



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 032-MP-06

Urban Planning Division | Platting Section Online Application

Project Information			
Plat/Site Plan Name			
Plat: U.S. Oncology Center-Sunrise		Proposed Site Plan: Pine Island Park	
Plat/Site Number		Plat Book - Page (if recorded)	
		Plat Book 177, Page 56	
Owner/Applicant/Petitioner Name			
Pine Island Park LLC			
Address		City	State
7735 NW 146 Street, Suite 306		Miami Lakes	FL
Zip		33016	
Phone		Email	
305-821-0330		lswezy@centennialmgt.com	
Agent for Owner/Applicant/Petitioner		Contact Person	
Pine Island Park LLC		Paul Bilton	
Address		City	State
7735 NW 146 Street, Suite 306		Miami Lakes	FL
Zip		33016	
Phone		Email	
786-399-4210		pbilton@centennialmgt.com	
Folio(s)			
4941 20 61 0010			
Location			
South side of NW 44 St at/between/and NW 92 Way and/of Pine Island Rd <small>north side/corner north street name street name / side/corner street name</small>			

Type of Application (this form required for all applications)	
Please check all that apply (use attached Instructions for this form).	
<input type="checkbox"/> Plat (fill out/PRINT <i>Questionnaire Form, Plat Checklist</i>)	
<input type="checkbox"/> Site Plan (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i>)	
<input checked="" type="checkbox"/> Note Amendment (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i>)	
<input type="checkbox"/> Vacation (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist</i> , use <i>Vacation Instructions</i>)	
<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 27.29)	
<input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)	
<input type="checkbox"/> Vacation (<i>Notary Continuation Form</i> Affidavit required, fill out <i>Business Notary</i> if needed)	

Application Status			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input checked="" type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Don't Know
Project Name		<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 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.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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
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
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>If the answer is "Yes" to any of the questions above</p> <p>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.</p>	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Commercial	Land Use Plan Designation(s) Midrise
Zoning District(s) B-3	Zoning District(s) B-3 using SB-102 Live Local for residential use

Existing Land Use					
<p>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.</p>					
Are there any existing structures on the site?					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STUCTURE(S)		
			Remain the Same?	Change Use?	Has been or <u>will</u> be Demolished?
			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 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.</p>					

Proposed Use			
RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
Multifamily	120 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.

Owner/Agent Signature _____

7/18/2024
Date _____

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 19th day of July, 20 24, who ☒ is personally known to me | ☐ has produced _____ as identification.

Name of Notary Typed, Printed or Stamped
Notary Public State of Florida
Carol E. Morales
My Commission HH 345994
Expires 1/3/2027

Signature of Notary Public – State of Florida _____

Notary Seal (or Title or Rank) _____

Serial Number (if applicable) _____

For Office Use Only

Application Type

Note Amendment

Application Date 12/09/2024	Acceptance Date 01/08/2025	Fee \$2,090.00
Comments Due 02/07/2025	Report Due 02/17/2025	CC Meeting Date TBD

Adjacent City or Cities _____

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

☐ Other:

Distribute To
☒ Full Review ☐ Planning Council ☐ School Board ☐ Land Use & Permitting
☐ Health Department ☐ Zoning Code Services (BMSD only) ☐ Administrative Review

☐ Other:

Received By
Diego Munoz

*Pine Island Park LLC
7735 NW 146 St, Suite 306
Miami Lakes, FL 33016
305-821-0330*

November 27, 2024

Han Delivered

Jennifer Lu-Chong
Broward County
Urban Planning Division
1 N University Drive, Box 102
Plantation, FL 33324

Re: Pine Island Park – Plat Note Amendment Letter of Intent – 3rd Submittal
U.S Oncology Center-Sunrise
032-MP-06

Dear Ms Lu-Chong:

We intend to develop the property at NW 44 Street, Sunrise, FL 33551 identified by Parcel ID 494120610010 as an Affordable Housing multifamily rental community under the new name of Pine Island Park. We plan to provide 120 units in a 6-story mid-rise building serving the family demographic at rents ranging from 30% of Area Median Income to 70% of AMI. All units will be Affordable. We intend to offer 1, 2 and 3-bedroom apartments as shown in the attached schematic site plan. Currently zoned B-3, the proposed development will be allowed without rezoning as provided under Senate Bill 102.

The site consists of 4.80 acres and is described as follows:

Parcel A, U.S. ONCOLOGY CENTER-SUNRISE, according to the plat thereof, as recorded in Plat Book 177, Page 56, of the Public Records of Broward County, Florida.

We hereby request a Plat Note Amendment to allow residential use rather than commercial.

Proposed Changes

Plat Restriction #3 reads:

"This plat is restricted to 36,500 square feet of office use. Banks and commercial/retail are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts."

Proposed new language for Plat Restriction #3:

"This plat is restricted to 120 rental apartment units along with customary amenities such as a management office and common area elements for the use of the tenants. No other use is

permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts."

Existing Uses

None

School Concurrency

A favorable SCAD is attached.

Municipal Approval

A Plat Note Amendment application has been submitted to the City of Sunrise. The pre-application meeting was held on Thursday 6/27 and a formal application was submitted on July 8, 2024. Application copy is attached.

FDOT

The property has frontage only on NW 44 Street in Sunrise which is not under FDOT jurisdiction.

Sketch and Legal

The geometry of the existing plat is not modified. No parcel or tract is being modified or added.

Existing Plat

A copy of the "U.S. Oncology Center-Sunrise" plat (Plat Book 177, page 56) is attached.

Opinion of Title

Applicant is the Fee Simple Owner of the subject property. Opinion of Title is attached.

Site Plan

Signed and sealed site plan is attached.

Affordable Housing

All proposed 120 units are set aside for affordable housing. Certificate attached.

Attached are

- Application for Plat revised
- Site Plan
- Original plat
- Survey
- Property Owner Consent (Applicant is the Owner)
- Disclosure of Ownership Affidavit
- Opinion of Title
- Draft of covenant
- Questionnaire
- School Board SCAD memo

- Affordable Housing Certificate
- Copy of submittal to the City of Sunrise

Pine Island Park LLC is the fee simple owner of the subject property and there is no recorded mortgage, lien, covenant or agreement or other known encumbrance of consequence to the proposed development.

An NVAL Amendment application is being submitted concurrently with this Plat Note Amendment application.

Sincerely,



Lewis Swezy
Manager

lswezy@centennialmgt.com

305-720-3350

enclosures