

April 10, 2024 Local Planning Agency

Published Notice – March 18, 2024

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**NOTICE OF PUBLIC HEARING TO
CONSIDER RECOMMENDATIONS FOR
AMENDING THE BROWARD COUNTY
ZONING MAP**

In accordance with Section 163.3174, Florida Statutes, the Broward County Resilient Environment Department, Urban Planning Division will conduct a Local Planning Agency (LPA) public hearing on April 10, 2024, at 2:00pm in the 2nd Floor Hearing Room at 1 North University Drive, Plantation, FL, 33324. The purpose of the public hearing is to receive public comments make a recommendation to the Board of County Commissioners on the following items:

A proposed rezoning to the Broward Municipal Services District Zoning map changing the zoning district of an approximately 1.71 net acre site, located on the west side of NW 27th Avenue, on the north side of NW 1st Street, on the east side of NW 27th Terrace, and south of NW 2nd Street (Broward County Property Appraiser folio numbers 504205131620, 640, 650, 651, 660, 730, 750, 760, 770, 780), from RD-10: Duplex and B-3: Intense Commission Business districts to GP-1: Garden Park Neighborhood and GP-2: Garden Park Corridor districts.

At the public hearing, any person shall be entitled to be heard regarding the subject of the public hearing.

If you require any auxiliary aids or services for communication, please call (954) 357-6634 so that arrangements can be made. The telephone device for the deaf (TDD) number is (954) 831-3940. Please request accommodations at least three (3) days in advance.

Please be advised that any person who decides to appeal any decision made by the LPA with respect to any matter considered at the public hearing will need a recording of the proceedings, and that for such a purpose, will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice and advice that a record is required to appeal any decision is made pursuant to Section 286.0105, Florida Statutes. Publish March 18, 2024.

Mailed Notice

NOTICE OF PUBLIC HEARING TO CONSIDER RECOMMENDATIONS FOR AMENDING THE BROWARD COUNTY ZONING MAP

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Mailing List

PEPPER ISLAND APTS LLC
9401 NW 18 MNR
PLANTATION, FL 33322

27 TERRACE BY ELISE LLC
203 NW 27TH TERRACE
UNINCORPORATED FL 33311

FELIX, GAYELLE
10723 PLEASANT VIEW DR
MISSOURI CITY, TX 77459-328

ZASIO, JOSEPH R
900 RIVER REACH DR #209
FORT LAUDERDALE, FL 33315-1164

TURNER, DIANE BETHEA
200 NW 28TH AVE
UNINCORPORATED FL 33311

KEMPFER, MAGGIE MARIE
BIVOL, MIHAI & RAICU, VASILE
17 NW 27TH TERRACE
FORT LAUDERDALE, FL 33311

YAKOV HOLDING INC
1729 SW 14 ST
FORT LAUDERDALE, FL 33312

SF HOME BUYERS LLC
3101 N FEDERAL HWY SE 606
FORT LAUDERDALE, FL 33306

ANDERSON, ADOLPHUS EST
15 NW 27 TER
FORT LAUDERDALE, FL 33311

JAGLAL, DEODATT &
JAGLAL, NIRUPA
120 NW 27TH TERRACE
UNINCORPORATED FL 33311

COMMUNITY 8 PROPERTIES LLC
1800 W BROWARD BLVD
FORT LAUDERDALE, FL 33312

COOMBS, NATHALIE M H/E
CORGELAS, WELLY
110 NW 28TH AVE
FORT LAUDERDALE, FL 33311

HIBBERT, AMANDA NICOLE
188 NW 27TH TERRACE
UNINCORPORATED FL 33311

SORIA, CYNTHIA
131 NW 27TH TERRACE
UNINCORPORATED FL 33311

ANDERSON, GENIVA EST
11 NW 27TH TERRACE
FORT LAUDERDALE, FL 33311

BROWARD COUNTY
BOARD OF COUNTY COMMISSIONERS
178 NW 27TH TERRACE
UNINCORPORATED FL 33311

FIGOC LLC
2417 POLK ST #5
HOLLYWOOD, FL 33020

JASI SERVICES INC
4820 PEMBROKE RD
HOLLYWOOD, FL 33021

LOT TIRE PLUS
211 NW 27TH AVE
UNINCORPORATED FL 33311

AXXON RENT LLC
PO BOX 1816
DANIA BEACH, FL 33004

V R M INVESTMENTS INC
2751 W BROWARD BLVD
FORT LAUDERDALE, FL 33312

BROWARD COUNTY BOARD OF COUNTY
COMMISSIONERS
2701 NW 2ND ST
UNINCORPORATED FL 33311

ORTIZ, JESSICA
114 NW 28 AVENUE
UNINCORPORATED, 33311-8518

LEVRAT USA LLC
2731 W BROWARD BLVD
FORT LAUDERDALE, FL 33312

STOKES, LORRAINE EST
204 NW 27TH TERRACE
UNINCORPORATED FL 33311

GARVIN REV TR
745 SW 4 ST
DANIA BEACH, FL 33004

730 CHECKERS FORT LAUDERDALE LLC
270 MADISON AVE RM 1503
NEW YORK, NY 10016-0601

MUJANOVIC, EDIN
777 BRICKE L AVE 500 90117
MIAMI, FL 33131

KAPPA RATTLER TR
4543 SW 195 WAY
MIRAMAR, FL 33029

Heather Cunniff
817 SW 19TH St
Fort Lauderdale, FL 33315

Andy Joseph
491 Ives Dairy Rd
Aventura, FL 33179

FELIX, GAYELLE
10723 PLEASANT VIEW DR
MISSOURI CITY, TX 77459-328



**NOTICE OF PUBLIC HEARING
LOCAL PLANNING AGENCY
REZONING PETITION NUMBER 24-Z2**

Date: April 10, 2024

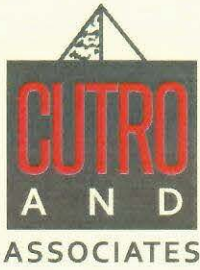
Time: 2:00 pm

Location: Broward County Governmental Center West

Address: 1 North University Drive, Plantation FL 33324

Room: 2nd Floor Hearing Room

Contact: Urban Planning Division: 954-357-6634



STATE OF FLORIDA
COUNTY OF BROWARD

AFFIDAVIT Notice of Public Hearing Sign Posting

I, Christina Mathews, do swear and affirm:

- 1. That I have posted 1 Notice of Public Hearing sign on the property which is the subject of a Rezoning Petition, Petition Number 24-Z2 filed with the Urban Planning Division, telephone number 954-357-6634 for the property located at 17 NW 27 Avenue, folio number 5042 05 13 1730.
- 2. That the Notice Sign was posted March 8, 2024, which is at least 20 days prior to the meeting date.
- 3. That the Notice Sign was posted at the following location:
17 NW 27 Avenue

3. That the location where the Notice Sign was placed allowed the Notice Sign to be readable from the adjoining roadway and should it become illegible it will be replaced.

SEAL

5. Further affiant sayeth not.

Affiant Signature

Sworn to and subscribed before me this 8th day of March, 2024 by Christina Mathews, who is personally known to me.

Notary Public

My Commission Expires: 2-17-25



1025 Yale Drive
Hollywood, Florida 33021
954-920-2205
Email: cutroplanning@yahoo.com

