



Application Number 003-MP-06

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 Maimonides Day School Campus Two Plat			
Plat/Site Number 003-MP-06	Plat Book - Page (if recorded) 176/116		
Owner/Applicant/Petitioner Name Maimonides-Shalom Academy, Inc.			
Address 5300 SW 40 Avenue	City Dania Beach	State FL	Zip 33314
Phone (954) 989-6886	Email ehagler@brauser.us		
Agent for Owner/Applicant/Petitioner Greenspoon Marder LLP		Contact Person Shane Zalonis	
Address 200 E. Broward Boulevard, Suite 1800	City Fort Lauderdale	State FL	Zip 33301
Phone (954) 527-6258	Email shane.zalonis@gmlaw.com		
Folio(s) 504231260010			
Location NE corner side of SW 40th Ave at/between/and SW 53rd Avenue and/of _____ <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).

1 A and 1B

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):

The Applicant is requesting an amendment to the nonvehicular access line to change the turning movements allowed at the two approved 50 foot openings on the plat in order to improve traffic circulation. The changes requested are as follows:

From:

A 50-foot opening with centerline located approximately 90 feet south of the north plat limits. This opening is restricted to OUT only.

A 50-foot opening located at the south plat limits. This opening is restricted to IN only.

To:

A 50-foot opening with centerline located approximately 90 feet south of the north plat limits restricted to right turns only.

A 50-foot opening located at the south plat limits. This opening is restricted to right turns in only and emergency use only.

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.

Shou Z
Owner/Agent Signature

2/2/2021
Date

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 2 day of February, 2021, who is personally known to me | has produced _____ as identification.

Kim Nicole Santiago
Name of Notary Typed, Printed or Stamped

Kim Nicole Santiago
Signature of Notary Public - State of Florida



Kim Nicole Santiago
Comm. # GG939792
Expires: Feb. 23, 2024
Bonded Thru Aeron Notary

Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type/Title of Request

NVAL Revision

Application Date 02/02/2021	Acceptance Date 04/06/21	Fee \$2,410
Comments Due 04/26/202	Report Due 06/18/2021	CC Meeting Date 08/17/2021

Adjacent City or Cities
City of Hollywood

Plats Site Plans City Letter FDOT Letter

Other: Narrative, NVAL sketches, Opinion of Title

Distribute To
 Engineering Traffic Engineering Mass Transit

Other:

Comments

N/A

Received By

Diego Penaloza, Senior Planner



Shane Zalonis, Legal Assistant
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.6258
Direct Fax: 954.333.4176
Email: shane.zalonis@gmlaw.com

January 19, 2021

VIA FEDERAL EXPRESS

Ms. Josie Sesodia, AICP, Director
Broward County
Planning & Development Management Division
1 N. University Drive, Suite #102A
Plantation, FL 33324

Re: Maimonides-Shalom Academy, Inc. – NVAL Amendment Application

Dear Josie:

Our client, Maimonides-Shalom Academy, Inc. ("Applicant"), is proposing a non-vehicular access line ("NVAL") amendment to the enclosed Maimonides Day School Campus Two Plat (003-MP-06), originally approved by the Broward County Board of County Commissioners on August 15, 2006 and recorded in Plat Book 176, Page 116. The Applicant is requesting an amendment to the nonvehicular access line to change the turning movements allowed at the two approved 50 foot openings on the plat in order to improve traffic circulation. The changes requested are as follows:

The proposed changes to the NVAL are as follows:

From:

A 50-foot opening with centerline located approximately 90 feet south of the north plat limits. This opening is restricted to OUT only.

A 50-foot opening located at the south plat limits. This opening is restricted to IN only.

To:

A 50-foot opening with centerline located approximately 90 feet south of the north plat limits restricted to right turns only.

A 50-foot opening located at the south plat limits. This opening is restricted to right turns in only and emergency use only.

Re: Maimonides-Shalom Academy, Inc. – NVAL Amendment Application
January 19, 2021
Page No. 2 of 2

Please let me know if you need any additional information regarding this request.

Sincerely,

GREENSPOON MARDER LLP

Shane Zalonis

Shane Zalonis
Legal Assistant

Exhibit B

ACCURATE LAND SURVEYORS, INC.

1150 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA 33060

L.B. #3635

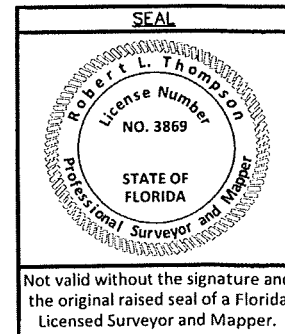
SHEET 1 OF 2

TEL. (954) 782-1441
FAX. (954) 782-1442

EXISTING NON-VEHICULAR ACCESS LINE DESCRIPTION:

Non-vehicular access line as shown on the plat of MAIMONIDES DAY SCHOOL CAMPUS TWO, according to the Plat thereof as recorded in Plat Book 176, Pages 116 and 117, of the Public Records of Broward County, Florida, said line being more particularly described as follows;

Beginning at the Northwest corner of the aforementioned MAIMONIDES DAY SCHOOL CAMPUS TWO, thence South 07°36'37" West (basis of bearing) along the West line of MAIMONIDES DAY SCHOOL CAMPUS TWO, a distance of 90 feet to the Point of Terminus of the aforementioned non-vehicular access line being the Point of Beginning of a 50 foot opening restricted to egress only; thence continue South 07°36'37" West along the aforementioned West line, a distance of 50 feet to the Point of Terminus of the aforementioned 50 foot opening being the Point of Beginning of a the continuation of the aforementioned non-vehicular access line; thence continue South 07°36'37" West, along the aforementioned West line, a distance of 311.95 feet to a point hereinafter known as reference point "A" being the Point of beginning of a 51.62 foot opening restricted to ingress only; thence continue South 07°36'37" West, along the aforementioned West line a distance of 51.62 feet to the Point of Terminus of the aforementioned 51.62 foot opening being the Southwest corner of the aforementioned plat; thence from the aforementioned Reference Point "A"; South 82°23'23" East, a distance of 12.00 feet to the Point of Terminus of the aforementioned non-vehicular access line.



CERTIFICATION:

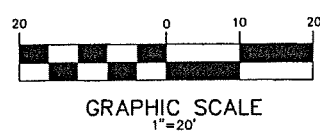
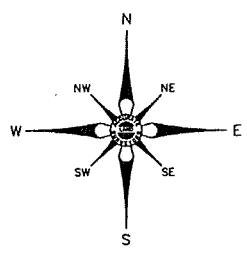
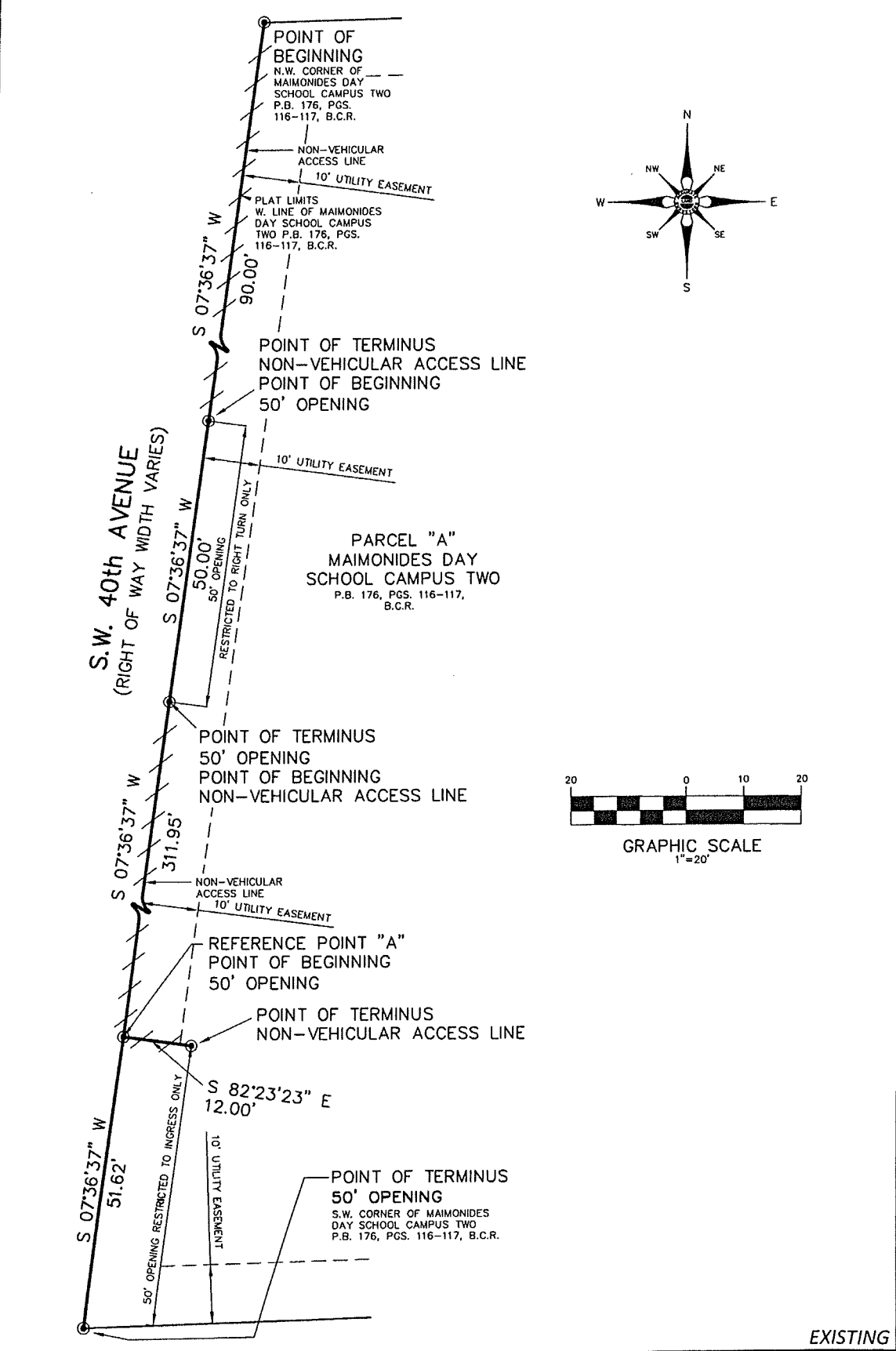
This is to certify that this sketch was made under my responsible charge and is accurate and correct to the best of my knowledge and belief and does not constitute a field survey as such. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

Robert L. Thompson 1-18-2021

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

EXISTING

ORIGINAL DATE OF SKETCH 01-18-2021	DRAWN BY MLW	CHECKED BY MLW	FIELD BOOK 20-2827	SCALE 1" = 20'	SKETCH NUMBER SU-20-2827
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EXISTING

ORIGINAL DATE OF SKETCH 01-18-2021	DRAWN BY MLW	CHECKED BY MLW	FIELD BOOK 20-2827	SCALE 1"= 20'	SKETCH NUMBER SU-20-2827
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Exhibit C

1150 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA 33060

ACCURATE LAND SURVEYORS, INC.
L.B. #3635

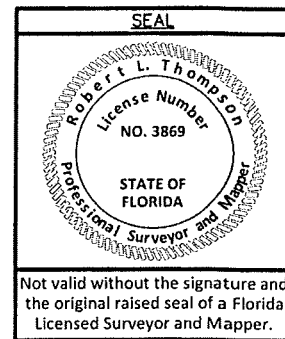
SHEET 1 OF 2

TEL. (954) 782-1441
FAX. (954) 782-1442

PROPOSED NON-VEHICULAR ACCESS LINE DESCRIPTION:

Non-vehicular access line as shown on the plat of MAIMONIDES DAY SCHOOL CAMPUS TWO, according to the Plat thereof as recorded in Plat Book 176, Pages 116 and 117, of the Public Records of Broward County, Florida, said line being more particularly described as follows;

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CERTIFICATION:

This is to certify that this sketch was made under my responsible charge and is accurate and correct to the best of my knowledge and belief and does not constitute a field survey as such. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

Robert L. Thompson 1-18-2021

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ORIGINAL DATE OF SKETCH 01-18-2021	DRAWN BY MLW	CHECKED BY MLW	FIELD BOOK 20-2827	SCALE 1" = 20'	SKETCH NUMBER SU-20-2827
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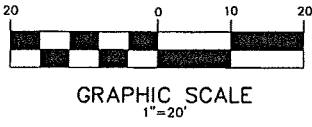
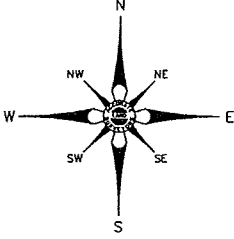
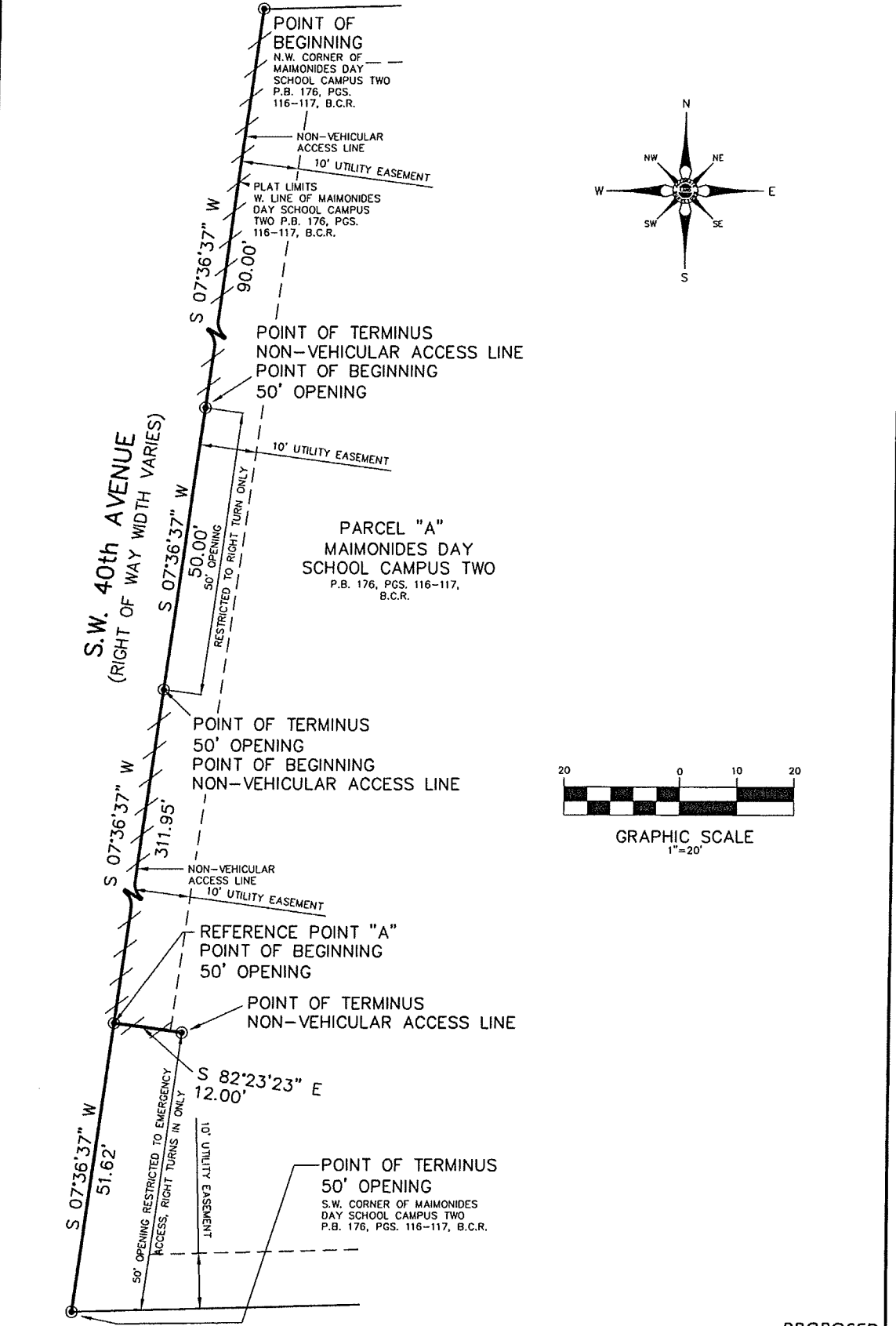
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POMPANO BEACH, FLORIDA 33060

L.B. #3635

SHEET 2 OF 2

TEL. (954) 782-1441
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PROPOSED

ORIGINAL DATE OF SKETCH 01-18-2021	DRAWN BY MLW	CHECKED BY MLW	FIELD BOOK 20-2827	SCALE 1" = 20'	SKETCH NUMBER SU-20-2827
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