

Application Number 047-MP-01

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:	
<b>ROADWAY RELATED</b> 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	<b>NON-ROADWAY RELATED</b> 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 <b>black ink</b> .	

Project Information			
Plat/Site Plan Name <b>WUJCEAK</b>			
Plat/Site Number <b>047-MP-01</b>	Plat Book - Page (if recorded) <b>174-23</b>		
Owner/Applicant/Petitioner Name <b>WILTON ANDREWS OFFICE, LLC</b>			
Address <b>1840 SE 1ST AVE</b>	City <b>FORT LAUDERDALE</b>	State <b>FL</b>	Zip <b>33316</b>
Phone <b>954-233-0719</b>	Email <b>MICHAEL@TITNDEV.COM</b>		
Agent for Owner/Applicant/Petitioner <b>TITN DEVELOPMENT</b>		Contact Person <b>MICHAEL GOVERN</b>	
Address <b>1840 SE 1ST AVE</b>	City <b>FORT LAUDERDALE</b>	State <b>FL</b>	Zip <b>33316</b>
Phone <b>9546389335</b>	Email <b>MICHAEL@TITNDEV.COM</b>		
Folio(s) <b>4942 27 56 0010</b>			
Location <b>WEST</b> side of <b>ANDREWS AVE</b> al/between/and <b>NW 20TH STREET</b> and/of <b>NW 17TH CT</b> <small>north side/corner north street name 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

MONICA RANDINO (PLANNING) AND DG McGUIRE (TRAFFIC) AUGUST 2020

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

REVISION to the existing NVAZ TO ALLOW FOR A 25' opening FOR RIGHT TURNS INTO THE SUBJECT PROPERTY FROM ANDREWS AVENUE AS WELL AS REDUCE THE NVAZ ALONG THE NORTHERNMOST PROPERTY LINE FROM 30' to 40'

### 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]* 8/18/2020  
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 18 day of AUGUST, 2020, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

Sarah moreo  
Name of Notary Typed, Printed or Stamped

*[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

NVAL

Application Date <u>10/19/2020</u>	Acceptance Date <u>10/19/2020</u>	Fee <u>\$2,410.00</u>
Comments Due <u>11/9/2020</u>	Report Due <u>11/20/2020</u>	CC Meeting Date <u>T.B.D.</u>

Adjacent City or Cities  
None

Plats       Site Plans       City Letter       FDOT Letter

Other: Narrative, sketches

Distribute To  
 Engineering       Traffic Engineering       Mass Transit

Other:

Comments

Received By  
*M. Landino*



Broward County Planning and Development Management Division  
1 N University Drive #102  
Plantation, FL 33324

October 9, 2020

RE: NVAL REVISION

Wilton Andrews Office, LLC  
Parcel ID: 4942 27 56 0010  
Legal Description: WUJCEAK 174-23 B PARCEL A

**PROPOSED REVISION TO NVAL**

PROPOSAL TO AMEND THE EXISTING NON-VEHICULAR ACCESS LINE ON THE SUBJECT PARCEL AT TWO LOCATIONS. FIRST IS TO ALLOW FOR ONE 25' OPENING FOR RIGHT TURNS INTO THE SUBJECT PARCEL OFF OF ANDREWS AVENUE. THE 25' OPENING BEGINS 38.56 FEET NORTH FROM THE SOUTHEAST CORNER OF THE SAID PARCEL. SECOND IS TO REDUCE THE NVAL ALONG THE NORTH LINE OF THE PARCEL FROM 50' AS CURRENTLY SHOWN TO 40' TO ALLOW FOR EGRESS ONLY ONTO NW 20<sup>th</sup> STREET

RESPECTFULLY YOURS,

A handwritten signature in black ink, appearing to read "Michael Govern".

Michael Govern  
Titn Development  
(954) 638-9335





947 Clint Moore Road  
Boca Raton, Florida 33487

Tel: (561) 241-9988  
Fax: (561) 241-5182

**SKETCH AND LEGAL DESCRIPTION  
(NOT A SURVEY)**

**WUJCEAK - EXHIBIT B - EXISTING NON-VEHICULAR ACCESS LINE**

**LEGAL DESCRIPTION**

A NON-VEHICULAR ACCESS LINE LYING ON THE EXTERIOR BOUNDARY OF PARCEL A, "WUJCEAK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 174, PAGES 23 AND 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL A; THENCE NORTH 00° 48'45" WEST, ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 131.30 FEET; THENCE NORTH 46° 26'15" WEST, ALONG THE NORTHEAST LINE OF SAID PARCEL A, A DISTANCE OF 41.96 FEET; THENCE SOUTH 87° 56'15" WEST, ALONG THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 50.00 FEET TO THE POINT OF TERMINATION.

SAID LINE LYING IN THE CITY OF WILTON MANORS, BROWARD COUNTY, FLORIDA.

**NOTES**


1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS MADE IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION.
3. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 00° 48'45" WEST, ALONG THE WEST LINE OF SAID PARCEL A.

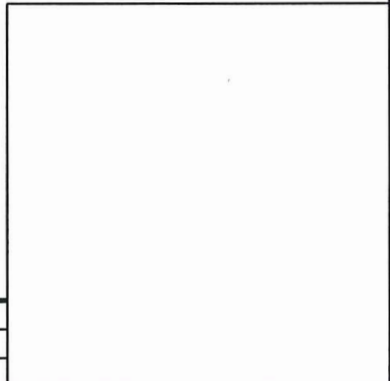
**ABBREVIATIONS**

- B.C.R. = BROWARD COUNTY RECORDS
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- O.R.B. = OFFICIAL RECORDS BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.T. = POINT OF TERMINATION
- P.B. = PLAT BOOK
- PG. = PAGE
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- R/W = RIGHT-OF-WAY
- U.E. = UTILITY EASEMENT

**CERTIFICATION**

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

  
-----  
JEFF S. HODAPP  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111



Project Name:	WUJCEAK	DATE:	7/27/2020
JOB NO.	19186	DWG BY:	JSH
		CK'D By:	GY
			SHEET 1 OF 2

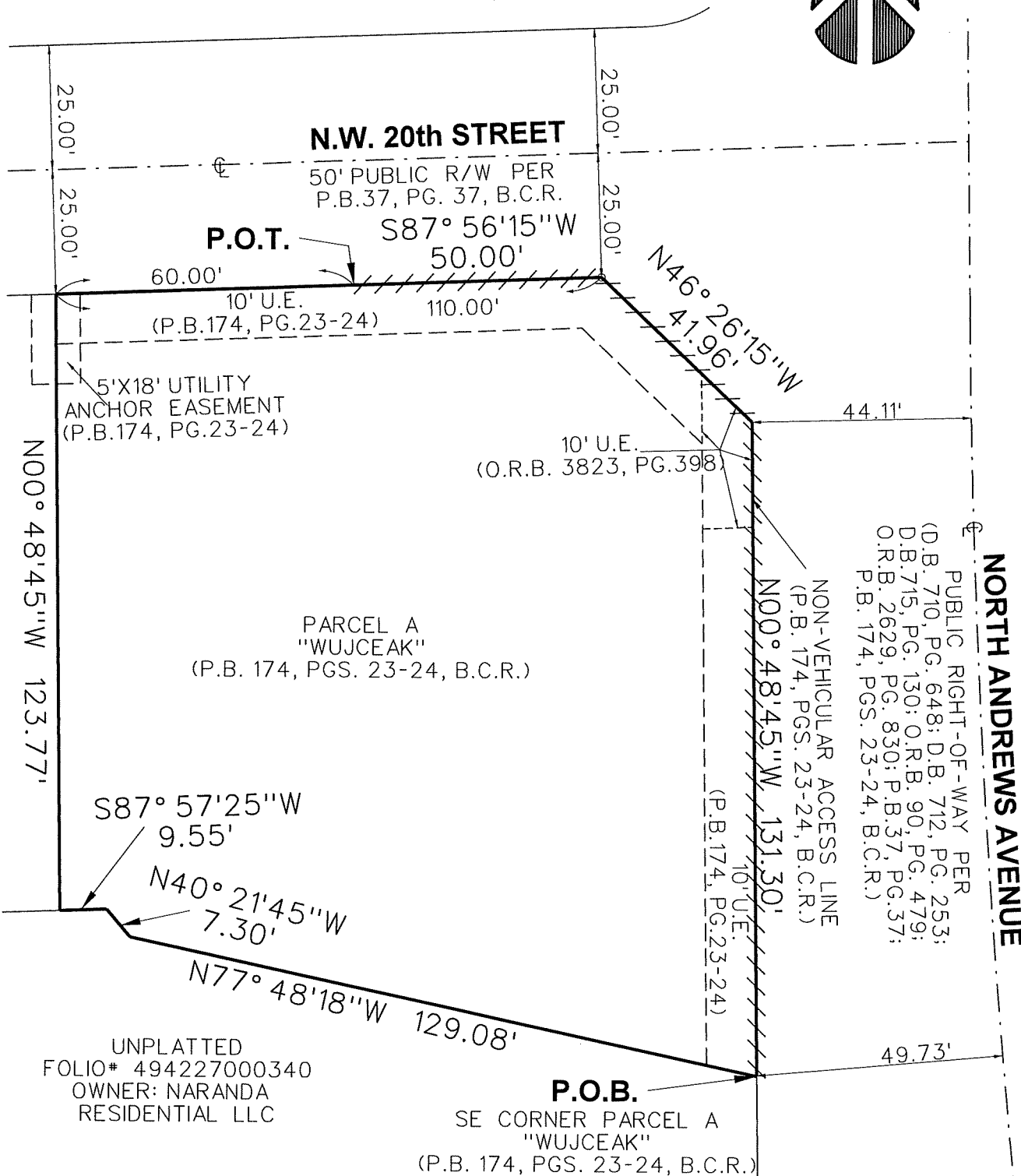
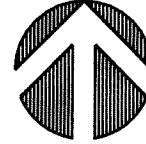
# PERIMETER

947 Clint Moore Road  
Boca Raton, Florida 33487

SURVEYING & MAPPING  
Certificate of Authorization No. LB7264

Tel: (561) 241-9988  
Fax: (561) 241-5182

## SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)



JOB NO.	19186	Project Name:	WUJCEAK	DWG BY:	JSH	SCALE:	1"=30'
				CK'D By:	GY	DATE:	7/27/2020
							SHEET 2 OF 2



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**SKETCH AND LEGAL DESCRIPTION  
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**WUJCEAK - EXHIBIT C - PROPOSED NON-VEHICULAR ACCESS LINE**

**LEGAL DESCRIPTION**

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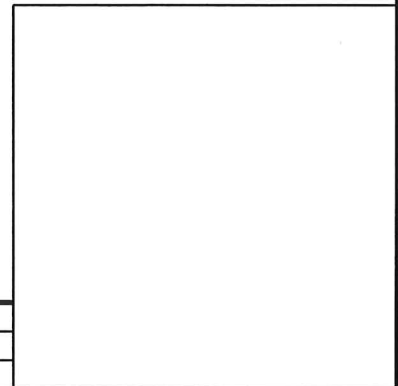
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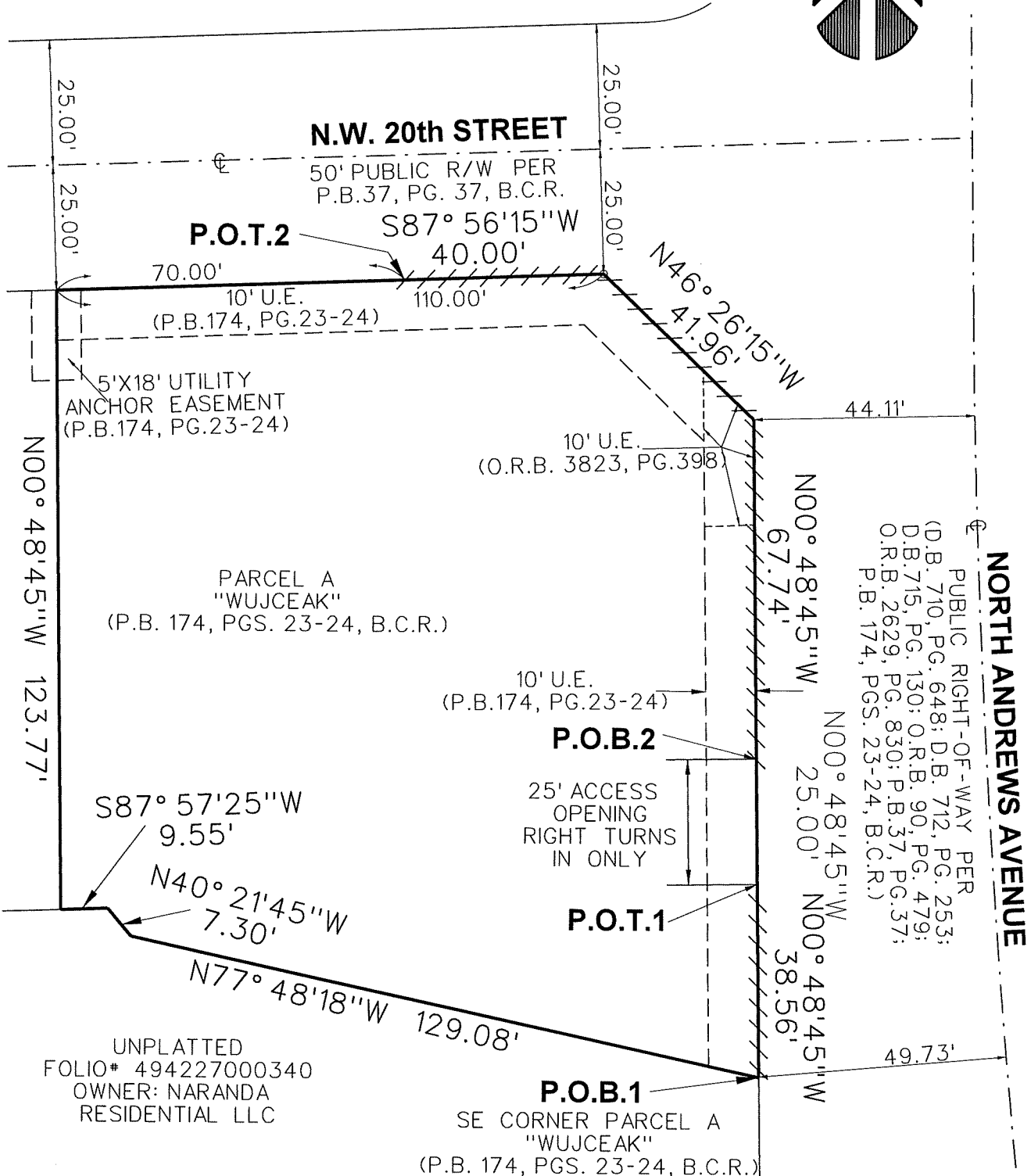
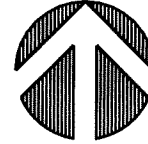
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