubmissi	ions)		
Does this application contain any residential units? (If	f "No," skip the	remaining	questions	s.)	□ Yes	□ No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?			l units	□ Yes	□ No	
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?			ded to	□ 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?			-Party	□ 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.						

⊠ No

Land Use and Zoning			
EXISTING	PROPOSED		
Land Use Plan Designation(s)	Land Use Plan Designation(s)		
Regional Activity Center	SAME		
Zoning District(s)	Zoning District(s)		
Central RAC	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

		,			
			EX	ISTING STU	CTURE(S)
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	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

<sup>\*</sup>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.					
	217	2125			
Owner/Agent Signature	Date	6/25			
NOTARY PUBLIC					
STATE OF FLORIDA COUNTY OF BROWARD					
The foregoing instrument was acknow	vledged before me by means of <b>☑</b> phys	sical presence   □ online notarization,			
this 28 day of March	, 20 <u>2 5</u> , who <b>☑</b> is perso	nally known to me    has produced			
•	tification.				
as lucii	anication.				
Marilyn Waters	m aui	In water			
Name of Notary Typed, Printed or Stamped		Public State of Florida			
MARILYN WATERS Notary Public - State of Florida Commission # HH 290117 My Comm. Expires Aug 30, 2026 Bonded through National Notary Assn.					
Notary Seal (or Title or Rank)	Serial Number (if app	olicable)			
For Office Use Only		AND STATE OF THE PROPERTY OF THE PARTY OF TH			
Application Type					
Note Amendment					
Application Date	Acceptance Date	Fee #2.000			
7/11/2025	7/21/2025	\$2,090			
Comments Due	Report Due	CC Meeting Date			
8/20/2025 Adjacent City or Cities	9/01/2025	TBD			
N/A					
□ Plats □ Surveys	☐ Site Plans ☐ Landscapi	ing Plans ☐ Lighting Plans			
☐ City Letter ☐ Agreements					
□ Other: Title work, BCPA rec	eipt				
Distribute To  Full Review	ng Council ☐ School Board	☐ Land Use & Permitting			
	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





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  $7^{TH}$  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.