



Application Number 017-MP-87

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 Jacaranda Parcel 834 / Midtown			
Plat/Site Number 017-MP-87	Plat Book - Page (if recorded) PB 133 - PG 28		
Owner/Applicant/Petitioner Name PR III/Stiles Midtown Broward Apartment Owner LLC			
Address 7 Giralda Farms	City Madison	State NJ	Zip 07940
Phone	Email		
Agent for Owner/Applicant/Petitioner Stiles Residential Group		Contact Person Jon Auerbach, Senior Development Mgr.	
Address 201 E. Las Olas Blvd., Ste 1200	City Fort Lauderdale	State FL	Zip 33301
Phone 954-627-9300	Email jon.auerbach@stiles.com		
Folio(s) 504116270020			
Location South _____ Peters Road _____ SW 80th Terr _____ SW 82nd Ave _____ <small>north side/corner north street name at/between/and street name / side/corner and/of 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? Yes No

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

Jean-Paul Perez, Growth Mgt; David McGuire, Engineering Plat Section

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

Revise the existing non-vehicular access line to enable temporary construction access to adjacent property. See attached narrative.

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 abut 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.


8/23/21

 Owner/Agent Signature Date

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 23 day of August, 20 21, who is personally known to me | has produced _____ as identification.




 Name of Notary Typed, Printed or Stamped Signature of Notary Public – State of Florida



Margo Utter
Comm. #HH058146
Expires: Dec. 1, 2024
Bonded Thru Aaron Notary

 Notary Seal (or Title or Rank) Serial Number (if applicable)

For Office Use Only

Application Type/Title of Request

Application Date 8/24/2021	Acceptance Date 8/24/2021	Fee \$1730
Comments Due 9/8/2021	Report Due N/A	CC Meeting Date TBD

Adjacent City or Cities
N/A

Plats
 Site Plans
 City Letter
 FDOT Letter

Other: Temporary NVAL Agreement, secure/lien agreement, opinion of title, narrative, etc.

Distribute To
 Engineering
 Traffic Engineering
 Mass Transit

Other:

Comments

Received By
Jean-Paul W. Perez, Senior Program/Project Coordinator



PR III/Stiles Midtown Broward Apartments Owner, LLC

201 E Las Olas Blvd
Ft Lauderdale, FL 33301

March 3, 2021

RE: Midtown Broward Apartments
1301 SW 80th Terrace, Plantation, Florida

TO WHOM IT MAY CONCERN:

The purpose of this letter is to authorize Jon Auerbach, Senior Development Manager of Stiles Residential Group, to act on our behalf as Agent for the purpose of submitting applications and processing building permits, licenses, underground, utility and all other governmental approvals; as well as any Development Consultant Agreements associated with the above-referenced site.

PR III/STILES MIDTOWN BROWARD APARTMENTS OWNER, LLC,
a Delaware limited liability company

By: PR III/STILES MIDTOWN BROWARD HOLDINGS, LLC,
a Delaware limited liability company, its sole member

By: MIDTOWN BROWARD MF, LLC, a Florida limited
liability company, its authorized member

By: _____

Name: Jeff McDonough

Its: Vice President

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3 day of March 2021, by Jeff McDonough, as _____ of _____ a Florida limited liability company, who is personally known to me or has produced a _____ as identification.



Lynda Watkins
COMMISSION # GG278353
EXPIRES: March 19, 2023
Bonded Thru Aaron Notary



Notary Public

Lynda Watkins

Printed, typed or stamped name of Notary Public

My Commission expires:

[Official Seal]

**Midtown Plantation / Peters Road
Application for Temporary Vehicular Access
Summary Narrative Description**

The subject request is for modification to an existing nonvehicular access line along Peters Road to provide temporary construction access for the Midtown Plantation project. This request includes an application to change or waive requirements of the Broward County Land Development Code, temporary vehicular access agreement, security/lien agreement, related security and associated documents.

The Midtown Plantation project is a four (4) building apartment complex including complementary site improvements as well as a separate parking garage on the corner of Peters Rd & 80th Terrace. The buildings are being constructed adjacent to the easement lines which are in turn very close property lines on all 4 sides and the right-of-way lines of the adjacent roadways making construction access extremely challenging.

On the south side of the site there is a lake, to the west is Temple Kol Ami, to the north is Peters Road, and to the east is 80th Terrace. The only alternatives for construction access are from 80th Terrace and Peters Road. Because of the site design, as we build the structure of the buildings, we eventually close off access from 80th Terrace.

Without temporary construction access from Peters Road, this would make building the pool, which faces north, and getting construction materials to the western most building impossible. We have explored every other option that we are aware of, and this is the only way we complete the construction of this new facility. The proposed temporary access would create its own turning lane and exit with no impact to the existing drive path and minimal impact to remaining areas.

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF TRACT "B", JACARANDA PARCEL 834, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST (NW) CORNER OF SAID TRACT "B", BEING A POINT ON A CURVE CONCAVE NORTHERLY, THE RADIUS POINT OF SAID CURVE BEARS N 13°41'20" E, RUN ALONG THE SOUTHERLY RIGHT-OF-WAY OF PETER'S ROAD EASTERLY UPON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2917.79 FEET AND A CENTRAL ANGLE OF 01°49'38", FOR AN ARC DISTANCE OF 93.05 FEET TO THE POINT OF BEGINNING;

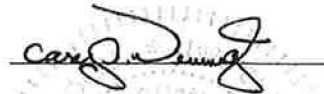
THENCE RUN SOUTH 02°26'51" EAST (BASIS OF BEARINGS), 504.41 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHERLY, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 13°56'47" EAST; THENCE RUN EASTERLY UPON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 35°49'42", FOR AN ARC DISTANCE OF 56.28 FEET TO A TANGENT LINE; THENCE RUN SOUTH 68°07'05" EAST, 62.00 FEET TO A TANGENT CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY UPON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 93°36'25", FOR AN ARC DISTANCE OF 81.69 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY UPON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 91°37'18", FOR AN ARC DISTANCE OF 47.97 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID TRACT "B", BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 67°45'17" EAST; THENCE RUN NORTHEASTERLY ALONG THE EASTERLY BOUNDARY OF SAID TRACT "B" UPON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET AND A CENTRAL ANGLE OF 01°17'50", FOR AN ARC DISTANCE OF 12.00 FEET TO A POINT OF COMPOUND CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 69°38'37" EAST; THENCE RUN NORTHEASTERLY ALONG THE EASTERLY BOUNDARY OF SAID TRACT "B" UPON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 444.72 FEET AND A CENTRAL ANGLE OF 19°13'31", FOR AN ARC DISTANCE OF 149.22 FEET TO A NON-TANGENT LINE; THENCE RUN ALONG THE EASTERLY BOUNDARY OF SAID TRACT "B" NORTH 38°00'01" EAST, 211.22 FEET TO A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEARS NORTH 50°25'05" WEST; THENCE RUN ALONG THE EASTERLY BOUNDARY OF SAID TRACT "B" NORTHEASTERLY UPON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 31°26'15", FOR AN ARC DISTANCE OF 252.40 FEET TO A NON-TANGENT LINE; THENCE RUN ALONG THE EASTERLY BOUNDARY OF SAID TRACT "B" NORTH 39°06'56" WEST, 44.36 FEET TO A NON-TANGENT CURVE CONCAVE NORTHERLY, THE RADIUS POINT OF SAID CURVE BEARS NORTH 02°47'17" EAST; THENCE RUN ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "B" WESTERLY UPON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2929.79 FEET AND A CENTRAL ANGLE OF 03°54'41", FOR AN ARC DISTANCE OF 200.00 FEET TO A NON-TANGENT LINE; THENCE RUN ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "B" NORTH 75°28'00" WEST, 100.51 FEET TO A NON-TANGENT CURVE CONCAVE NORTHERLY, THE RADIUS POINT OF SAID CURVE BEARS NORTH 08°39'18" EAST; THENCE RUN ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "B" WESTERLY UPON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2917.79 FEET AND A CENTRAL ANGLE OF 03°12'24", FOR AN ARC DISTANCE OF 163.31 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATES, LYING AND BEING IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA, CONTAINING 4.3233 ACRES (188,323 SQUARE FEET), MORE OR LESS.

NOTES:

1. THIS SKETCH & LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE & SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
2. THIS SKETCH & LEGAL DESCRIPTION CONSISTS OF TWO (2) SHEETS & IS NOT COMPLETE WITHOUT ALL SHEETS.
3. THIS IS NOT A SURVEY.

PREPARED BY:



CARY D. WINNINGHAM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NUMBER 2961

DATE: 12/15/2020

JACARANDA PARCEL 834
CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS
111 N.E. 44TH STREET • OAKLAND PARK, FL 33334
354 771 7440 fax 354 771 0258 • EB 0002995 LB 0002995

LEGAL DESCRIPTION

LEGAL:	AMF	DATE:	12/2019	PUBLISHED:	12/14/2020, 2:36:25 PM
SKETCH:	AMF	DATE:	12/2019	PROJECT NUMBER	W19025
CHECKED:	CDW	DATE:	12/11/19	SHEET	1 OF 2

EXHIBIT "A"

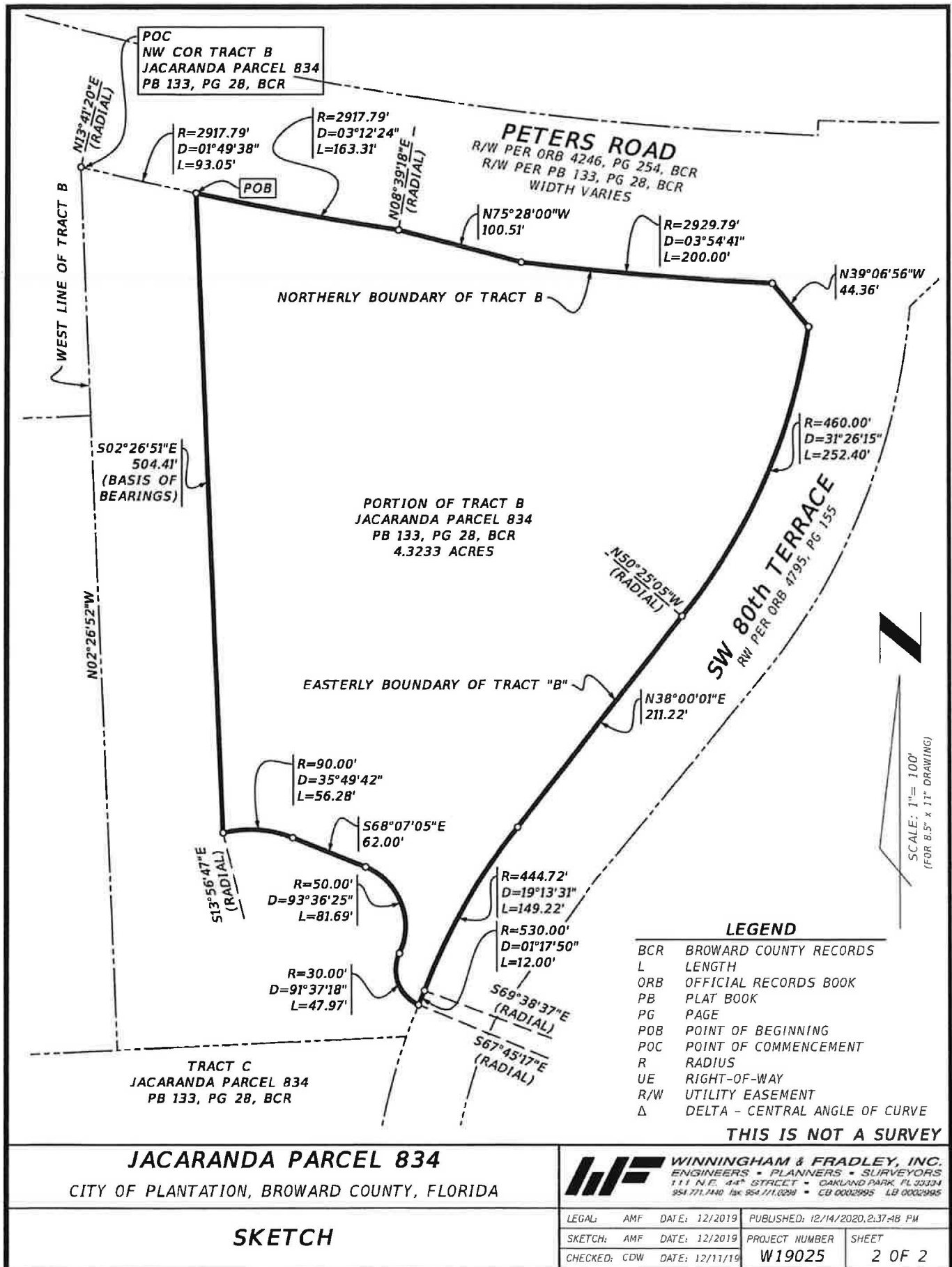


EXHIBIT "B"

LEGAL DESCRIPTION

A Non-Vehicular Access Line segment lying on the northerly boundary of TRACT B JACARANDA PARCEL 834 according to the Plat thereof as recorded in Plat Book 133 at Page 28 of the Public Records of Broward County, Florida described as follows:

BEGINNING at the Northwest (NW) corner of said TRACT B, being a point on a curve concave northerly, the radius point of said curve bears N 13°41'20" E, run easterly upon the arc of said curve to the left, having a radius of 2917.79 feet and a central angle of 05°02'02", for an arc distance of 255.35 feet to a non-tangent line;

thence run South 75°28'00" East (Basis of Bearings), 100.52 feet to a non-tangent curve concave northerly, the radius point of said curve bears North 06°41'56" East;

thence run easterly upon the arc of said curve to the left, having a radius of 2929.79 feet and a central angle of 03°54'41", for an arc distance of 200.00 feet to a non-tangent line;

thence run South 39°06'56" East, 44.36 feet to the POINT OF TERMINATION.

Said land situates, lying and being in the CITY OF PLANTATION, Broward County, Florida.

NOTES:

1. THIS SKETCH & LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE & SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
2. THIS SKETCH & LEGAL DESCRIPTION CONSISTS OF TWO (2) SHEETS & IS NOT COMPLETE WITHOUT ALL SHEETS.
3. THIS IS NOT A SURVEY.

PREPARED BY:

DAVID A. FRADLEY
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NUMBER 3458

DATE: _____

JACARANDA PARCEL 834

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

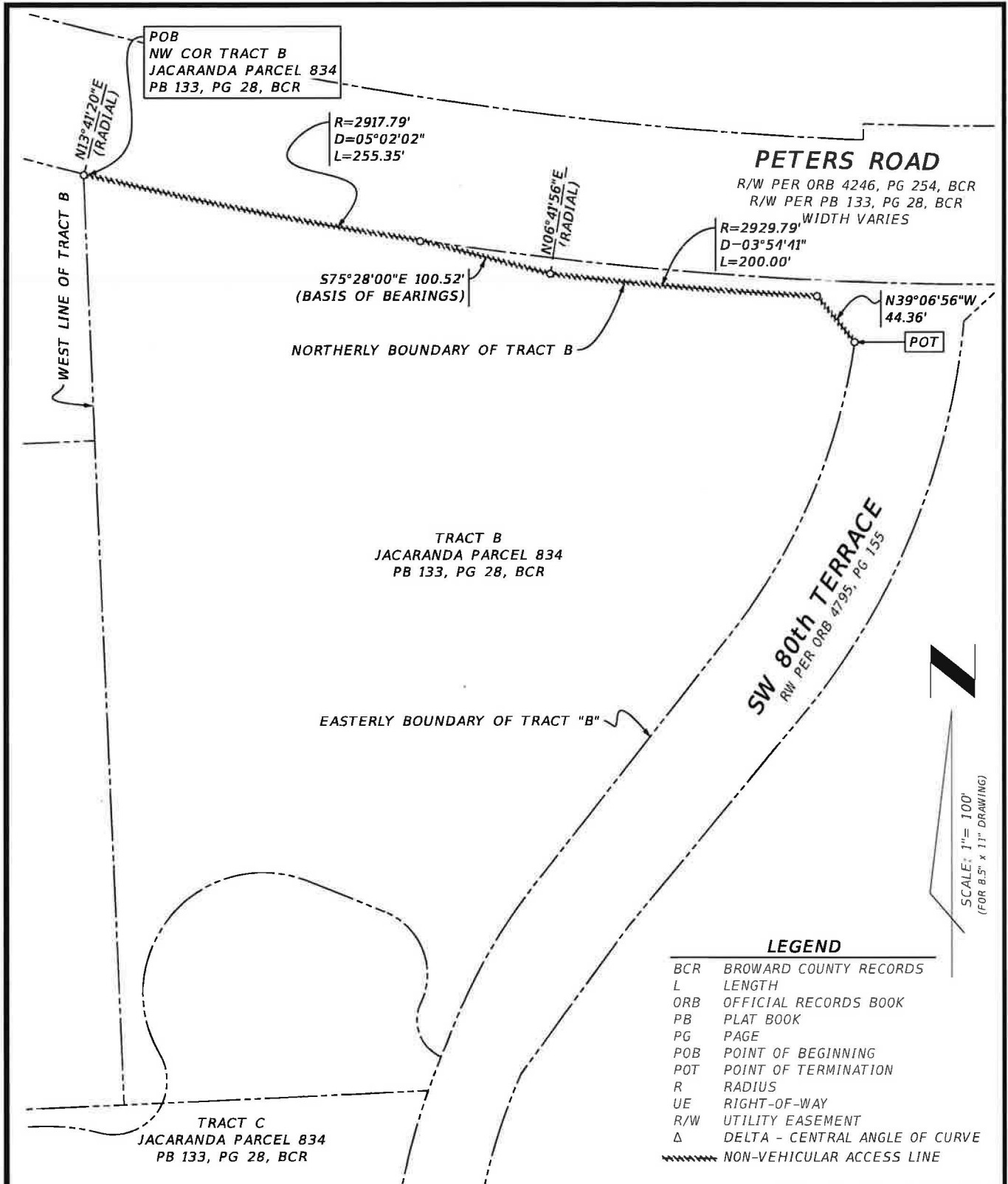


WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS
111 N.E. 44th STREET • OAKLAND PARK, FL 33334
954.771.7440 fax 954.771.0235 • EB 00002995 LG 00002995

LEGAL DESCRIPTION OF EXISTING NON-VEHICULAR ACCESS LINE

LEGAL:	AMF	DATE:	08/2021	PUBLISHED:	8/18/2021, 1:42:25 PM	
SKETCH:	AMF	DATE:	08/2021	PROJECT NUMBER	SHEET	
CHECKED:	DAF	DATE:	08/18/21	19033.01	1 OF 2	

EXHIBIT "B"



- LEGEND**
- BCR BROWARD COUNTY RECORDS
 - L LENGTH
 - ORB OFFICIAL RECORDS BOOK
 - PB PLAT BOOK
 - PG PAGE
 - POB POINT OF BEGINNING
 - POT POINT OF TERMINATION
 - R RADIUS
 - UE RIGHT-OF-WAY
 - R/W UTILITY EASEMENT
 - Δ DELTA - CENTRAL ANGLE OF CURVE
 - ~~~~~ NON-VEHICULAR ACCESS LINE

THIS IS NOT A SURVEY


JACARANDA PARCEL 834 CITY OF PLANTATION, BROWARD COUNTY, FLORIDA		 WINNINGHAM & FRADLEY, INC. ENGINEERS • PLANNERS • SURVEYORS <small>111 N.E. 44th STREET • OAKLAND PARK, FL 33334 954.771.7140 fax 954.771.0298 • EB 0002792 • LB 0002792</small>	
SKETCH OF EXISTING NON-VEHICULAR ACCESS LINE		LEGAL: AMF DATE: 08/2021 SKETCH: AMF DATE: 08/2021 CHECKED: DAF DATE: 08/2021	PUBLISHED: 8/18/2021, 1:42:32 PM PROJECT NUMBER SHEET 19033.01 2 OF 2

EXHIBIT "C"

LEGAL DESCRIPTION

Two (2) Non-Vehicular Access Line segments lying on the northerly boundary of TRACT B JACARANDA PARCEL 834 according to the Plat thereof as recorded in Plat Book 133 at Page 28 of the Public Records of Broward County, Florida described as follows:

BEGINNING at the Northwest (NW) corner of said TRACT B, being the POINT OF BEGINNING of segment No. 1 and a point on a curve concave northerly, the radius point of said curve bears N 13°41'20" E, run easterly upon the arc of said curve to the left, having a radius of 2917.79 feet and a central angle of 05°02'02", for an arc distance of 255.35 feet to a non-tangent line;

thence run South 75°28'00" East, 61.25 feet to the POINT OF TERMINATION #1 of segment No. 1. ;

thence run South 75°28'00" East, 39.26 feet to a non-tangent curve concave northerly, the radius point of said curve bears North 06°41'56" East;

thence run easterly upon the arc of said curve to the left, having a radius of 2929.79 feet and a central angle of 00°13'11", for an arc distance of 11.24 feet to a point of compound curvature of a tangent curve concave northerly and the POINT OF BEGINNING OF segment No. 2;

thence run easterly upon the arc of said curve to the left, having a radius of 2929.79 feet and a central angle of 03°41'29", for an arc distance of 188.76 feet to a non-tangent line;

thence run South 39°06'56" East, 44.36 feet to the POINT OF TERMINATION #2 of segment No. 2.

Said land situates, lying and being in the CITY OF PLANTATION, Broward County, Florida.

NOTES:

1. THIS SKETCH & LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE & SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
2. THIS SKETCH & LEGAL DESCRIPTION CONSISTS OF TWO (2) SHEETS & IS NOT COMPLETE WITHOUT ALL SHEETS.
3. THIS IS NOT A SURVEY.

PREPARED BY:

DAVID A. FRADLEY
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NUMBER 3458

DATE: _____

JACARANDA PARCEL 834

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

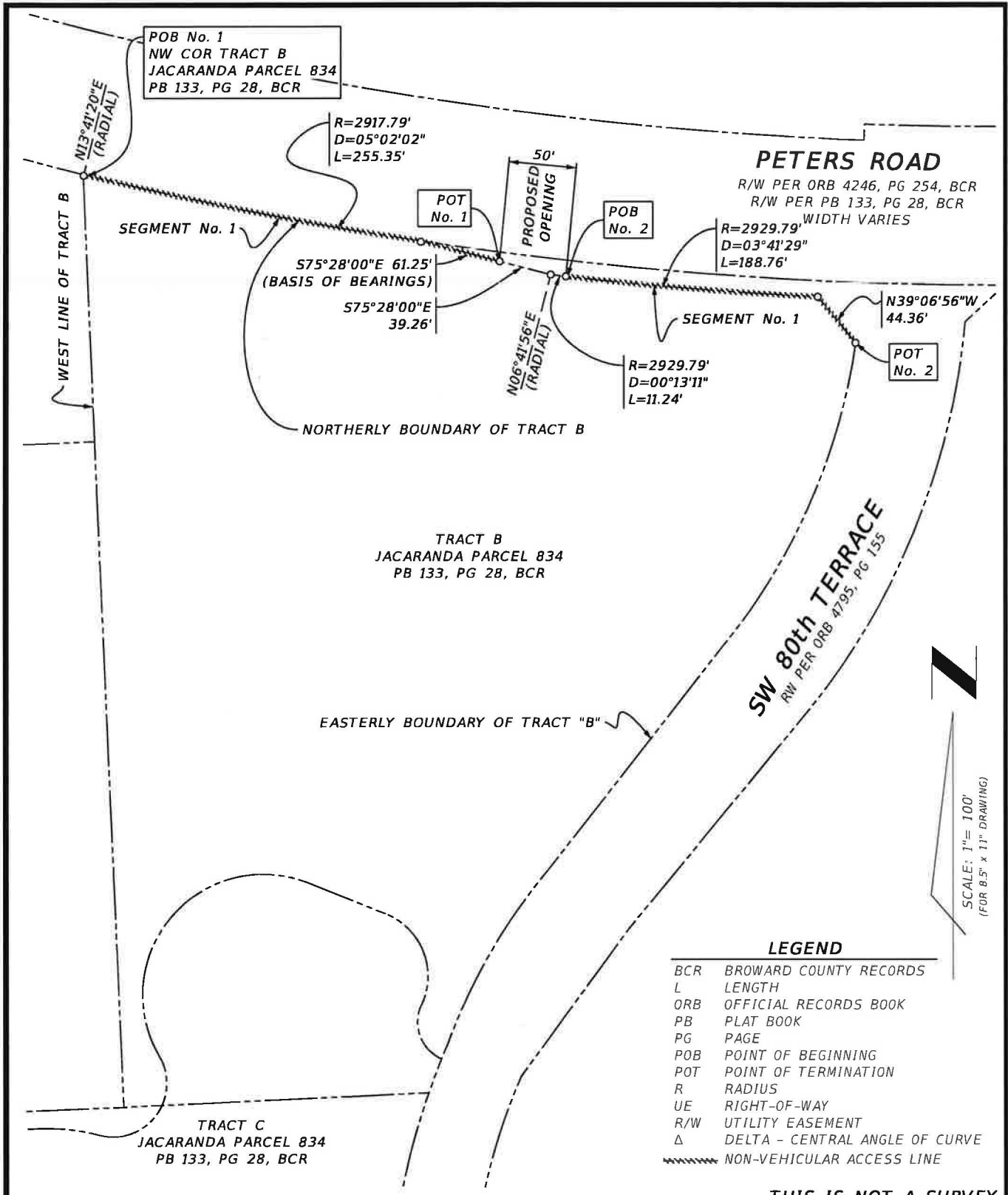


WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS
111 N.E. 44th STREET • OAKLAND PARK, FL 33334
954.771.7440 fax: 954.771.0298 • EB 0002995 LB 0002995

LEGAL DESCRIPTION OF PROPOSED NON-VEHICULAR ACCESS LINE

LEGAL: AMF	DATE: 08/2021	PUBLISHED: 8/18/2021, 2:20:35 PM	
SKETCH: AMF	DATE: 08/2021	PROJECT NUMBER	SHEET
CHECKED: DAF	DATE: 08/18/21	19033.01	1 OF 2

EXHIBIT "C"



LEGEND

BCR	BROWARD COUNTY RECORDS
L	LENGTH
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
POB	POINT OF BEGINNING
POT	POINT OF TERMINATION
R	RADIUS
UE	RIGHT-OF-WAY
R/W	UTILITY EASEMENT
Δ	DELTA - CENTRAL ANGLE OF CURVE
	NON-VEHICULAR ACCESS LINE

THIS IS NOT A SURVEY

JACARANDA PARCEL 834
CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

**LEGAL DESCRIPTION OF PROPOSED
NON-VEHICULAR ACCESS LINE**

		WINNINGHAM & FRADLEY, INC. ENGINEERS • PLANNERS • SURVEYORS 711 N.E. 44th Street • OAKLAND PARK, FL 33334 954/771-7440 fax 954/771-0296 • EB 00029995 LB 00029995			
LEGAL:	AMF	DATE:	08/2021	PUBLISHED:	8/18/2021, 2:20:43 PM
SKETCH:	AMF	DATE:	08/2021	PROJECT NUMBER	SHEET
CHECKED:	DAF	DATE:	08/2021	19033.01	2 OF 2