



**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, busbays 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 Marquis Apartment Plat

Plat/Site Plan Number 058-MP-18 Plat Book - Page 183/368 (If recorded)

Owner/Applicant Marquis Partners LTD Phone 305-528-6565

Address 2601 S. Bayshore Dr. Suite 725 City Miami State FL Zip Code 33133

Owner's E-mail Address \_\_\_\_\_ Fax # NA

Agent KEITH Phone 954-788-3400

Contact Person James Kahn

Address 301 E, Atlantic Blvd. City Pompano Beach State FL Zip Code 33060

Agent's E-mail Address jkahn@keithteam.com Fax # NA

**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) \_\_\_\_\_

Land Development Code citation(s) \_\_\_\_\_

Have you contacted anyone in County Government regarding this request?  Yes  No

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

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

See attached narrative: close existing NVAL to provide access at a proposed NVAL on Renteria Inc. Plat via roundabout. Renteria plat has a companion NVAL submitted.

**Please see the reverse side of this form for Required Documentation  
and Owner/Agent Certification**

**REQUIRED DOCUMENTATION:** Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

All requests listed on this application must include the following documents:

- **Letter from the applicable municipality**, dated within six (6) months of this application, stating the city's position on this request.
- **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).
- **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:

- **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.
- **Signed and sealed drawings (2 original)** clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale.
- **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.

**OWNER/AGENT CERTIFICATION**

State of Florida  
County of Broward

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

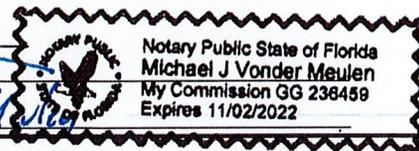
Signature of owner/agent Jim Kahn

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30th day of April, 2020 (year)

By James Kahn (name of person acknowledging) who is  personally known to me or  has presented \_\_\_\_\_ as identification.

Signature of Notary

Public Type or Print Name Michael Vonder Meulen



**FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY**

Time 12:44pm Application Date 7/13/2020 Acceptance Date 7/20/2020

Comments Due 8/10/2020 C.C. Mtg. Date T.B.D. Fee \$ 2,410.00

Report Due 8/24/2020 Adjacent City \_\_\_\_\_

- Plats  Site Plans/Drawings  City Letter  FDOT Letter  
 Other (Describe) \_\_\_\_\_

Title of Request Delegation Request: NVA

Distribute to:  Engineering  Traffic Engineering  Mass Transit  
 Other City Letter  Other \_\_\_\_\_

Comments \_\_\_\_\_

Received by M. Randino



May 29, 2020

JOSIE P. SESODIA, AICP DIRECTOR  
Environmental Protection and Growth Management Department  
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION  
115 S. Andrews Ave. Room 329K  
Fort Lauderdale, FL 33301

RE: Non-Vehicular Access Line Amendment (NVAL)  
Marquis Apartments Plat (183/368)

Dear Mrs. Sesodia,  
KEITH representing Marquis Partners LLC the owners of Marquis Apartments Plat are requesting a NVAL amendment to eliminate the existing access point on Dr. Martin Luther King Boulevard (MLK) and obtaining access on the proposed Renteria Inc. Plat (166/33) which is also submitting a NVAL request for an opening immediately adjacent to provide access to both plats via a roundabout. The proposed amendment on the adjacent Renteria Plat is for 75 feet opening. This proposed NVAL request together with the Renteria Plat Inc. NVAL request will consolidate separate access points on the two plats to one central location serving both plats. The Marquis Apartment is a proposed 100 unit apartment project. Site plan exhibits are attached illustrating the access and roundabout.

Please do not hesitate to contact me with any questions,

Sincerely,

A handwritten signature in blue ink, appearing to read 'James Kahn'.

James Kahn, AICP

Cc: application to amend plat note  
Site plan exhibits

**LEGAL DESCRIPTION:**

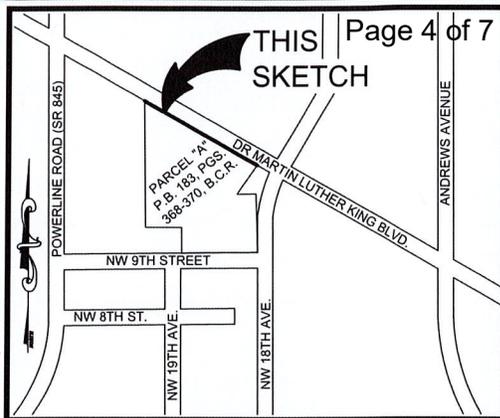
THAT CERTAIN NON-VEHICULAR ACCESS LINE ALONG THE SOUTH RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING BOULEVARD (HAMMONDVILLE ROAD) AND THE NORTH LINE OF PARCEL "A", MARQUIS APARTMENTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE 368, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE ALONG SAID SOUTH RIGHT OF WAY, SAID NORTH LINE OF PARCEL "A", AND SAID NON-VEHICULAR ACCESS LINE, SOUTH 54°59'22" EAST, 60.00 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A" AND POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE.

TOGETHER WITH:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A", THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SAID NORTH LINE OF PARCEL "A", AND AN 80 FOOT ACCESS OPENING, SOUTH 54°59'22" EAST, 80.00 FEET TO THE POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE ALONG SAID SOUTH AND NORTH LINES SOUTH 54°59'22" EAST, 484.79 FEET TO THE NORTHERN MOST NORTHEAST CORNER OF SAID PARCEL "A" AND THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE.

SAID LAND LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.



**LOCATION MAP:**  
NOT TO SCALE

**SURVEY NOTES:**

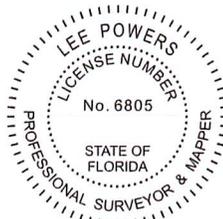
1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 01°19'11" WEST ALONG THE WEST LINE OF PARCEL "A", MARQUIS APARTMENTS, AS RECORDED IN PLAT BOOK 183, PAGE 368, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=80' OR SMALLER.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON MARCH 17, 2020 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

LEE POWERS  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 6805  
STATE OF FLORIDA



Digitally signed  
by Lee Powers  
Date: 2020.03.31  
16:13:19 -04'00'

**SKETCH & DESCRIPTION**

THAT CERTAIN NON-VEHICULAR ACCESS LINE LYING ALONG THE NORTHERLY LINE OF PARCEL "A" MARQUIS APARTMENTS P.B. 183, PGS. 368-370, B.C.R.

POMPANO BEACH, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@KEITHteam.com LB NO. 6860

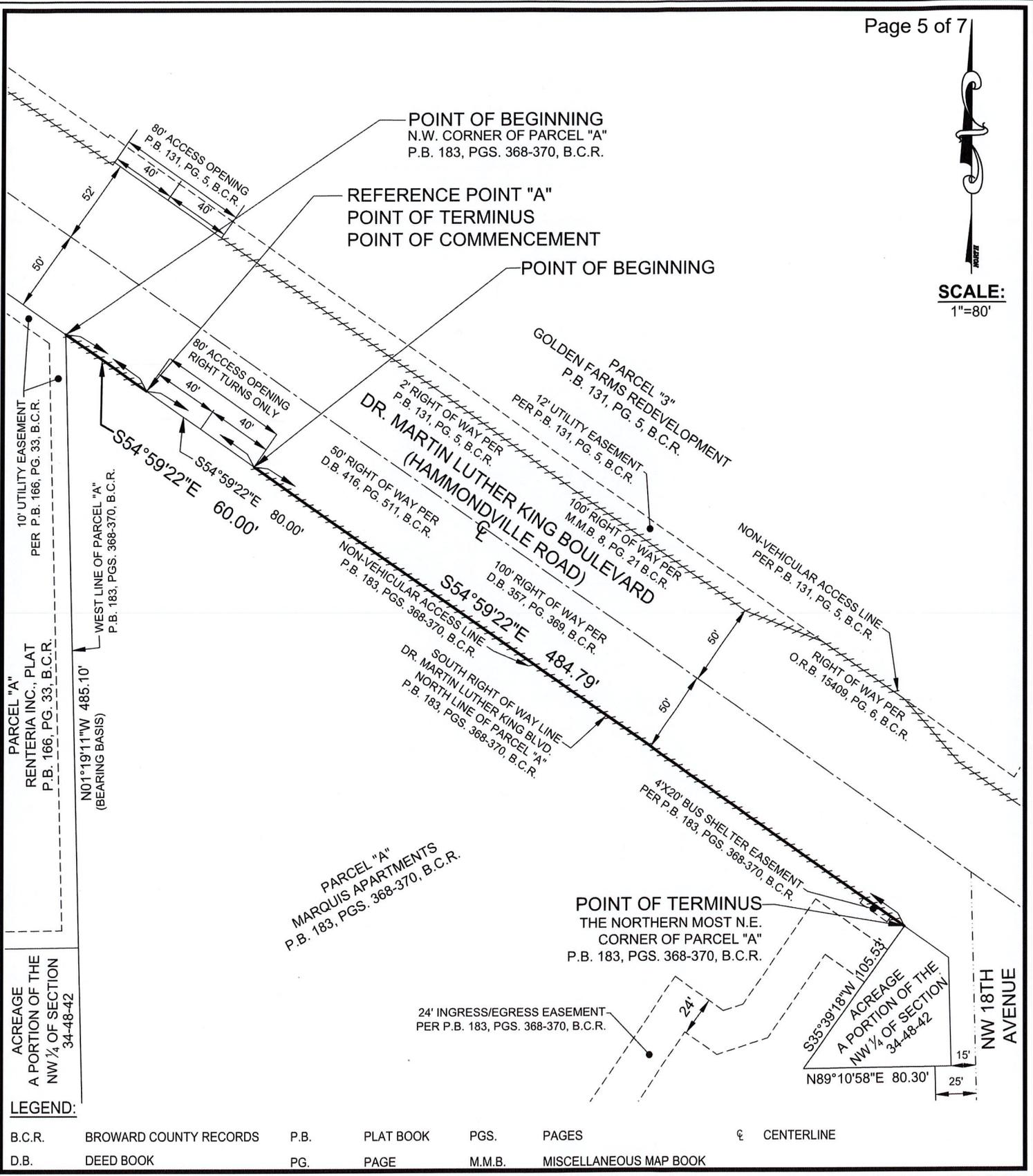
SHEET 1 OF 2  
DRAWING NO. 10042.00-SKETCH & DESCRIPTION DWG

DATE	03/17/20
SCALE	1"=80'
FIELD BK.	N/A
DWNG. BY	DB
CHK. BY	LP

DATE	REVISIONS



**SCALE:**  
1"=80'



**LEGEND:**

B.C.R. BROWARD COUNTY RECORDS P.B. PLAT BOOK PGS. PAGES ☉ CENTERLINE  
 D.B. DEED BOOK PG. PAGE M.M.B. MISCELLANEOUS MAP BOOK

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SHEET 2 OF 2  
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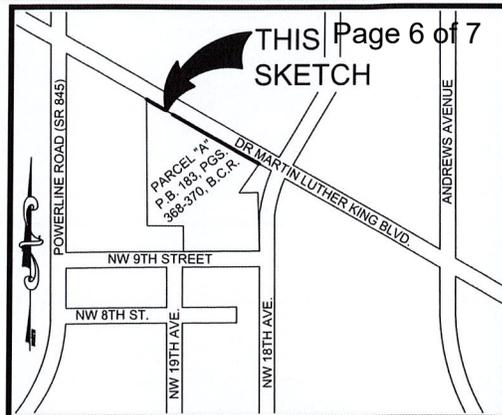
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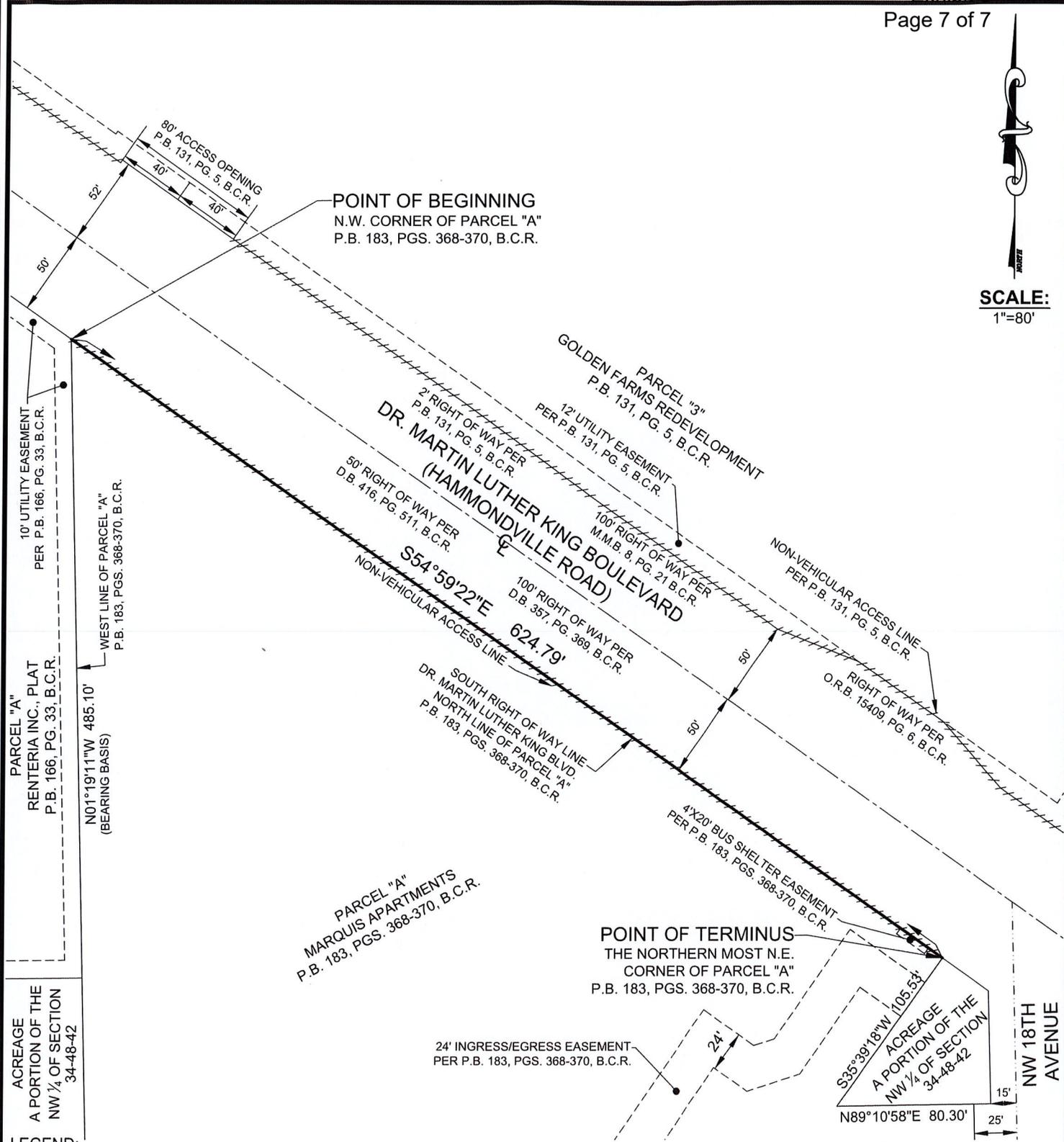
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