



Application Number 133-MP-88

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 United States Postal Service Plat			
Plat/Site Number 133-MP-88	Plat Book - Page (if recorded) 137/18		
Owner/Applicant/Petitioner Name Lennar Homes, Inc.			
Address 730 NW 107th Ave., Suite 300	City Miami	State FL	Zip 33172
Phone (305) 229-6411	Email melissa.bolivar@lennar.com		
Agent for Owner/Applicant/Petitioner Greenspoon Marder LLP		Contact Person Cynthia A. Pasch	
Address 200 East Broward Blvd., Suite 1800	City Fort Lauderdale	State FL	Zip 33301
Phone (954) 527-6266	Email cynthia.pasch@gmlaw.com		
Folio(s) 514016010010 & 514016010020			
Location SE Corner side of SW 160 Ave at/between/and Pines Boulevard and/of _____ street name <small>north side/corner north street name street name / side/corner street name</small>			

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?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, indicate name(s), department and date Karina Da Luz, Planning & Development Management Division and DG McGuire, Engineering, September 25th, 2020		
Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary): We are requesting that the City Commission approve a modification to the 50 foot opening on SW 160th Avenue as follows: From: A 50 foot opening with centerline located 40 feet from the south plat limits restricted to right turns only To: A 50 foot opening with centerline located 136 feet from the south plat limits restricted to right turns only All other openings approved for the Plat remain unchanged. The Applicant is requesting a modification of the non-vehicular access line on SW 160th Avenue to adjust the southernmost opening slightly north and restrict the opening to emergency access only.		

REQUIRED DOCUMENTATION
Submit one (1) original and copy of each document listed below.
<ol style="list-style-type: none"> 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:
<ol style="list-style-type: none"> 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.

Julie Wysocki
Owner/Agent Signature _____ Date 12/21/2020

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD *Palm Beach*

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 21ST day of December, 2020, who is personally known to me | has produced _____ as identification.

Name of Notary Typed, Print or Stamped: **Julie Wysocki**
Comm. # **GG343882**
Expires: **June 21, 2023**
Bonded Thru **Aaron Notary**

Julie Wysocki
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 <i>12/23/2020</i>	Acceptance Date <i>12/28/2020</i>	Fee <i>\$ 2,410</i>
Comments Due <i>01/19/2021</i>	Report Due <i>01/29/2021</i>	CC Meeting Date <i>TBD</i>

Adjacent City or Cities
none

Plats Site Plans City Letter FDOT Letter

Other:

Distribute To
 Engineering Traffic Engineering Mass Transit

Other:

Comments

Received By
Karina [Signature]



Cynthia A. Pasch, AICP
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.6266
Direct Fax: 954.333.4266
Email: cynthia.pasch@gmlaw.com

December 7, 2020

VIA EMAIL and FEDERAL EXPRESS
Josie P. Sesodia, Director
Planning and Development Management Division
Broward County
One North University Drive, Suite 102
Plantation, Florida 33324

Re: United States Postal Service Plat – Non-vehicular Access Line
Amendment

Dear Jo:

On behalf of the developer of the residential portion of United States Postal Service Plat ("Plat"), Lennar Homes, we are requesting an amendment to the non-vehicular access line on the Plat. The southernmost opening on the Plat along SW 160th Avenue is a 50-foot opening located 40 feet from the south property line. This opening is restricted to right turns only. See enclosed Plat. In order for the non-vehicular access line on the Plat to be consistent with the proposed residential site plan, we are requesting that this opening be modified to be a 50-foot opening with the centerline located 136 feet from the south property line. The opening is to be restricted to right turns only and emergency use only. All other openings in the non-vehicular access line are to remain unchanged.

Enclosed you will find a sketch and legal for the existing nonvehicular access line shown on the Plat along SW 160th Avenue and a sketch and legal for the proposed nonvehicular access line.

We are requesting that the City Commission approve a modification to the 50 foot opening on SW 160th Avenue as follows:

From: A 50 foot opening with centerline located 40 feet from the south plat limits restricted to right turns only

To: A 50 foot opening with centerline located 136 feet from the south plat limits restricted to emergency access right turns only

Josie P. Sesodia
Broward County
December 7, 2020
Page No. 2

All other openings approved for the Plat remain unchanged.

Also enclosed as requested is a drawing that show the existing nonvehicular access line and the proposed nonvehicular access line superimposed on the site plan.

Please let me know if you have any questions or need additional information to process this request for County Commission approval.

Sincerely,

GREENSPOON MARDER LLP

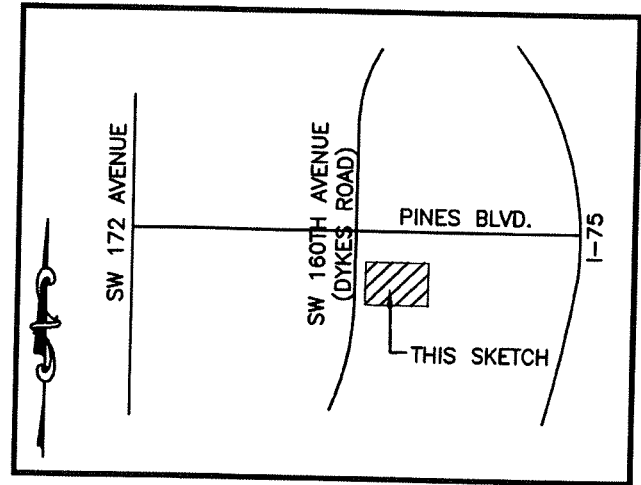
A handwritten signature in black ink, appearing to read 'C. Pasch', written in a cursive style.

Cynthia A. Pasch, AICP

LEGEND:

EXHIBIT B

- B.C.R. BROWARD COUNTY RECORDS
- ⊕ CENTERLINE
- D.E. DRAINAGE EASEMENT
- L ARC LENGTH
- (P) PLAT
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- R RADIUS
- Δ CENTRAL ANGLE
- W.L.U. WALL, LANDSCAPE, UTILITY
- ##### NON-VEHICULAR ACCESS LINE



LOCATION SKETCH
(NOT TO SCALE)

SURVEY NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF UNITED STATES POSTAL SERVICE PLAT, WITH A REFERENCE BEARING NORTH 01°46'00" WEST ALONG THE NORTHERLY-MOST WEST LINE OF TRACT "A".
3. THIS IS NOT A SURVEY.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.

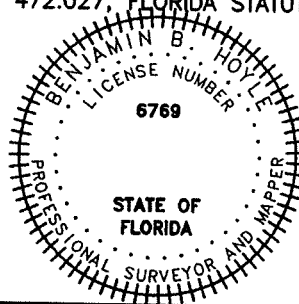
CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS PREPARED UNDER MY DIRECTION ON JUNE 12, 2020. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KCI TECHNOLOGIES
ENGINEERS, SURVEYORS AND PLANNERS

[Signature] 07/13/20

BY: BENJAMIN B. HOYLE, P.S.M.
FLORIDA REGISTRATION NO. 6769



NON-VEHICULAR ACCESS LINE (EXISTING)

Z:\PROJECTS\511904381 PEMBROKE PINES POST OFFICE\00-22004_NVAL_S&D\SURVEY\CAD\NVAL_EXISTING.DWG

SKETCH AND DESCRIPTION

A PORTION OF TRACT "A"
UNITED STATES POSTAL
SERVICE PLAT
(P.B. 137, PG. 18, B.C.R.)
CITY OF PEMBROKE PINES,
BROWARD COUNTY, FL

DATE	6/12/2020
SCALE	AS SHOWN
FIELD BK.	N/A
DWG. BY	AJB
CHK. BY	BBH

DATE	REVISIONS



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CONSTRUCTION MANAGERS

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954.776.1616 • www.kci.com

LICENSED BUSINESS NO. 6901

SHEET NO. 1 OF 4 SHEETS
PROJECT NO. 511904381.00L

LEGAL DESCRIPTION:

A LINE ALONG THE WEST LINE OF TRACT "A" AND TRACT "B", UNITED STATES POSTAL SERVICE PLAT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 18, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE NORTH 89°25'02" EAST, 17.89 FEET TO THE POINT OF BEGINNING "A", SAID POINT BEING ON A NON-TANGENT CURVE TO THE WEST HAVING A RADIUS OF 2,422.00 FEET (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 72°27'19" EAST); THENCE NORTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°22'23", AN ARC DISTANCE OF 15.77 FEET TO A POINT OF TERMINATION "A", THENCE CONTINUE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°14'16", AN ARC DISTANCE OF 52.32 FEET; THENCE NORTH 74°03'57" WEST, 12.00 FEET TO THE POINT OF BEGINNING "B", SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2,410.00 FEET (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 74°03'57" EAST); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°22'45", AN ARC DISTANCE OF 15.95 FEET; THENCE NORTH 21°13'52" EAST, 100.46 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2,422.00 FEET (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 76°48'38" EAST); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°10'55", AN ARC DISTANCE OF 219.05 FEET TO THE POINT OF TERMINATION "B", THENCE CONTINUE NORTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°21'56", AN ARC DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING "C"; THENCE CONTINUE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°06'56", AN ARC DISTANCE OF 216.24 FEET TO THE POINT OF TERMINATION "C" ON THE SOUTH LINE OF A FIFTY FEET ACCESS OPENING; THENCE CONTINUE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°10'58" FEET, AN ARC DISTANCE OF 50.00 FOOT TO THE POINT OF BEGINNING "D"; THENCE CONTINUE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°06'37", AN ARC DISTANCE OF 46.93 FEET; THENCE NORTH 01°46'00" WEST, 262.28 FEET TO THE POINT OF TERMINATION "D".

Z:\PROJECTS\511904381 PEMBROKE PINES POST OFFICE\00-22004_NVAL_S&D\SURVEY\CAD\NVAL_EXISTING.DWG
NON-VEHICULAR ACCESS LINE (EXISTING)

SKETCH AND DESCRIPTION

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(P.B. 137, PG. 18, B.C.R)
CITY OF PEMBROKE PINES,
BROWARD COUNTY, FL

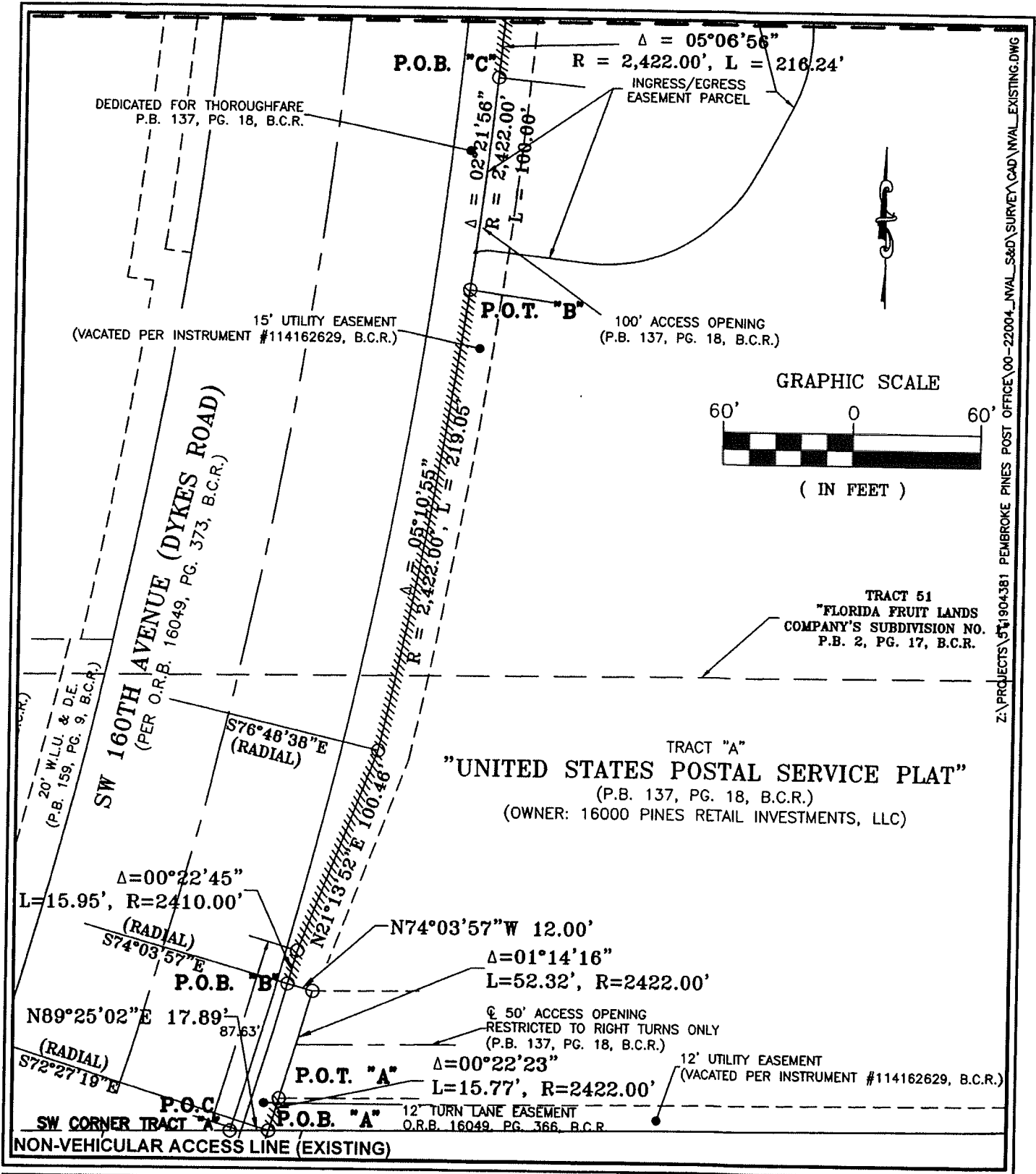
DATE 6/12/2020
SCALE AS SHOWN
FIELD BK. N/A
DWG. BY AIB
CHK. BY BBH

DATE	REVISIONS




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SHEET NO. 2 OF 4 SHEETS
PROJECT NO. 511904381.00L



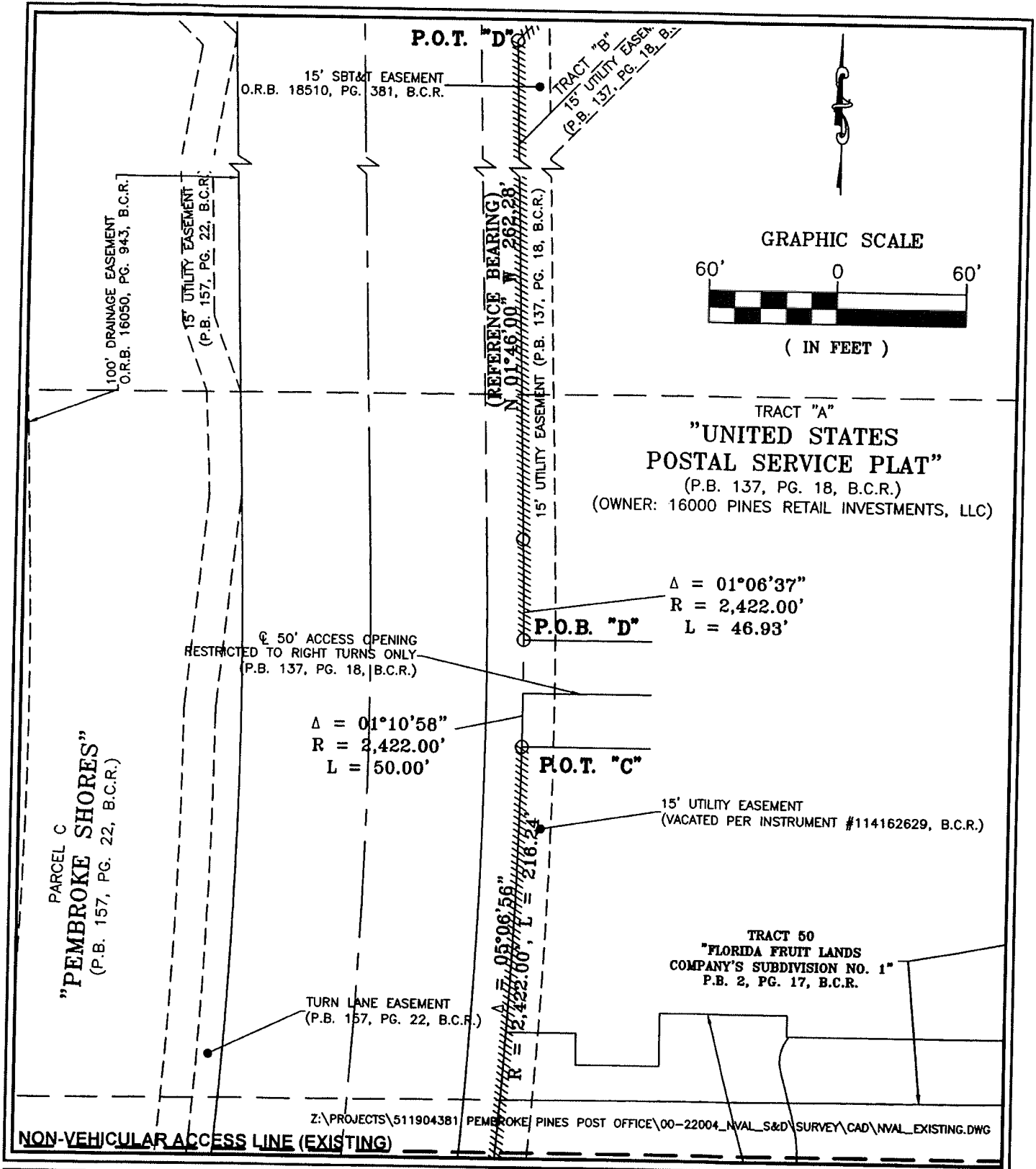
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	CHK. BY	BBH		



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SHEET NO. 3 OF 4 SHEETS
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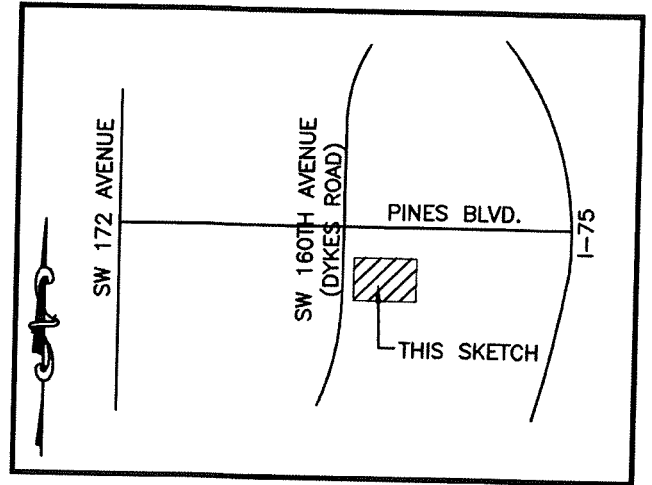
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EXHIBIT C

LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- ⊕ CENTERLINE
- D.E. DRAINAGE EASEMENT
- L ARC LENGTH
- (P) PLAT
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(NOT TO SCALE)

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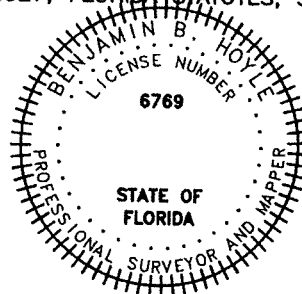
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KCI TECHNOLOGIES
ENGINEERS, SURVEYORS AND PLANNERS

[Signature] 07/13/20

BY: BENJAMIN B. HOYLE, P.S.M.
FLORIDA REGISTRATION NO. 6769



NON-VEHICULAR ACCESS LINE (AMENDED)

Z:\PROJECTS\511904381 PEMBROKE PINES POST OFFICE\00-22004_NVAL_S&D\SURVEY\CAD\NVAL_AMENDED.DWG

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BROWARD COUNTY, FL

DATE	6/12/2020	DATE	REVISIONS
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CHK. BY	BBH		

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SHEET NO. 1 OF 4 SHEETS
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LEGAL DESCRIPTION:

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Z:\PROJECTS\511904381 PEMBROKE PINES POST OFFICE\00-22004_NVAL_S&D\SURVEY\CAD\NVAL_AMENDED.DWG
NON-VEHICULAR ACCESS LINE (AMENDED)

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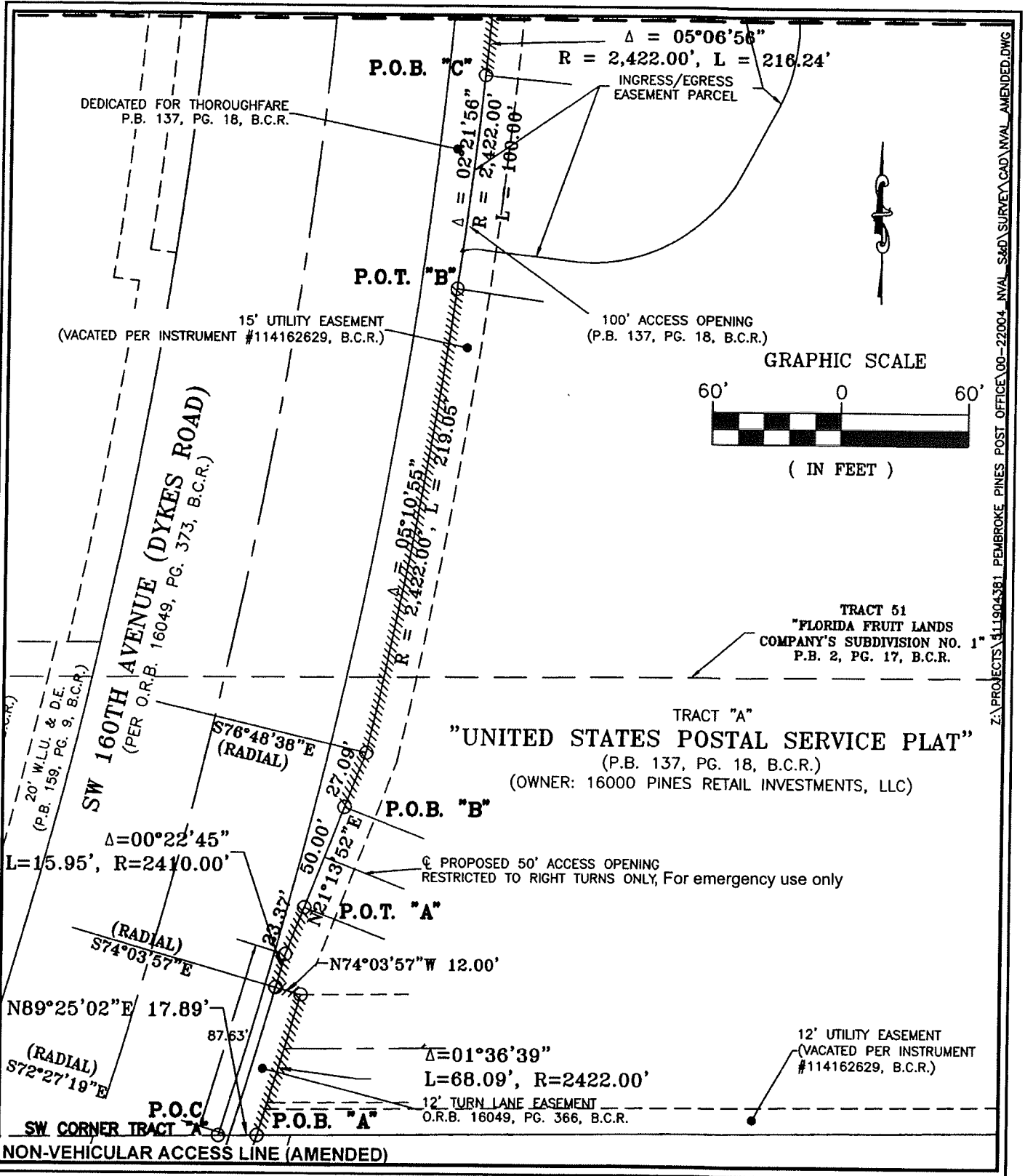
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DATE	REVISIONS



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SHEET NO. 2 OF 4 SHEETS
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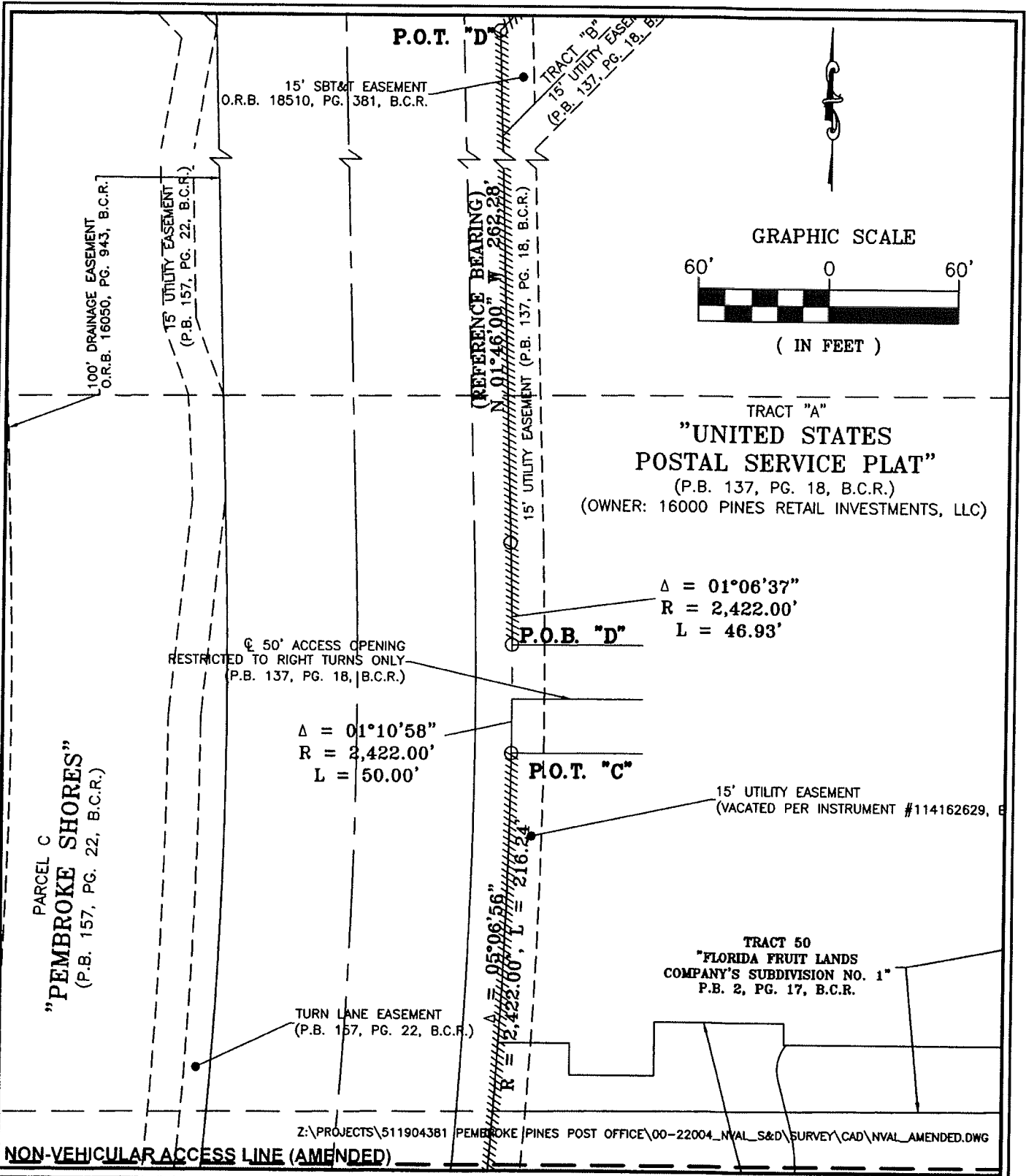


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SHEET NO. 3 OF 4 SHEETS
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SKETCH AND DESCRIPTION
A PORTION OF TRACT "A"
UNITED STATES POSTAL
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(P.B. 137, PG. 18, B.C.R.)
CITY OF PEMBROKE PINES,
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