

Board of County Commissioners, Broward County, Florida Resilient Environment Department Urban Planning Division

Project Update Sheet

Plat/Site Plan Number 026-MP-24

INSTRUCTIONS	INS.	TRU	ICT	Ю	NS
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Use this update form in lieu of filling out a new plat/site plan application form whenever a project goes from one review to another or whenever new information is submitted. Complete the applicable sections of this form <u>only if the information has changed from the previous submittal.</u> If you do not have a copy of your previous application forms, obtain a copy from this office. Any section left blank indicates that the information on the original (previous) application has not changed. Supplemental documentation requirements are listed on the reverse side of the "Project Questionnaire" form, page 3, available from this office. Please type this application or print legibly in <u>black ink.</u>

PROJECT REVISIONS								
Plat/Site Plan Name								
Owner's Name EL CAR W	ASH DA	VIE, LLC.				_ Phone		
Address 5201 SW 8th Stre	et		City	Coral G	ables	State	FL.	_ Zip Code_33134_
Owner's E-mail Addressale	xq@elca	arwash.com				_ Fax #_		
Agent					 .	_ Phone_	(404	1) 805-0797
Contact Person								
Address			City			Stat	e	Zip Code
Agent's E-mail Address						Fax #		
EXISTING				PROPOS	SED			
Land use plan designation(s)_		· <u>-</u>	_	Land use	plan designa	tion(s)		
Zoning District(s) A credit against impact fees							-	
complete the following table which are not shown on the smonths of this application. and/or number and type of december 2.	survey re Other ev	quired with this and idence may be action of detection of the detection of	oplica ccept	ation, attac ted if it cle	ch an additio	nal "as bi	uilt" s use, :	urvey dated within <u>18</u> gross square footage
LAND USE		Gross Building sq. ft.* or Dwelling		ate Last Occupied	Remain the	EXISTING Chang		JCTURE(S) Has been or will be
		Units			same?	Use?		demolished?
							+	
*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 is defined by the definition in the Land Development Code. Please specify the proposed use in accordance with the land use categories listed on the reverse side of the "Project Characteristics form, page 2, available from this office. Please Note: Residential uses must be expressed based upon DWELLING UNIT TYPES listed on the reverse side of page 2. COMMERCIAL, OFFICE, and CHURCH USES must be expressed in terms of gross building square footage. If there are any unique factors which may affect traffic generation, attach a separate sheet and describe fully. Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?								
☐ Yes ☐ No ☐ Don't K If yes, consult Policy 13.01.1	.now 0 of the L	and Use Plan. A	com	patibility o	letermination	may be	requi	red.
RESIDENTIAL UNITS Type of Unit		Number of Units		NON-RE	SIDENTIAL U	JNITS	No	t Acreage or Gross Floor
Type of Offic							INE	Area
SCHOOL CONCURRENCY (Resident	tial Submissions	Only	y)				
Does the change to the application exempt or vo	ested pur	suant to criteria in t	he L	and Devel			4_4!_	☐Yes ☐ No ☐Yes ☐ No
If the answers to both question Plat/Site Plan application for s								n section of the
Is this application subject to an If "Yes," please see reverse side					· · · · · · · · · · · · · · · · · · ·			☐Yes ☐ No
requirements.	e oi Page	3, Required Docui	Beru	auon secuc	on the Flats	oile Piant	applic	auon loi subinitiai
FOR PLANNING AND DEVE	LOPMEN	IT MANAGEMEN	T DI	VISION U	SE ONLY			
Application Type		Time			Application D	ate		
Acceptance Date								
Report Due		_	_			_		
Plats Surveys Other (Describe)					lans			
Comments								

Please review all questions on the "Project Questions	naire" form, Page 3, and indicate any revisions
Question Number	Revised information or Attachments Supplied
Queenon i tamber	revised information of readmining supplied
omments and Additional Information	
	of comparable against County Commission
The purpose of this application is to notify change of	of ownership prior to County Commission approval.
wner/Agent Certification	
State of_Florida	
County of Broward	
This is to certify that I am the owner/agent of the prope	erty described in this application and that all changes to the defening are true and correct to the best of my knowledge.
original application and supplemental documents supplie no changes are indicated on this update sheet or in the :	d herein are true and correct to the best of my knowledge, attached supplemental documentation, then this certifies the
the information supplied on the original application is tru	ue and correct to the best of my knowledge. By signing th
application, owner/agent specifically agrees to allow acceptance for the purpose of verification of information pr	attached supplemental documentation, then this certifies the ue and correct to the best of my knowledge. By signing the cocess to described property at reasonable times by Countrovided by owner/agent.
	~
Signature of owner/agent / m/ w K +	
Sworn and subscribed to before me this <u>28</u> day of <u> </u>	August ,2025
	He/she is personally known to me or
hy Elizabeth I souroukdissian	P incisite is <u>personally known to me or</u>
by Elizabeth Tsouroukdissian	
byElizabeth souroukdissian ☐ Has presented	as identification.
Has presented	as identification.
☐ Has presented	as identification.
Has presented	as identification.
Has presented	as identification. MARILYN WATERS

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Board of County Commissioners, Broward County, Florida Resilient Environment Department Urban Planning Division **Project Update Sheet**

Plat/Site Plan Number 026-MP-24

Lighting Plans

INSTRUCTIONS								
Use this update form in lieu of filling out a new plat/site plan application form whenever a project goes from one review to another or whenever new information is submitted. Complete the applicable sections of this form <u>only if the information has changed from the previous submittal.</u> If you do not have a copy of your previous application forms, obtain a copy from this office. Any section left blank indicates that the information on the original (previous)								
application has not changed. Supplemental documentation requirements are listed on the reverse side of the "Project Questionnaire" form, page 3, available from this office. Please type this application or print legibly in black ink .								
PROJECT REVISIONS								
Plat/Site Plan Name								
Owner's Name		***************************************				_ Phone		
Address			City			State	e	_ Zip Code
Owner's E-mail Address		Wester drawn 1974		· · · · · · · · · · · · · · · · · · ·		_ Fax #_		
Agent					······································	_ Phone		
Contact Person								
Address			City	·		Stat	e	Zip Code
Agent's E-mail Address						Fax #		
EXISTING				PROPOS	SED			
Land use plan designation(s)_				Land use	plan designa	tion(s)		
Zoning District(s)				l .	istrict(s)			
A credit against impact fees may be given for the site's present or previous use if there are existing buildings on the property and/or if buildings were demolished within eighteen (18) months of this application. To receive a credit, complete the following table (attach an additional sheet if necessary). (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 18 months 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.								
LANDLIOF		Gross Building sq.		ate Last		EXISTING	STRU	JCTURE(S)
LAND USE		ft.* or Dwelling Units		Occupied	Remain the same?	Chang Use?	e	Has been or will be demolished?
*Gross non-residential squa facilities, and overhangs de Land Development Code.	are foota signed fo	ge includes perm or outdoor tables a	anei at a	nt canopie restauran	es and overl t. A building	nangs fo is defin	or gas	s stations, drive thru the definition in the
Please specify the proposed Characteristics form, page 2 upon DWELLING UNIT TYP must be expressed in terms generation, attach a separate	2, availab ES listed of gross	ole from this office I on the reverse si building square fo	e lan e. P de o otag	id use cat lease Not f page 2. je. If ther	egories listed e: Residenti COMMERC e are any uni	l on the i lal uses IAL, OFF que facto	evers must ICE, ors w	se side of the "Project be expressed based and CHURCH USES hich may affect traffic
Has flexibility been allocated Yes No Don't k	(now	• • •				-		
If yes, consult Policy 13.01.1 RESIDENTIAL UNITS	U of the L	_and Use Plan. A	com		sidential u		requi	rea.
Type of Unit		Number of Units			Land Use		Ne	t Acreage or Gross Floor Area
				Autor	nated Car V	/ash	1	5,500 square feet
SCHOOL CONCURRENCY (Residen	tial Submissions	Onl	y)			l	
Does the change to the applic Is this application exempt or v	ation gen	erate less than one	(1)	student?	opment Code	?		☐Yes ☐ No ☐Yes ☐ No
If the answers to both question Plat/Site Plan application for s	ns are "No	o." please see reve			=		ntatio	LI
Is this application subject to a If "Yes," please see reverse signed requirements.	n approve	ed Declaration of Re						
FOR PLANNING AND DEVE	LOPMEN	NT MANAGEMEN	T DI	VISION U	SE ONLY			
Application Type		Time			Application D	ate		
Acceptance Date								
Report Due								

Site Plans

Landscaping Plans

Received By_

Plats

Comments_

Other (Describe)

Surveys

	ect Questionnaire" form, Page 3, and indicate any revisions.
Question Number	Revised information or Attachments Supplied
omments and Additional Information	n
lat Note to change from 3,440 to 15,50	00 SF of Automated Car Wash. This total area (under roof) now_
ombines the 3,440 SF car wash tunnel	with 12,060 SF of ancillary uses as specified in the FDOT letter.
aluded bearby: Applicable for FDOT	Latter Traffic Charles (sin a maril)
cluded hereby: Applicable fee, FDOT	letter, Traffic Study (via e-mail)
•	
	7
wner/Agent Certification	
State of Florida	
State of Florida County of Broward	
State of Florida County of Broward	nt of the property described in this application and that all changes to t
State of Florida County of Broward This is to certify that I am the owner/ager original application and supplemental documental control of the changes are indicated on this update state.	nt of the property described in this application and that all changes to the timents supplied herein are true and correct to the best of my knowledge. The the thin the attached supplemental documentation, then this certifies the
State of Florida County of Broward This is to certify that I am the owner/ager original application and supplemental documental concepts are indicated on this update shad information supplied on the original and the information supplied on the original and th	oblication is true and correct to the best of my knowledge. By signing tr
State of Florida County of Broward This is to certify that I am the owner/ager original application and supplemental documental documents are indicated on this update she information supplied on the original and the original are information.	oblication is true and correct to the best of my knowledge. By signing tr
State of Florida County of Broward This is to certify that I am the owner/ager original application and supplemental documents of the information supplied on the original application, owner/agent specifically agree personnel for the purpose of verification of	oblication is true and correct to the best of my knowledge. By signing tr
State of Florida County of Broward This is to certify that I am the owner/ager original application and supplemental documents of the information supplied on the original application, owner/agent specifically agreed oversonnel for the purpose of verification of Signature of owner/agent	es to allow access to described property at reasonable times by Courinformation provided by owner/agent.
State of Florida County of Broward This is to certify that I am the owner/ager original application and supplemental documents of the information supplied on the original application, owner/agent specifically agree personnel for the purpose of verification of Signature of owner/agent Sworn and subscribed to before me this	polication is true and correct to the best of my knowledge. By signing tress to allow access to described property at reasonable times by Courinformation provided by owner/agent. 2 (day of
County of Broward County of Broward This is to certify that I am the owner/ager original application and supplemental documents of changes are indicated on this update shall be information supplied on the original application, owner/agent specifically agree personnel for the purpose of verification of Signature of owner/agent Sworn and subscribed to before me this	es to allow access to described property at reasonable times by Courinformation provided by owner/agent.
County of Broward This is to certify that I am the owner/ager original application and supplemental documents of the information supplied on the original application, owner/agent specifically agreed oversonnel for the purpose of verification of Signature of owner/agent Sworn and subscribed to before me this	polication is true and correct to the best of my knowledge. By signing the sest of allow access to described property at reasonable times by Coun information provided by owner/agent. 2 (day of
County of Broward County of Broward This is to certify that I am the owner/ager original application and supplemental documents of the information supplied on the original application, owner/agent specifically agreed oversonnel for the purpose of verification of Signature of owner/agent Sworn and subscribed to before me this one of the purpose of	He/she is personally known to me or
che information supplied on the original application, owner/agent specifically agree bersonnel for the purpose of verification of Signature of owner/agent Sworn and subscribed to before me this	polication is true and correct to the best of my knowledge. By signing the est of allow access to described property at reasonable times by Coun information provided by owner/agent. 2 (day of
County of Broward County of Broward This is to certify that I am the owner/ager original application and supplemental documents of the information supplied on the original application, owner/agent specifically agreed oversonnel for the purpose of verification of Signature of owner/agent Sworn and subscribed to before me this one of the purpose of	polication is true and correct to the best of my knowledge. By signing tres to allow access to described property at reasonable times by Courinformation provided by owner/agent. 2 (day of



A 1: (:		026-MP-24
Application	Number	

URBAN PLANNING DIVISION

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Development and Environmental Review Online Application

Project information						
Plat/Site Plan Name						
ECW STIRLING AT THE ARK						
Plat/Site Number		Plat Book - Page (if recorded)				
Owner/Applicant/Petitioner Name						
6255 Stirling Holdings, LLC.						
Address		City	State	Zip		
2790 Stirling Road, Suite 10	1 = "	Hollywood	FL	33020		
Phone (O.5.4) O.0.4 F.O.0.0	Email					
(954) 931-5620	bmatz@In	ndevelopment.com				
Agent for Owner/Applicant/Petitioner	•	Contact Person				
PULICE LAND SURVEYORS, INC	J.	Elizabeth Tsouroukdissi				
Address		City	State	Zip		
5381 Nob Hill Road		Sunrise	FL	33351		
Phone (05.4) 570.4777	Email					
(954) 572-1777 elizabeth@pulicelandsurveyors.com						
Folio(s)	- 1 50440500	0050				
504135020251, 504135020257 ar	na 50413502	0258 				
Location						
North Stirling Road	t/between/and	Davie Doad and/of S	SW 61st A	Avenue		
north side/corner north street name		street name / side/corner	street n	ame		
Type of Application (this form red	quired for all	(applications)				
Please check all that apply (use attached	Instructions to	or this form).				
☑ Plat (fill out/PRINT Questionnaire Fo	orm, Plat Checkli	(st)				
☐ Site Plan (fill out/PRINT Questionnai	ire Form, Site Pla	an Checklist)				
☐ Note Amendment (fill out/PRINT Que	estionnaire Form	, Note Amendment Checklist)				
☐ Vacation (fill out/PRINT Vacation Co	ntinuation Form	, Vacation Checklist, use Vacation	n Instructio	ns)		
☐ Vacating Plats, o	r any Portion The	ereof (BCCO 5-205)				
☐ Abandoning Stree	ets, Alleyways, F	Roads or Other Places Used for T	ravel (BCA	C 27.29)		
☐ Releasing Public	Easements and	Private Platted Easements or Inte	erests (BCA	C 27.30)		
□ 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 F	Project	□ N/A		
What was the project number assigned by the Urban Planning Division?	Project Number 048-MP-22		□ N/A	□ Don't	Know
Shoppes at The Ark			□ 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 is flexibility proposed to be allocated under the County Land Use Plan?	□ Yes	⊠ No		□ 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	l after March 20, 1	979? □ Yes	⊠ No	□ Don'	t Know
If YES, please answ	er the following gu	estions			
Project Name of underlying approved and/or recorded plat	or the fellowing qu	Project N	Number		
Is the underlying plat all or partially residential?		☐ Yes	⊠ No	□ Don'	t Know
If YES, please answ	er the following qu	estions.			
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	ng plat and the number of	units proposed in th	is replat.		
School Concurrency (Residential Plats, Re	plats and Site F	Plan Submis	sions)		
Does this application contain any residential units? (If	"No," skip the rem	aining questio	ns.)	□ Yes	⊠ No
If the application is a replat, is the type, number, or be changing?	edroom restriction	of the resident	ial units	□ Yes	⊠ No
If the application is a replat, are there any new or ad the replat's note restriction?	ditional residential	units being a	dded to	□ Yes	⊠ No
Is this application subject to an approved Declaratio Agreement entered into with the Broward County Sch		ovenants or T	ri-Party	□ Yes	⊠ No
If the answer is "Yes" to RESIDENTIAL APPLICATIONS ONLY: Provide a receip Impact Application (PSIA) and fee have been accepted concurrency, exempt from school concurrency (exemptions communities, and projects contained within Developments Restrictive Covenant or Tri-Party Agreement.	ot from the School d by the School Bo include projects that	Board docum pard for resider generate less t	ntial project han one st	ts subject udent, age	to school restricted

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s)	Land Use Plan Designation(s)
COMMERCIAL	SAME
Zoning District(s)	Zoning District(s)
B-2	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?

			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

^{*}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						
RESID	ENTIAL USES	NON-RESIDENTIAL USES				
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area			
		Automated Car Wash	3,440 sq.ft.			

NOTARY PUBLIC: Owner/Ag	ent 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	Date	10 - 30 - 24					
	NOTARY PUBLIC						
STATE OF FLORIDA COUNTY OF BROWARD							
		f ☑ physical presence ☐ online notarization, is personally known to me ☐ has produced					
	tification.						
Marilyn Waters Name of Notary Typed, Printed or Stamped	Signature	of Notary 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 applicable)							
For Office Use Only							
For Office Use Only Application Type Plat							
Application Date 10/31/2024	Acceptance Date 10/31/2024	Fee \$4,780					
Comments Due 12/02/2024	Report Due 12/12/2024	CC Meeting Date TBD					
Adjacent City or Cities							
 ✓ Plats	√Site Plans □ La	andscaping Plans ☐ Lighting Plans					
City Letter ☐ Agreements	•						
other: FDOT Letter, Opinion	of Title						
Distribute To Full Review	ng Council	Board ☐ Land Use & Permitting					
•	Zoning Code Services (BMSD on	ly) 🔲 Administrative Review					
□ Other:							
Received By Christian Dumay							