



Application Number 007-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 BEACH GATEWAY			
Plat Number		Plat/Agreement Book - Page (if recorded)	
Owner(s)/Petitioner(s) Name 600 Hallandale Partners, LLC			
Address 20533 Biscayne Blvd., Suite 372		City Miami	State FL
		Zip 33180	
Phone (310) 480-5600		Email aria@pacificstarcapital.com	
Agent for Owner/Petitioner PULICE LAND SURVEYORS, INC.		Contact Person Elizabeth Tsouroukdissian	
Address 5381 Nob Hill Road		City Sunrise	State FL
		Zip 33351	
Phone (954) 572-1777		Email elizabeth@pulicelandsurveyors.com	
BCPA Folio Number(s) 514227370010, 514227370014 and 514227370015			
General Location Southeast side of <u>E Hallandale Bch Blvd</u> at/between/and <u>S Federal Hwy</u> and/of _____ <i>north side/corner north street name street name / side/corner street name</i>			

<p>Type of Application</p> <p>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.</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> New Plat <input type="checkbox"/> Plat Note Amendment <input type="checkbox"/> Tri-Party Agreement – Building Permit Prior to Plat Recording <input type="checkbox"/> Lien Release / Standard Agreements <input type="checkbox"/> Vacation <ul style="list-style-type: none"> <input type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205) <input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.68) <input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.69)
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Application Information			
Has this project been previously submitted?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> Don't Know
This is a resubmittal of:		<input checked="" type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project <input type="checkbox"/> N/A
What was the project number assigned by the Housing and Urban Planning Division?		Project Number 097-MP-80	<input type="checkbox"/> N/A <input type="checkbox"/> Don't Know
Project Name Beach Gateway			<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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> Don't Know
Has the flexibility been allocated or proposed under the County Land Use Plan?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
Is this an Affordable Housing project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, provide the Affordable Housing Certification Number:	
Is this a Live Local Act project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat The Promenade at Hallandale	Project Number 097-MP-80
Is the underlying plat all or partially residential? If yes, please answer the following questions. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	

School Concurrency (for residential applications only)	
Does this application contain any residential units?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
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 type="checkbox"/> No <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Has this project been issued a School Board Impact Fee Waiver?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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) Regional Activity Center	Land Use Plan Designation(s) SAME

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?					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land Use Type	Gross Building square foot or Dwelling Units	Date Last Occupied	EXISTING STUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
Commercial & Office	77,072 sq.ft.	present	YES <input checked="" type="checkbox"/> NO	YES <input checked="" type="checkbox"/> NO	HAS <input checked="" type="checkbox"/> WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
<p>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.</p>					

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
		Office	54,100 SF (Parcel A)
		Commercial	79,300 SF (Parcel A)
		Commercial	14,354 SF (Parcel B)
		Commercial	46,446 SF (Parcel C)
		Commercial	97,100 SF (Parcel D)

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.


Guy Taw... 4-29-26
 Owner/Agent Signature Date

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 29th day of April, 2026, who is personally known to me | has produced _____ as identification.

 Name of Notary Typed, Printed or Stamped Signature of Notary Public – State of Florida

 LISA M. STASSUN
 Commission # HH 494964
 Expires March 21, 2028

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

For Office Use Only

Application Type
Muni Plat

Application Submittal Date 4/1/2025	Acceptance Date 4/4/2025	Fee \$4,780
Comments Due 5/5/2025	Report Due 5/15/2025	CC Meeting Date TBD

Adjacent Municipality
N/A

Plat Survey Narrative Title Work Agent Affidavit
 Municipal Approval Pre-Application Conference Receipt

Other: Application reflects most recent PUS as submitted 10/2/2025

Distribute To
 Full Review Administrative Review

Accepted By
 Nataly Miguez