



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

DELEGATION REQUEST.....BROWARD COUNTY

To Person Wishing to Appear Before the Broward County Commission		
<p>Please fill out this form and return to: Urban Planning Division, Governmental Center West 1 North University Drive, Room 102-A Plantation, FL 33324</p> <p>You will be contacted promptly with an appearance date. If you have printed material you want the Commission to receive in regard to your appearance, please enclose it when you return this form. Do not wait until the day of your appearance to distribute it. Thank you for your cooperation.</p>		
Plat Name Shell at I-95		
Plat Number 056PL77		
Plat Book & Page PB 102, PG 25		
Name of Delegation or Group PFL VII, LLC		Date of Request 9/23/2025
Name of Person Representing Group Nectaria M. Chakas,		Phone Number 954-779-1123
Address 699 N. Federal Highway, Suite 400, Fort Lauderdale, FL 33304		
Subject You Wish to Discuss Termination and release of Declaration of Restrictive Covenants recorded in ORB 10302, Page 521 (1982)		
Explanatory Comments A new declaration of restrictive covenants was recorded in 2023 (Instrument No. 119047640) to govern the subject property, but it did not expressly terminate the 1982 declaration. The 1982 instrument remains of record and conflicts with current entitlements.		
Have you ever contacted anyone in county government in regard to this subject? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	If so, who? When? What was the result?	Jennifer Luchong / Nataly Miguez October 1, 2025 Pre-application meeting
Approximate Time You Will Need 5 minutes	How Many Persons Will Appear with Your Group? One	Are Materials Attached for the Commission's Review? Yes
To be completed by the Administrator's Office only	Date Delegation Scheduled to Appear	Delegation Notified

SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS

Submission Requirements for Delegation Requests

OBTAIN BUILDING PERMITS PRIOR TO PLAT RECORDATION AFTER FINAL PLAT APPROVAL

1. For Municipal Plats - One original agreement executed by the city, the developer, and the mortgagee. For Unincorporated Plats - One original agreement executed by the developer and the mortgagee. Form agreements are available at the Urban Planning Division.

The following are additional submission requirements:

- OPINION OF TITLE/TITLE CERTIFICATE - rendered within the last thirty (30) days to ensure all necessary individuals or legal entities with a property interest, including mortgagee, execute the agreement. (A warranty deed may be accepted for requests for one (1) single family residence).
- CORPORATE RESOLUTION/PARTNERSHIP AGREEMENT - granting authority to execute agreement, if applicable.
- CORPORATE SEAL - if executing party is a corporation.
- Please note: Request cannot be scheduled until the executed agreement is approved by the County Attorney.

2. Three (3) folded copies of a site plan drawn to scale, showing the following: Location of buildings, driveways with connection to dedicated rights-of-way, parking spaces and a legal description.

3. A check payable to the Broward County Board of County Commissioners for the applicable application fees based upon the published fee schedule.

AGREEMENT IN LIEU OF IMPACT FEES

1. A fully executed original agreement.

2. OPINION OF TITLE/TITLE CERTIFICATE rendered within the last thirty (30) days to ensure all necessary individuals or legal entities with a property interest, including mortgagee, execute the agreement.

3. CORPORATE RESOLUTION/PARTNERSHIP AGREEMENT - granting authority to execute agreement, if applicable

4. CORPORATE SEAL - if executing party is a corporation.

Please note: Request cannot be scheduled until the executed agreement is approved by the County Attorney.

5. A check payable to the Broward County Board of County Commissioners for the applicable application fees based upon the published fee schedule.

OTHER REQUESTS

Please contact Urban Planning Division staff. Customer service hours are 7:30am to 4:00pm, Monday through Friday, except designated holidays. Email PDMDinfo@broward.org or call 954-357-6666, opt 2.

NOTE: REQUESTS WILL NOT BE ACCEPTED UNLESS ALL SUBMISSION REQUIREMENTS ARE INCLUDED.

- Requests will be placed on the County Commission Meeting Agenda in accordance with the published schedule available at the Urban Planning Division.
- Additional information/documentation may be required depending upon unique circumstances.
- Applicants will be required to pay applicable charges for recording documents, after the request is approved by the County Commission.

For Office Use Only		
Time	Application Date 10/29/2025	Acceptance Date 10/31/2025
Fee \$480	Comments Due 12/1/2025	CC Meeting Date TBD
<input type="checkbox"/> Site Plans/Drawings <input checked="" type="checkbox"/> Agreements <input type="checkbox"/> Other:		
Adjacent City or Cities City of Oakland Park		
Title of Request Termination and Release of DRC		
Received By Nataly Miguez		

OWNER: PFL VII, LLC
AGENT: Nectaria M. Chakas, Esq.
REQUEST DATE: September 23, 2025
RE: Delegation Request to Terminate Declaration of Restrictive Covenants

Narrative

PFL VII, LLC (“Owner”) is the owner of property located at 400 Corporate Drive, Fort Lauderdale, Florida 33334 (“Property”). An application to amend the Broward County (“County”) Future Land Use Map designation of the Property from Medium-High (25) Residential to Commerce/Irregular Dashed-Line Residential 50 (Application No. PC-23-1) was submitted and approved by the County. In connection with that application, and in order to satisfy traffic-related requirements, the Owner recorded a Declaration of Restrictive Covenants on August 17, 2023, Instrument No. 119047640 (the “2023 Declaration”) to address the intensity of uses permitted on the Property.

The 2023 Declaration restricts the use of the Property to hotel, commercial, and multifamily dwellings. Subsequent to recording the 2023 Declaration, it was discovered that a prior Declaration of Restrictive Covenants concerning the Property was previously recorded in 1982 (the “1982 Declaration”). The 1982 Declaration, recorded as ORB 10302, Pages 521-523, similarly restricts the Property to hotel, motel, and commercial uses, but does not authorize multifamily dwellings. Therefore, the Owner is requesting that the 1982 Declaration be terminated/released in its entirety since the intent was to supersede the 1982 Declaration with the 2023 Declaration.