



Application Number 016-MP-25

Public Works and Environmental Services Department

HOUSING AND URBAN PLANNING DIVISION

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

Platting & Development Application

Project Information			
Plat Name MONROE PLACE			
Plat Number		Plat/Agreement Book - Page (if recorded) Plat Book 1, Page 21	
Owner(s)/Petitioner(s) Name NW 1 LLC			
Address 382 NE 191st Street # 46180		City Miami	State FL
		Zip 33179	
Phone 954-862-2248	Email psepulveda@larosaarchitects.com		
Agent for Owner/Petitioner Bello and Bello Land Surveying Corp		Contact Person Odalys C. Bello	
Address 12230 SW 131st Avenue		City Miami	State FL
		Zip 33186	
Phone 305.251.9606	Email info@belloland.com		
BCPA Folio Number(s) 5142 15 01 0860			
General Location Northwest corner <u>side of</u> Monroe Street <u>at/between/and</u> S 20th Avenue <u>and/of</u> _____ <i>north side/corner north street name street name / side/corner street name</i>			

Type of Application

Please check the applicable application for the request. Each application type has a checklist indicating the documentation requirements for the pre-application meeting and formal submittal. This application should be submitted to the Housing and Urban Planning Division- Platting Section for review and acceptance.

☒ **New Plat**

☐ **Plat Note Amendment**

☐ **Tri-Party Agreement – Building Permit Prior to Plat Recording**

☐ **Lien Release / Standard Agreements**

☐ **Vacation**

☐ **Vacating Plats, or any Portion Thereof (BCCO 5-205)**

☐ **Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.68)**

☐ **Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.69)**

Application Information			
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 Housing and Urban Planning Division?		Project Number	☒ N/A
		☐ Don't Know	
Project Name		2001 Monroe Street Apartments	
		☐ 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 proposed under the County Land Use Plan?		☐ Yes	☐ No
		☒ Don't Know	
Is this an Affordable Housing project?	☐ Yes ☒ No	If yes, provide the Affordable Housing Certification Number:	
Is this a Live Local Act project?	☐ Yes ☒ No	If yes, provide correspondence from the municipality that this project meets the Live Local Act requirements pursuant to Section 125.01055, F.S.	

Replat Information (for new plats only)	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979? ☐ Yes ☒ No ☐ N/A	
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Hollywood	
Is the underlying plat all or partially residential? If yes, please answer the following questions. ☒ Yes ☐ No ☐ N/A	
Number and type of units approved in the underlying plat.	
2	
Number and type of units proposed to be deleted by this replat.	
0	

School Concurrency (for residential applications only)	
Does this application contain any residential units?	☒ Yes ☐ No ☐ N/A
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	☒ Yes ☐ No ☐ N/A
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	☒ Yes ☐ No ☐ N/A
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 ☐ N/A
Has this project been issued a School Board Impact Fee Waiver?	☐ Yes ☒ No ☐ N/A
If the answer is "Yes" to any of the questions above provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board.	

Land Use	
EXISTING	PROPOSED
Land Use Plan Designation(s) Residential	Land Use Plan Designation(s) Residential

Existing Use

A credit against impact fees may be given for the site's current or previous use.

Are there any existing structures on the site?

☐ Yes ☒ No

Land Use Type	Gross Building square foot or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	<u>Has</u> been or <u>will</u> be Demolished?
Residential / Vacant Lots	N/A	N/A	YES NO ☒	YES NO ☒	HAS WILL ☒
			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 the area of each floor level, measured from principal outside faces of exterior walls, including, but not limited to, corridors, mezzanines, floor surfaces with clear standing head room regardless of their use, areas totaling more than one hundred (100) square feet which are not enclosed but roofed.

Proposed Use

RESIDENTIAL USE		NON-RESIDENTIAL USE	
Land Use Type	Number of Dwelling Units or Rooms for Hotel use	Land Use Type	Gross Floor Area
Residential	Seven (7) Garden Apartment Units		

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.

[Signature]
Owner/Agent Signature

1/15/2024
Date

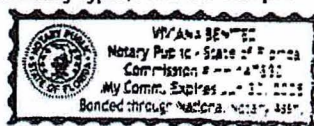
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 15 day of January, 2025, who ☒ is personally known to me | ☐ has produced _____ as identification.

Viviana Benitez
Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

#HH47833
Serial Number (if applicable)

For Office Use Only

Application Type

Muni Plat

Application Date <u>7/1/2025</u>	Acceptance Date <u>7/31/2025</u>	Fee <u>\$2,300</u>
Comments Due <u>8/29/2025</u>	Report Due <u>9/8/2025</u>	CC Meeting Date <u>TBD</u>

Adjacent City or Cities
N/A

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

☒ Other: BCPA receipt, Title Work, SCAD 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