



**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD

SUNRISE, FL 33351

Phone: (954) 572-1777 Fax: (954) 572-1778

surveys@pulicelandsurveyors.com



March 11, 2025

Ms. Christy Dominguez  
Planning and Zoning Manager  
City of Hallandale Beach  
400 S. Federal Highway  
Hallandale Beach, FL 33009

**RE: BLUE SOUTH 033-MP-22**  
**PLAT NOTE AMENDMENT – PLAT BOOK 183, PAGE 675 - FOLIO NUMBER: 5142-27-62-0010**  
**218-220 SE 7<sup>TH</sup> STREET, HALLANDALE BEACH FL 33009**

Dear Ms. Dominguez,

The firm of Pulice Land Surveyors, Inc. represents 221 Developers LLC. in their desire to amend the restrictive plat note on the Blue South plat (183/675). The subject plat was originally approved on August 2, 2023 by Resolution No. 2023-074. We are respectfully requesting that the plat note be amended as follows:

**The current plat note reads as follows:**

This plat is restricted to 46 mid-rise units use.

**The proposed plat note reads as follows:**

This plat is restricted to 124 mid-rise units and 4,300 square feet of commercial use.

We understand that the site plan application is currently in review, but we will like to get a head start on the plat note amendment application.

If you have any questions, please feel free to contact me.

Sincerely,  
**PULICE LAND SURVEYORS, INC.**

Carolyn Sencion  
Encl.

INSTR # 119442868 PLAT BK 183/675  
Page 1 of 2  
Recorded 03/11/2024 at 12:32 PM

# BLUE SOUTH

A REPLAT OF PORTION OF TRACT B, "AMENDED PLAT OF ENGER PARK" (P.B. 16, PG. 44, B.C.R.) IN SECTION 27,  
TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY  
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
954-572-1777  
FAX NO. 954-572-1778

## LEGAL DESCRIPTION:

A PORTION OF TRACT B, "AMENDED PLAT OF ENGER PARK", ACCORDING TO THE PLAT THEREOF AS RECORDED  
IN PLAT BOOK 18, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT B; THENCE SOUTH 88°04'03" WEST ALONG THE NORTH  
LINE OF SAID TRACT B 263.90 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°42'30" EAST ALONG A  
LINE PARALLEL TO THE EAST LINE OF SAID TRACT B 170.00 FEET; THENCE SOUTH 88°01'48" WEST ALONG A  
LINE PARALLEL TO THE SOUTH LINE OF SAID TRACT B 324.56 FEET TO THE SOUTHEAST RIGHT-OF-WAY LINE OF  
FEDERAL HIGHWAY AS SHOWN ON SAID PLAT; THENCE NORTH 35°43'41" EAST ALONG SAID RIGHT-OF-WAY LINE  
TO THE NORTHWEST CORNER OF SAID TRACT B; THENCE NORTH 88°04'03" EAST ALONG SAID NORTH LINE OF  
TRACT B 193.86 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA, AND  
CONTAINING 1.012 ACRES, MORE OR LESS.

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT 218 PARK PARTNERS LLC, A FLORIDA LIMITED LIABILITY COMPANY,  
OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, AND  
TO BE KNOWN AS "BLUE SOUTH", A REPLAT.

IN WITNESS WHEREOF: SAID 218 PARK PARTNERS LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED  
THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY 30th May 2023 BY  
MANAGER IN THE PRESENCE OF THESE TWO WITNESSES, THIS 9th DAY OF

WITNESS: Managers  
PRINT NAME: RICARDO HALDEN  
WITNESS: Gabe  
PRINT NAME: GABRIELA MELENDEZ

218 PARK PARTNERS LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: Joel Edelstein  
NAME: Joel Edelstein  
TITLE: MANAGER

## ACKNOWLEDGMENT:

STATE OF FLORIDA } SS  
COUNTY OF }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR  
[ ] ONLINE NOTARIZATION, THIS 9th DAY OF May, 2023, BY  
Joel Edelstein AS Manager OF 218 PARK PARTNERS LLC, A FLORIDA  
LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS [X] PERSONALLY KNOWN TO ME OR [ ]  
HAS PRODUCED AS IDENTIFICATION.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 9th DAY OF May, 2023.

MY COMMISSION EXPIRES: 10/06/2025

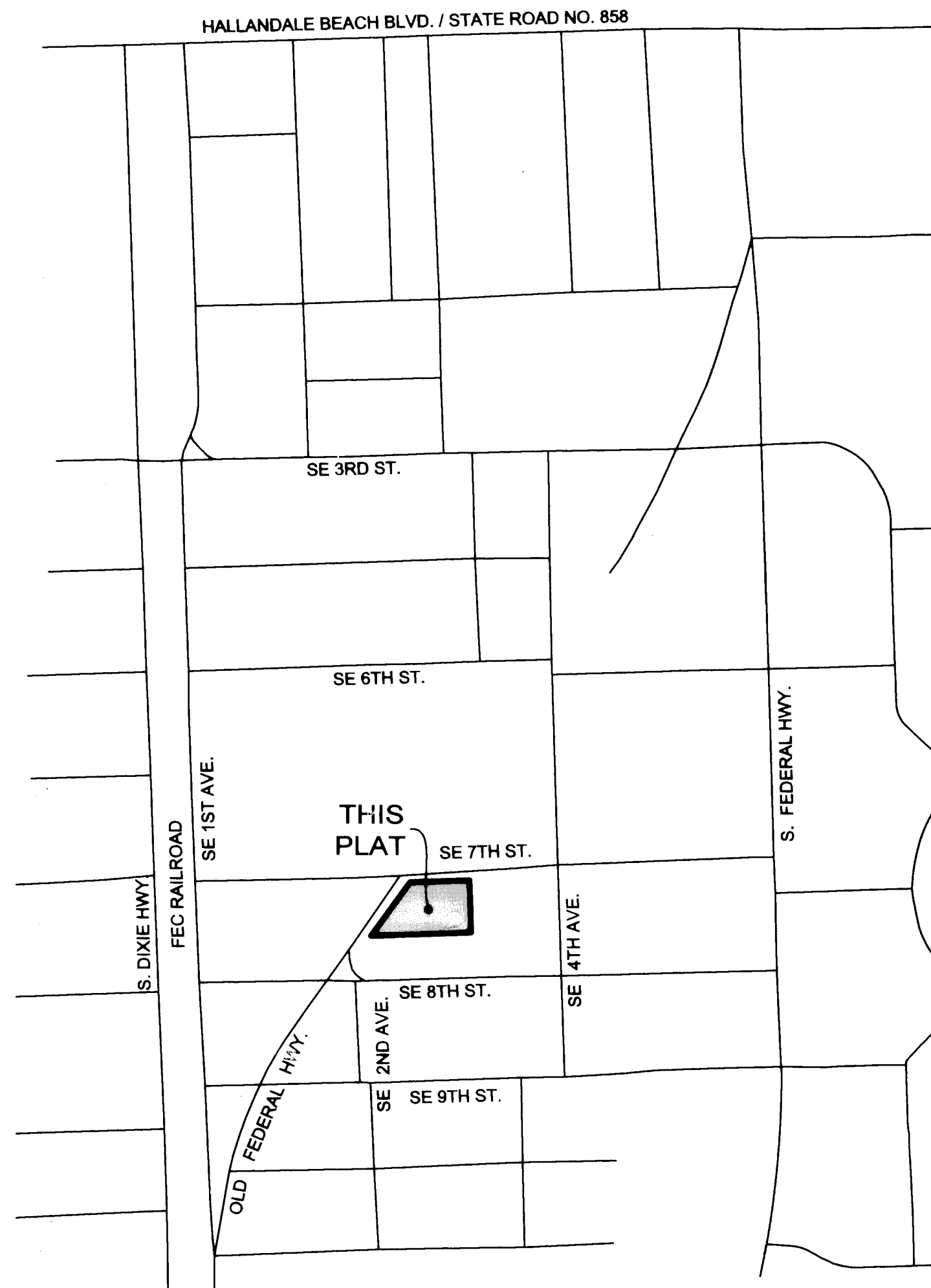
COMMISSION NUMBER: HH 156782

NOTARY PUBLIC - STATE OF  
PRINT NAME: Ligia Maldonado

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND  
RECENTLY SURVEYED, SUBDIVIDED AND PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THE  
SURVEY DATA COMPLIES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA  
STATUTES, AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE; AND THAT THE PERMANENT REFERENCE  
MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.

BY: Donna C. West 5.5.23  
DONNA C. WEST DATE  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS4290  
STATE OF FLORIDA  
PULICE LAND SURVEYORS, INC.  
5381 NOB HILL ROAD  
SUNRISE, FL 33351  
CERTIFICATE OF AUTHORIZATION NO. LB3870



LOCATION MAP  
NOT TO SCALE

## CITY OF HALLANDALE BEACH CITY COMMISSION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY COMMISSION OF  
HALLANDALE BEACH, BROWARD COUNTY, FLORIDA, BY RESOLUTION NO. 2023-074, ACCEPTED THIS  
2nd DAY OF August, 2023, AND THAT BY SAID RESOLUTION ALL RIGHTS-OF-WAY,  
THOROUGHFARES AND EASEMENTS SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY  
AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERSEDED.

CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING  
WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

ATTEST: Jenoreen M. Guillen  
JENOREEN M. GUILLEN  
CITY CLERK

APPROVED: Joy Cooper  
JOY COOPER  
MAYOR

## CITY OF HALLANDALE BEACH PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE PLANNING AND ZONING BOARD OF CITY OF HALLANDALE BEACH,  
BROWARD COUNTY, FLORIDA, HAS APPROVED AND ACCEPTED THE ATTACHED PLAT THIS 22nd DAY OF  
March, 2023.

BY: Charles K. Wu  
CHARLES K. WU DATE 8/7/23  
CHAIRPERSON

## CITY OF HALLANDALE BEACH CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF August, 2023.

BY: Hans Murzi  
HANS MURZI  
CITY ENGINEER  
FLORIDA PROFESSIONAL ENGINEER REGISTRATION NO.: 67767

## BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS  
4th DAY OF March, 2024.

BY: Jo Seclie  
DIRECTOR/DESIGNEE

## BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT  
SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS  
1st DAY OF December, 2022.

BY: Chairperson  
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE  
ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 7th DAY OF March,  
2024.

BY: Burberry  
EXECUTIVE DIRECTOR OR DESIGNEE

## BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA  
STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF  
BROWARD COUNTY, FLORIDA, THIS 12th DAY OF December, 2022.

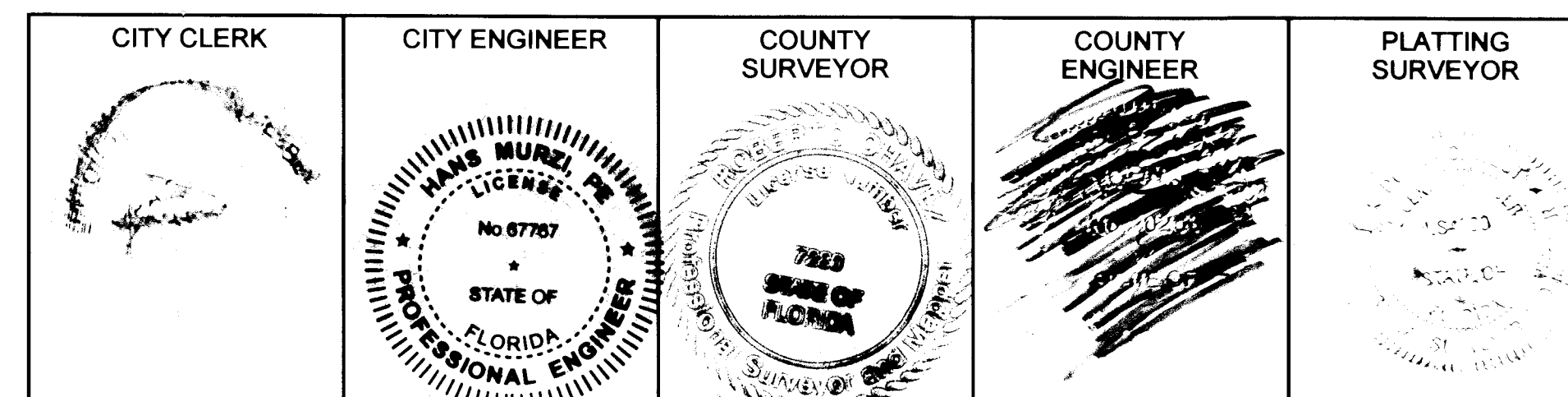
BY: Mayor  
MAYOR, COUNTY COMMISSION

## BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

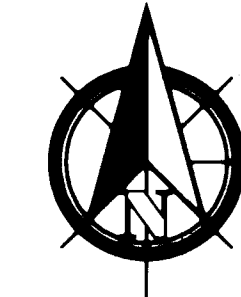
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA  
STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: Roberto Chavez 03/05/2024  
ROBERTO CHAVEZ DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS7280

BY: Richard Tornese 3/6/2024  
RICHARD TORNESE DATE  
DIRECTOR  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION NO. 40263



## BLUE SOUTH

A REPLAT OF PORTION OF TRACT B, "AMENDED PLAT OF ENGER PARK" (P.B. 16, PG. 44, B.C.R.) IN SECTION 27,  
TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDAPREPARED BY  
**PULICE LAND SURVEYORS, INC.**5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
954-572-1777  
FAX NO. 954-572-17780 10' 20' 40' 60'  
GRAPHIC SCALE  
SCALE 1" = 20'

## SURVEYORS NOTES:

1. THIS PLAT IS RESTRICTED TO 46 MID-RISE UNITS USE.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

2. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

3. GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH A LINE BETWEEN THE SOUTHWEST CORNER AND THE WEST 1/4 CORNER OF SECTION 27-51-42 HAVING A BEARING OF N01°34'56"W.

4. ALL RECORDED DOCUMENTS DEPICTED HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY UNLESS OTHERWISE INDICATED.

5. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

6. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

7. NO FORMAL RIGHT-OF-WAY DEDICATION FOR THIS PORTION OF SE 7TH STREET HAS BEEN FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY. THE ADJACENT LANDS LYING TO THE NORTH PER O.R.B. 44603, PG. 475, B.C.R. EXCLUDES THE RIGHT-OF-WAY FOR SE 7TH STREET. THE CITY OF HALLANDALE BEACH CLAIMS THIS 30 FOOT PORTION OF RIGHT-OF-WAY PURSUANT TO CHAPTER 95.361 SUBSECTION 1, FLORIDA STATUTES.

## LEGEND:

- = PRM (SET 4"x4"x24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC "PRM LB3870")  
● = PRM (SET NAIL IN DISC "PRM LB3870")  
⊙ = CENTERLINE  
B.C.R. = BROWARD COUNTY RECORDS  
D.B. = DEED BOOK  
D.C.R. = DADE COUNTY RECORDS  
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
I.D. = IDENTIFICATION  
LB = LICENSED BUSINESS  
M.M.B. = MISCELLANEOUS MAP BOOK  
O.R.B. = OFFICIAL RECORDS BOOK  
P.B. = PLAT BOOK  
PG. = PAGE  
P.O.B. = POINT OF BEGINNING  
PRM = PERMANENT REFERENCE MONUMENT  
PSM = PROFESSIONAL SURVEYOR AND MAPPER  
R/W = RIGHT-OF-WAY  
SF = SQUARE FEET

