



Application Number 093-MP-95

Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

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

Application to Change or Waive Requirements of the Broward County Land Development Code

INSTRUCTIONS

This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. These include changes or waivers to the following:

ROADWAY RELATED

1. Non-Vehicular Access Lines
2. Roadway Improvements (such as turn lanes, bus bays traffic signals, etc.)
3. Right-of-Way Dedications
4. Sidewalks and Paved Access
5. Design Criteria

NON-ROADWAY RELATED

6. Design Criteria
7. Waste Water Disposal/Source of Potable Water
8. Fire Protection
9. Parks and/or School Dedications
10. Impact/Concurrency Fee(s)
11. Environmental Impact Report
12. Other Changes

For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate documentation attached. Please type this application or print legibly in **black ink**.

Project Information

Plat/Site Plan Name

Sunset Lakes

Plat/Site Number

093-MP-95

Plat Book - Page (if recorded)

163-20

Owner/Applicant/Petitioner Name

GL Homes of Sunset Lakes Assn / Sunset Lakes Master Association, Inc.

Address

18600 Sunrise Ave

City

Miramar

State

FL

Zip

33029

Phone

954-443-1792

Email

mfortune@castlegroup.com

Agent for Owner/Applicant/Petitioner

Cordova Rodriguez & Associates, Inc.

Contact Person

Rosana D. Cordova, P.E., A.I.C.P., LEED, AP

Address

6941 S.W. 196th Avenue, #28

City

Pembroke Pines

State

FL

Zip

33332

Phone

954-880-0180

Email

rcordova@craengineering.com

Folio(s)

5139 2503 0270

Location

north east corner side of Miramar Pkwy at/between/and SW 186th Ave and/of
 north side/corner north street name street name / side/corner street name

Proposed Changes

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).

Staff Recommendation No(s).

Non vehicular access line - No. 1

Land Development Code citation(s)

n/a

Have you contacted anyone in County Government regarding this request?

☒ Yes

☐ No

If yes, indicate name(s), department and date

Karina da Luz, David Mcguire, Diego Penaloza

Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary):

The original site plan was approved with an emergency access egress for fire trucks at SW 186th Ave. At that time, Broward County was not requiring NVAL amendments for emergency access. Since then, the County is now requiring NVAL amendments for emergency vehicles. The proposed expansion of the church requires the emergency access to be relocated to the south on SW 186th Ave. for the emergency access from the site. The proposed 26' opening is located 70.67' north of the most northernly southwest corner of Parcel B-3.

REQUIRED DOCUMENTATION

Submit one (1) original and copy of each document listed below.

1. Narrative clearly describing proposed changes. Be sure to include detailed information of opening location, size, etc.
2. Letter from the applicable municipality, dated within six (6) months of this application, stating the city's position on this request.
3. Agreement and Title Opinion for staff review (contact staff for more information).
4. A valid pre-application approval letter from the Florida Department of Transportation, if applicable.
5. Approved or recorded plat. (A survey and site plan may be accepted for single family and duplex applications. Please consult with Planning and Development Management Division staff.)
6. A check for the application fees (if applicable) made payable to: **Broward County Board of County Commissioners**. Please consult the Development Permit Application Fee Schedule.

For ROADWAY RELATED items (1 through 5) listed under INSTRUCTIONS on Page 1 of this form, the following additional documents are also required:

1. The proposed site plan (2 original) which shows, at a minimum, the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). The site plan must provide relevant dimensions and must be drawn to scale.
2. Signed and sealed drawings (2 original) clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale.
3. A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which about a Trafficway that is functionally classified as a State Road. This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the State.

For NON-ROADWAY RELATED items (6 through 12) listed under INSTRUCTIONS on Page 1 of this form, please consult with Planning and Development Management staff to determine any additional required documentation.

All documents listed must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

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.


[Signature]
Owner/Agent Signature

4/28/21
Date

NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 28th day of April, 20 21, who ☒ is personally known to me | ☐ has produced _____ as identification.

Melissa Fortune
Name of Notary Public


[Signature]
Signature of Notary Public – State of Florida

Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type/Title of Request

Non-Vehicular Access Line

Application Date <u>06/21/2021</u>	Acceptance Date <u>06/23/2021</u>	Fee <u>\$2,410</u>
Comments Due <u>07/12/2021</u>	Report Due <u>07/22/2021</u>	CC Meeting Date <u>TBD</u>

Adjacent City or Cities

none

☒ Plats ☒ Site Plans ☒ City Letter ☐ FDOT Letter

☒ Other: Sketches

Distribute To
☒ Engineering ☒ Traffic Engineering ☒ Mass Transit

☐ Other:

Comments

Received By

[Signature]

Sunset Lakes Plat
CALVARY FELLOWSHIP CHURCH
NON-VEHICULAR ACCESS LINE AMENDMENT

Narrative

This is a request for an amendment to the non-vehicular access line (NVAL) for the above referenced project. The request is to create an emergency access south on Southwest 186th Avenue.

The original site plan was approved with an emergency access egress for fire trucks at SW 186th Ave. At that time, Broward County was not requiring NVAL amendments for emergency access. Since then, the County is now requiring NVAL amendments for emergency vehicles.

The proposed expansion of the church requires the emergency access to be relocated to the south on SW 186th Ave. due to the location of the new building. The proposed 26' opening is located 70.67' north of the most northernly southwest corner of Parcel B-3.

Attached for your review is the application, the sketch and legal descriptions, and a site plan.

Broward Office

6941 SW 196th Avenue, Suite 28
Pembroke Pines, FL 33332
Office 954.880.0180 Fax-954.880.0181

Miami-Dade Office

1031 Ives Dairy Road Suite, 228
Miami, FL 33179
Office 786.287.2530 Fax 866.682.8126

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL "B-3", "SUNSET LAKES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 163, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA; CONTAINING 21,077 SQUARE FEET OR 0.484 ACRES MORE OR LESS.

COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 689-7766 FAX (954) 689-7799

PROJECT NUMBER : 8926-19

CLIENT :

GL HOMES OF SUNSET LAKES

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

A PORTION OF A NON-VEHICULAR ACCESS LINE LYING ALONG THE WESTERLY LINE OF PARCEL B-3, "SUNSET LAKES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 163, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY SOUTHWEST CORNER OF SAID PARCEL B-3;

THENCE NORTH 26°26'33" EAST ALONG THE WESTERLY LINE OF SAID PARCEL B-3 AND SAID NON-VEHICULAR ACCESS LINE, A DISTANCE OF 96.67 FEET TO THE POINT OF TERMINATION OF SAID NON-VEHICULAR ACCESS LINE.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. DATA SHOWN HEREON DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF "SUNSET LAKES", P.B. 163, PG. 20, B.C.R.
SAID LINE BEARS N89°47'31"E.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN JUNE, 2020. I FURTHER CERTIFY THAT THIS "LAND DESCRIPTION AND SKETCH" MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	06/10/20	----	AM	REC
CHANGED ADDRESS & CLIENT NAME	05/05/21	----	AM	REC

LAND DESCRIPTION &
 SKETCH FOR
 VACATING A
 PORTION OF
 NON-VEHICULAR
 ACCESS LINE

PROPERTY ADDRESS :
 MIRAMAR PARKWAY
 MIRAMAR, FLORIDA 33029

SCALE: N/A

SHEET 1 OF 2

COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 689-7766 FAX (954) 689-7799

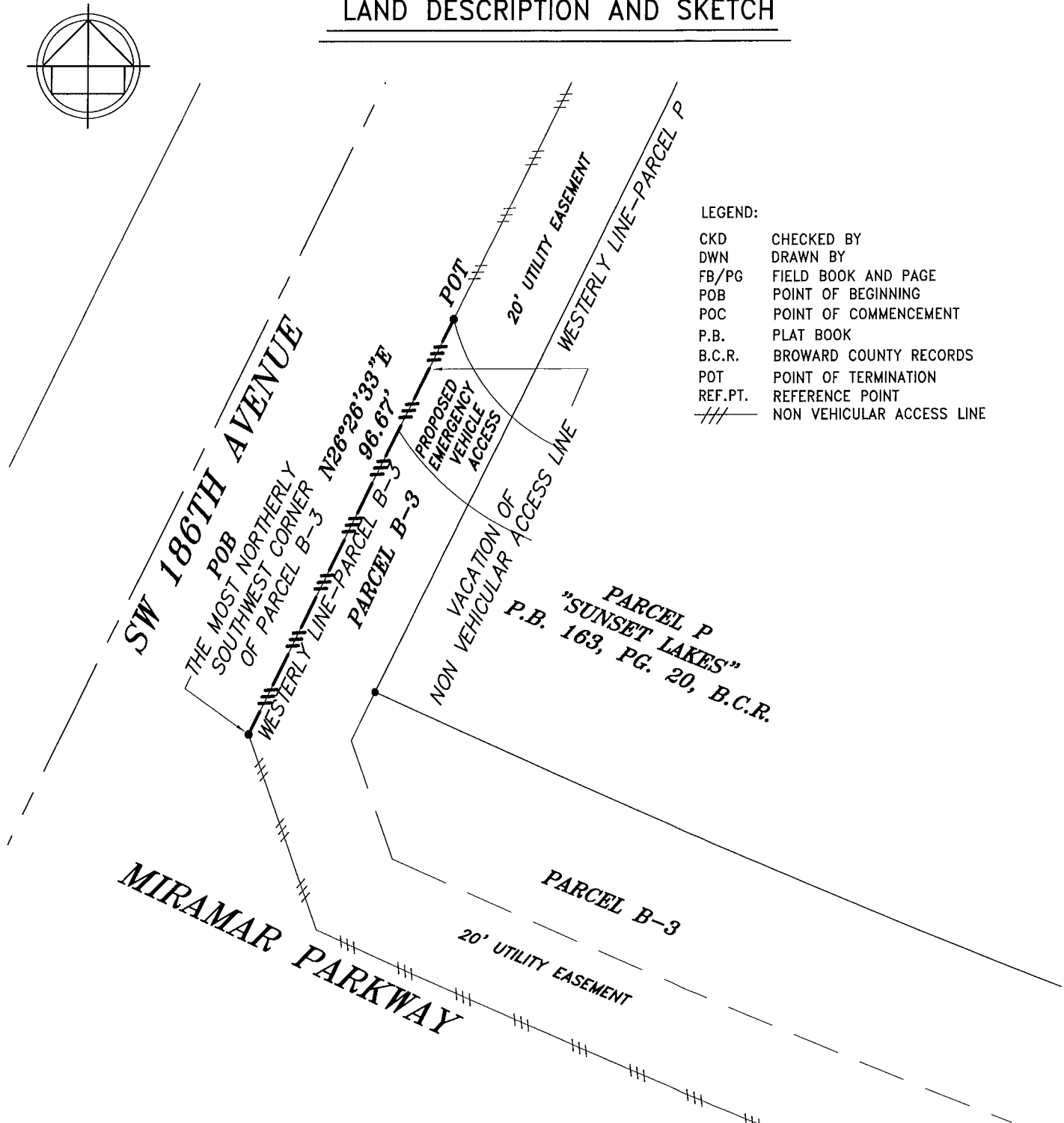
PROJECT NUMBER : 8926-19

CLIENT :

GL HOMES OF SUNSET LAKES

LAND DESCRIPTION AND SKETCH**LEGEND:**

CKD CHECKED BY
 DWN DRAWN BY
 FB/PG FIELD BOOK AND PAGE
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 P.B. PLAT BOOK
 B.C.R. BROWARD COUNTY RECORDS
 POT POINT OF TERMINATION
 REF.PT. REFERENCE POINT
 /// NON VEHICULAR ACCESS LINE



REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	06/10/20	----	AM	REC
CHANGED ADDRESS & CLIENT NAME	05/05/21	----	AM	REC

**LAND DESCRIPTION &
 SKETCH FOR
 VACATING A
 PORTION OF
 NON-VEHICULAR
 ACCESS LINE**

PROPERTY ADDRESS :
 MIRAMAR PARKWAY
 MIRAMAR, FLORIDA 33029

SCALE: 1" = 30'

SHEET 2 OF 2

EXHIBIT C

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 689-7766 FAX (954) 689-7799

PROJECT NUMBER : 8926-19

CLIENT :

GL HOMES OF SUNSET LAKES

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

A PORTION OF A NON-VEHICULAR ACCESS LINE LYING ALONG THE WESTERLY LINE OF PARCEL B-3, "SUNSET LAKES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 163, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY SOUTHWEST CORNER OF SAID PARCEL B-3;

THENCE NORTH 26°26'33" EAST ALONG THE WESTERLY LINE OF SAID PARCEL B-3 AND SAID NON-VEHICULAR ACCESS LINE, A DISTANCE OF 70.67 FEET TO THE POINT OF TERMINATION OF SAID NON-VEHICULAR ACCESS LINE.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. DATA SHOWN HEREON DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF "SUNSET LAKES", P.B. 163, PG. 20, B.C.R.
SAID LINE BEARS N89°47'31"E.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN JUNE, 2020. I FURTHER CERTIFY THAT THIS "LAND DESCRIPTION AND SKETCH" MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: -----

RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	06/10/20	----	AM	REC
CHANGED ADDRESS & CLIENT NAME	05/05/21	----	AM	REC

LAND DESCRIPTION &
 SKETCH FOR
 NON-VEHICULAR
 ACCESS LINE

PROPERTY ADDRESS :
 MIRAMAR PARKWAY
 MIRAMAR, FLORIDA 33029

SCALE: N/A

SHEET 1 OF 2

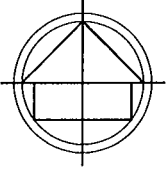
COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 689-7766 FAX (954) 689-7799

PROJECT NUMBER : 8926-19

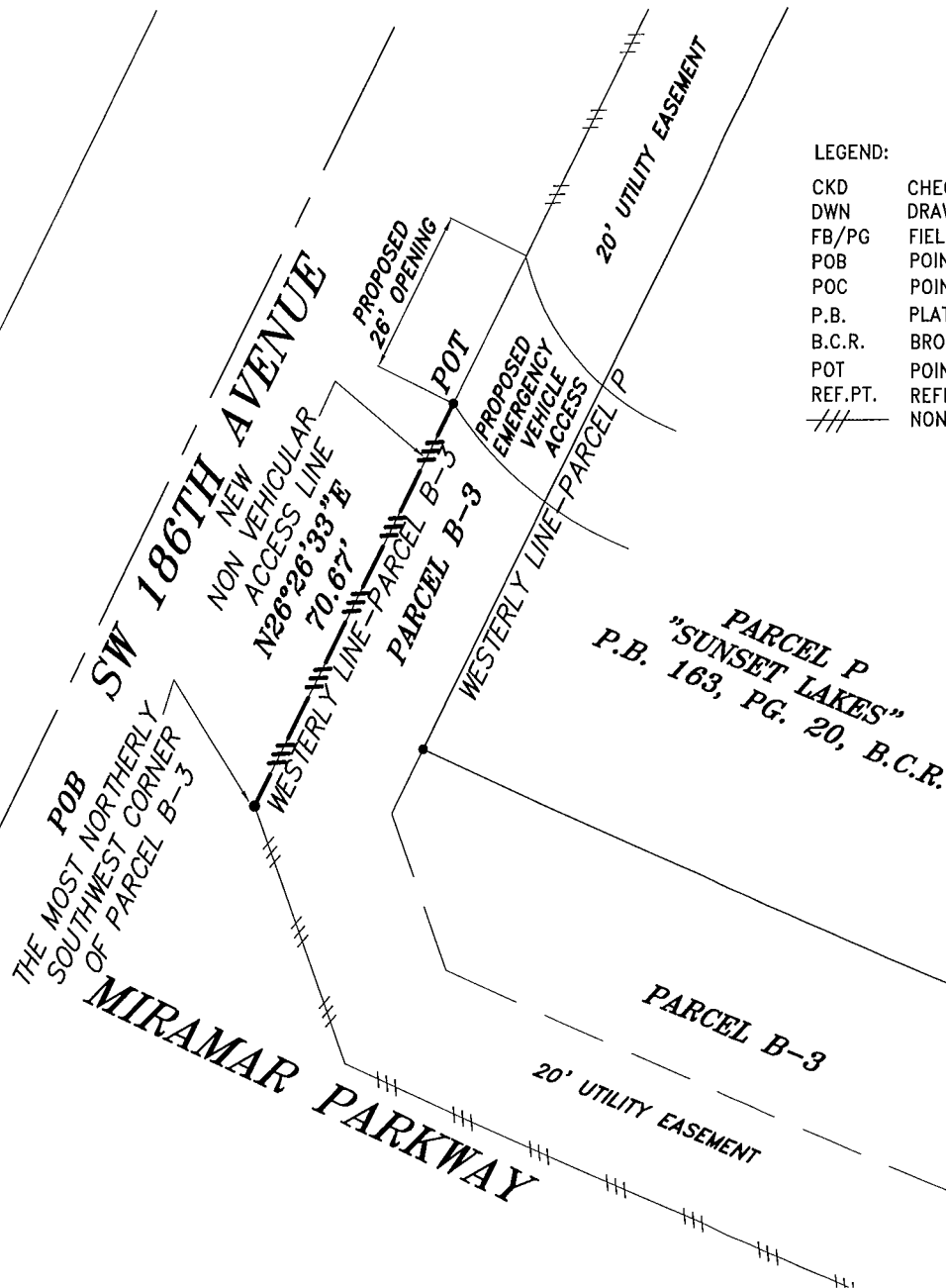
CLIENT :

GL HOMES OF SUNSET LAKES

LAND DESCRIPTION AND SKETCH

LEGEND:

CKD CHECKED BY
 DWN DRAWN BY
 FB/PG FIELD BOOK AND PAGE
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 P.B. PLAT BOOK
 B.C.R. BROWARD COUNTY RECORDS
 POT POINT OF TERMINATION
 REF.PT. REFERENCE POINT
 // NON VEHICULAR ACCESS LINE



REVISIONS

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	06/10/20	----	AM	REC
CHANGED ADDRESS & CLIENT NAME	05/05/21	----	AM	REC

LAND DESCRIPTION &
 SKETCH FOR
 NON-VEHICULAR
 ACCESS LINE

PROPERTY ADDRESS :
 MIRAMAR PARKWAY
 MIRAMAR, FLORIDA 33029

SCALE: 1" = 30'

SHEET 2 OF 2