



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102A · Plantation, FL 33324 · T: 954-357-6634 · F: 954-357-6521 · Broward.org/Planning

Application Number N/A

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 LAKE RIDGE ADDITION (SEE NARRATIVE FOR ADDITIONAL PLAT INFORMATION)			
Plat/Site Number	Plat Book - Page (if recorded) 34-14		
Owner/Applicant/Petitioner Name PMG AIRPORT, LLC			
Address 210 71st STREET	City MIAMI BEACH	State FL	Zip 33141
Phone (305) 864-8885	Email HIAM@ELYSEEINC.COM		
Agent for Owner/Applicant/Petitioner McLAUGHLIN ENGINEERING CO.		Contact Person Jim McLaughlin / Jason Crush, Esq.	
Address 1700 N.W. 64th Street, Suite 400	City Fort Lauderdale	State FL	Zip 33309
Phone (954) 763-7611	Email Jim@MECO400.com		
Folio(s) 4942 35 23 0190			
Location West side of Federal Highway a/between/and Sunrise Boulevard and/of N.E. 13th Street <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 Pre-application 5-12-23 (145-MP-82)	
Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary): SEE NARRATIVE ATTACHED.	

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 Urban Planning 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 Urban Planning Division 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] July 19th, 2023
 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 19th day of July, 2023, who is personally known to me | has produced _____ as identification.

DIANA L. DONAHOE *[Signature]*
 Name of Notary Typed, Printed or Stamped Signature of Notary Public - State of Florida

NOTARY PUBLIC
 DIANA L. DONAHOE
 MY COMMISSION # HH 134824
 EXPIRES: August 2, 2025
 Bonded Thru Notary Public Underwriters

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

For Office Use Only

Application Type/Title of Request: NVAL application

Application Date: <u>8/11/23</u>	Acceptance Date: <u>8/25/23</u>	Fee: <u>FEES SATISFIED</u>
Comments Due	Report Due: <u>TBD</u>	CC Meeting Date: <u>TBD</u>
Adjacent City or Cities: <u>NONE</u>		

Plats
 Site Plans
 City Letter
 FDOT Letter

Other: SURVEY, LOCATION SKETCHES

Engineering
 Traffic Engineering
 Mass Transit

Other:

Comments

Received By: KARINA DE LUZ & HW CLARKE



May 21st 2024

NARRATIVE
NON-VEHICULAR ACCESS AMENDMENTS
GATEWAY MIXED-USE DEVELOPMENT
1101 N. FEDERAL HIGHWAY
ADJACENT TO VILLAGE SHOPPES (118-27)
ADJACENT TO A PORTION OF LAKE PARK UNIT 1 (23-36)
ADJACENT TO A PORTION OF LAKE RIDGE ADDITION (34-14)

Broward County Resilient Environment Department
Ms. Josie Sesodia, Director
1 N. University Drive, Suite 102A, Plantation, FL 33324

Dear Ms. Sesodia,

This is a request to modify the Non-Vehicular Line on the East property line - across the most Southerly plat of VILLAGE SHOPPES and create a Non-Vehicular Access Line across portions of the next two plat to the North. The Northerly plats were recorded before there was a requirement for Non-Vehicular Access Lines on plats. The request will allow consistency across the proposed mixed use project and its ownership, in accordance with new Site Plan. The plats shall have a non vehicular access line along Federal Highway, except for the Openings described below:

- 1) VILLAGE SHOPPES (118-27): Existing: 35-foot opening (restricted to right turns only) 82.5 feet North of the South line. Request: A 30-foot Opening with centerline located approximately 34 feet North of the South plat limits. Restricted to Right Turns Only.
- 2) LAKE PARK UNIT 1 (23/36): Existing: None.
- 3) Request: A 50-foot Opening with centerline located approximately 40 feet North of the South plat limits. Restricted to Right Turns In, Left Turns In and Right Turns Out Only.
Eight (8) feet of a shared 20-foot opening located at the North plat limits. Restricted to Right Turns Out Only.
- 4) LAKE RIDGE ADDITION (34/14): Existing: None.
Request: Twelve (12) feet of a shared 20-foot opening located at the South plat limits. Restricted to Right Turns Out Only.

The above configuration is shown on the attached Exhibit "C"'s.
These Opening have been accepted by the Florida Department of Transportation and Broward County Highway Construction and Engineering Division.

Prepared By:
James McLaughlin, PSM
Control Point Associates, FL, LLC

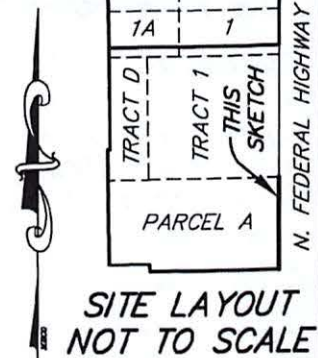


McLAUGHLIN ENGINEERING COMPANY LB 285
A DIVISION OF CONTROL POINT ASSOCIATES, INC. LB 8137

CUTTING EDGE SURVEYING * PLATTING * LAND PLANNING
 1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
 PHONE: (954) 763-7611 * EMAIL: JHADDIX@CPASURVEY.COM



EXHIBIT "B"
SKETCH AND DESCRIPTION
EXISTING NON-VEHICULAR ACCESS LINE
1101 N. FEDERAL HIGHWAY
SHEET 1 OF 2 SHEETS



LEGAL DESCRIPTION:

The West Right-of-Way Line of North Federal Highway – U.S. #1 (137.00' right-of-way), adjacent to Parcel "A", VILLAGE SHOPPES, according to the plat thereof, as recorded in Plat Book 118, Page 27, of the public records of Broward County, Florida, more fully described as follows:

Beginning (1) at the Southeast corner of said Parcel "A", being the Beginning of a Non-Vehicular Access Line; thence North 00°00' 00" East, on the East line of said Parcel "A", being the Westerly right-of-way line of said North Federal Highway – U.S. #1, a distance of 82.50 feet to the Point of Termination (1) of said Non-Vehicular Access Line, and to the Point of Beginning (2) of a 35.00 foot Access Opening (Restricted to Right Turns Only); thence continuing North 00°00'00" East, across said 35.00 foot Access Opening (Restricted to Right Turns Only) on said West right-of-way line, a distance of 35.00 feet to the Point of Termination (2) of said 35.00 foot Access Opening (Restricted to Right Turns Only) and the Point of Beginning (3) of a Non-Vehicular Access Line; thence continuing North 00°00'00" East, on said West right-of-way line, a distance of 82.50 feet to the Northeast corner of said Parcel "A", being Point of Termination (3) of herein described Non-Vehicular Access Line and to the end of herin described line.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 19th day of July, 2023.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the West right of way line of North Federal Highway as North 00°00'00" East.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida

FIELD BOOK NO. _____ TOTAL

DRAWN BY: JMMjr

JOB ORDER NO. V-7601

CHECKED BY: _____

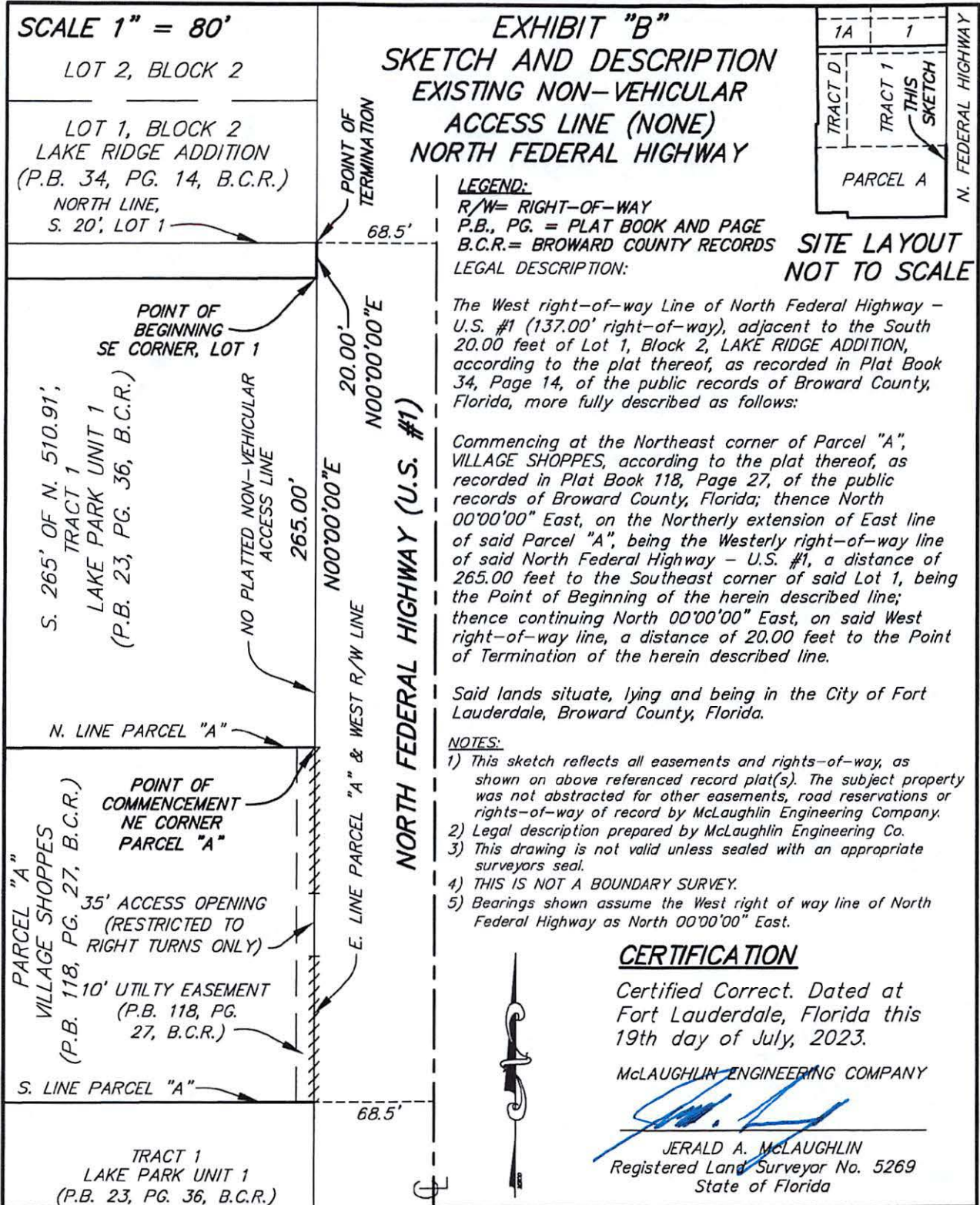
REF. DWG.: 00-3-140

C: \JMMjr\2022\V7601 (NVAL)



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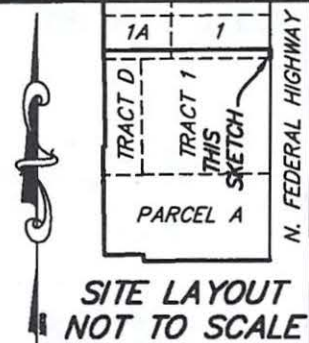
APPLICATION 3 OF 3
 DRAWN BY: JMMjr
 CHECKED BY: _____
 C: \JMMjr\2022\V7601 (NVAL)



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EXHIBIT "C"
SKETCH AND DESCRIPTION
NEW NON-VEHICULAR ACCESS LINE
1133-1165 N. FEDERAL HIGHWAY
SHEET 1 OF 2 SHEETS



LEGAL DESCRIPTION:

The West right-of-way Line of North Federal Highway – U.S. #1 (137.00' right-of-way), adjacent to the South 20.00 feet of Lot 1, Block 2, LAKE RIDGE ADDITION, according to the plat thereof, as recorded in Plat Book 34, Page 14, of the public records of Broward County, Florida, more fully described as follows:

Commencing (1) at the Northeast corner of Parcel "A", VILLAGE SHOPPES, according to the plat thereof, as recorded in Plat Book 118, Page 27, of the public records of Broward County, Florida; thence North 00°00'00" East, on the East line of the Northerly extension of said Parcel "A", being the Westerly right-of-way line of said North Federal Highway – U.S. #1, a distance of 265.00 feet to the Point of Beginning (1) of the North 12.00 feet of a shared 20.00 foot Access Opening (Restricted to Right Turns Out Only); thence continuing North 00°00'00" East, across said North 12.00 feet of a shared 20.00 foot Access Opening (Restricted to Right Turns Out Only) on said West right-of-way line, a distance of 12.00 feet to the Point of Termination (1) of said North 12.00 feet of a shared 20.00 foot Access Opening (Restricted to Right Turns Out Only) and the Point of Beginning (2) of a Non-Vehicular Access Line; thence continuing North 00°00'00" East, on said West right-of-way line, a distance of 8.00 feet; to the Point of Termination (2) of said Non-Vehicular Access Line and to the end of herein described line.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 19th day of July, 2023.
 Revised this 8th day of March, 2024.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the West right of way line of North Federal Highway as North 00°00'00" East.

McLAUGHLIN ENGINEERING COMPANY
 A DIVISION OF CONTROL POINT ASSOCIATES, INC.

JAMES M. McLAUGHLIN JR
 Registered Land Surveyor No. LS4497
 State of Florida

APPLICATION 1 OF 3

FIELD BOOK NO. _____

DRAWN BY: JMMjr _____

JOB ORDER NO. V-7601 _____

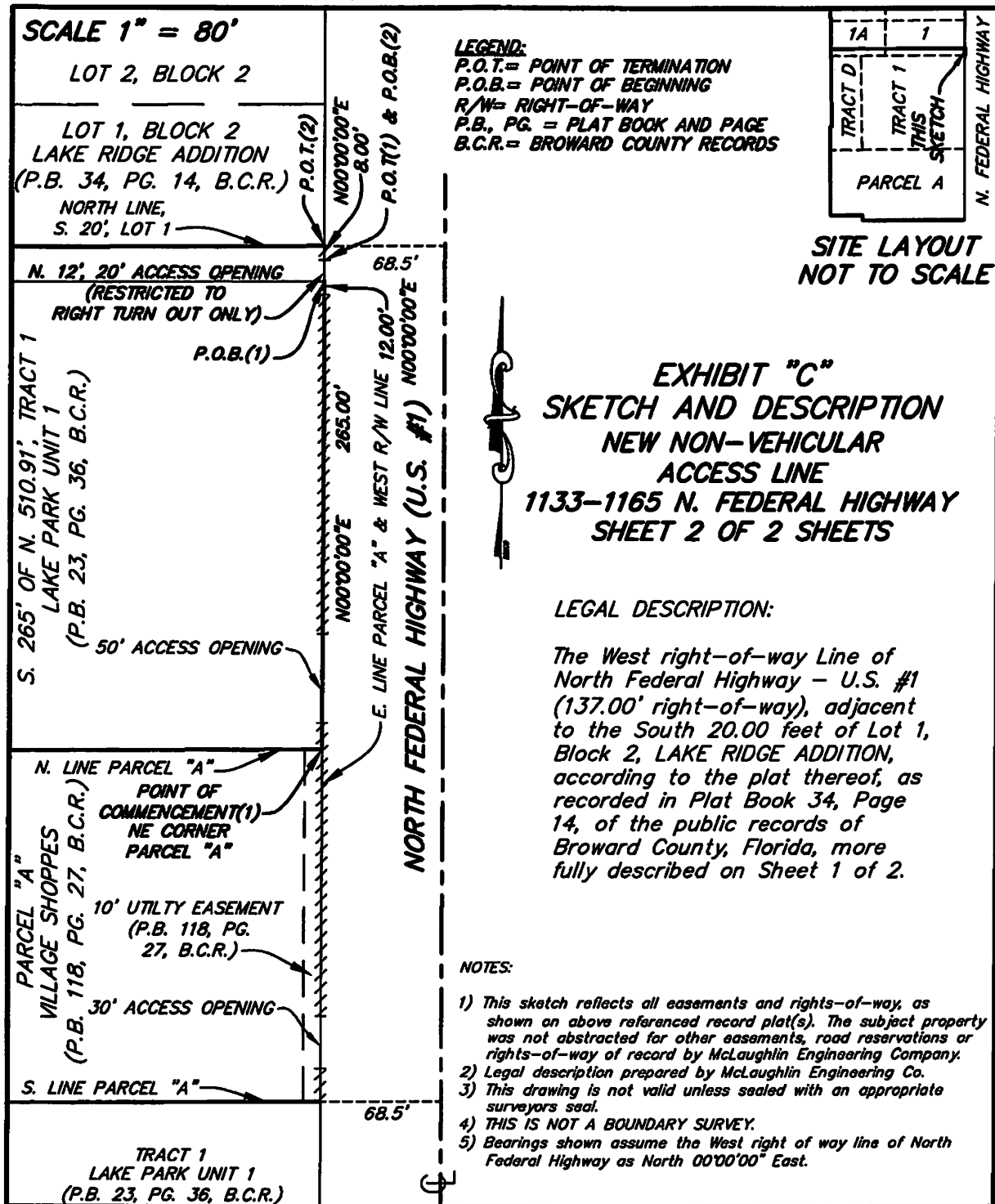
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APPLICATION 1 OF 3

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