



Application Number _____

1 N. University Drive, Box 102A · Plantation, FL 33324 · T: 954-357-6634 · 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 <ol style="list-style-type: none"> 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 <ol style="list-style-type: none"> 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 Las Olas Del Mar I			
Plat/Site Number 114-MP-89	Plat Book - Page (if recorded) 147-20		
Owner/Applicant/Petitioner Name City of Fort Lauderdale			
Address 200 E. Las Olas Circle	City Fort Lauderdale	State FL	Zip 33316
Phone 954-828-5758	Email GChavarria@fortlauderdale.gov		
Agent for Owner/Applicant/Petitioner Gregory Chavarria, City Manager		Contact Person Ben Rogers, Director	
Address 100 N. Andrews Avenue	City Fort Lauderdale	State FL	Zip 33301
Phone 954-828-5758	Email GChavarria@fortlauderdale.gov		
Folio(s) 504212340010			
Location North side of E. Las Olas Blvd. at/between/and Las Olas Circle and/of Birch Road <small><i>north side/corner north street name street name / side/corner street name</i></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

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

Amendment to nonvehicular access lines to correspond to an approved site plan for a marina development

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 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:

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 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.


Greg Czerniwa (Jul 21, 2023 03:40 EDT)
Owner/Agent Signature

Jul 21, 2023

Date

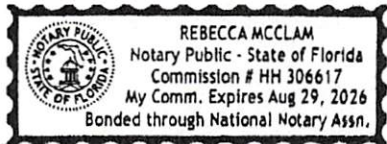
NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 21ST day of July, 2023, who is personally known to me | has produced _____ as identification.

Rebecca McClam
Name of Notary Typed, Printed or Stamped


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

NIA Application

Application Date

3/25/24

Acceptance Date

3/25/24

Fee

\$ 2,410.00

Comments Due

4/15/2024

Report Due

TBD

CC Meeting Date

TBD

Adjacent City or Cities

N/A

Plats

Site Plans

City Letter

FDOT Letter

Other:

Survey

Distribute To

Engineering

Traffic Engineering

Mass Transit

Other:

Comments

Received By

Diego Penabazca

March 4, 2024
Updated April 15, 2024

VIA FedEx (JSesodia@broward.org)

Josie P. Sesodia, Director
Broward County Urban Planning Division
One North University Drive, Suite 102-A
Plantation, FL 33324

RE: NVAL Amendment for the Las Olas Del Mar I Plat, Plat Book 147, Page 20 B.C.R. ("Plat")

Dear Ms. Sesodia:

Please let this letter serve as our narrative explanation for the NVAL amendment application for the Plat.

The City of Fort Lauderdale ("Owner") is the owner of the property subject to the Plat. The Plat is generally located at 151/200 East Las Olas Circle, Fort Lauderdale, FL 33316, which is on the northwest corner of East Las Olas Boulevard and Birch Road in Fort Lauderdale and is legally described in **Exhibit "A"** (the "Property"). Our office represents Las Olas SMI, LLC ("Lessee" or "Applicant"), the long-term lessee of the Property, who is developing a marina on the Property (the "Project"). Pursuant to the long-term lease between Owner and Lessee, Lessee is charged with the responsibility to process all permits and approvals required for the construction of the Project, including this NVAL amendment.

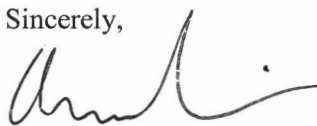
The Applicant is proposing to amend the nonvehicular access lines on the Plat to accommodate the new access locations for the Project. The existing NVALs are legally shown and described in **Exhibit "B"**, attached hereto, and the proposed NVALs are legally shown and described in **Exhibit "C"**, attached hereto.

The proposed NVALs will create two (2) access openings, detailed as follows:

1. Opening 1. The southernmost access opening is a 35' exit-only opening, beginning approximately 153.76 feet north of the most northerly southeast corner of Parcel "A" of the Plat. This opening is only used by the Seabreeze Tram (a public tram that enters near the bridge on the west side of the Property and exits through this opening) and for emergency vehicles. This opening is not for public access and will be restricted to "OFFICIAL USE ONLY".
2. Opening 2. The northernmost access opening is a 40' opening, beginning approximately 236.04 feet north of the most northerly southeast corner of Parcel "A" of the Plat. This opening is for full ingress/egress to and from the parking garage and the marina, which will be used by the public.

Please do not hesitate to contact me if you need any further information to process this NVAL amendment.

Sincerely,



Andrew J. Schein, Esq.

**SKETCH & DESCRIPTION
EXHIBIT "B"
(EXISTING NVAL)**

DESCRIPTION:

A LINE BEING A PORTION OF THE NON-VEHICULAR ACCESS LINE ALONG THE EAST LINE OF PARCEL "A", LAS OLAS DEL MAR I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY SOUTHEAST CORNER OF SAID PARCEL "A" THENCE NORTH 07°09'00" EAST, A DISTANCE OF 130.14 FEET; THENCE NORTH 10°28'56" WEST, A DISTANCE OF 18.62 FEET; THENCE NORTH 00°57'25" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°02'35" EAST, A DISTANCE OF 2.33 FEET; THENCE NORTH 00°57'25" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 20°35'29" EAST, A DISTANCE OF 39.86 FEET; THENCE NORTH 07°36'31" EAST, A DISTANCE OF 15.96 FEET; THENCE NORTH 07°23'32" EAST, A DISTANCE OF 57.46 FEET TO THE POINT OF TERMINUS OF SAID LINE, THE LAST EIGHT (8) CALLS BEING ALONG THE EAST LINE OF THE AFORESAID PARCEL "A".

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

NOTES:

1. THIS IS NOT A MAP OF BOUNDARY SURVEY, BUT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
2. NO MONUMENTATION WAS SET DURING THE PREPARATION OF THIS INSTRUMENT.
3. THE UNDERSIGNED & DJS SURVEYORS, INC., MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS RECORD.
4. THIS SKETCH AND DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE CERTIFYING SURVEYOR.
5. THIS SKETCH AND DESCRIPTION CONSISTS OF TWO (2) SHEETS AND IS NOT COMPLETE WITHOUT BOTH SHEETS.
6. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF PARCEL "A" WITH AN ASSUMED BEARING OF N79°08'56"W.

REVISIONS	DATE	BY	CHKD	F.B./PG.



DJS SURVEYORS, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
20283 STATE ROAD 7, SUITE 200
BOCA RATON, FL 33498
PH. 561.883.0470, FX. 561.883.0480
CERTIFICATE OF AUTHORIZATION NO. LB 7870
www.djssurveyors.com

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Donald Sullivan

Digitally signed by Donald Sullivan
Date: 2024.03.04 14:00:29 -05'00'

DONALD J. SULLIVAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6422
DATED: 2/05/2023

JOB No: **EXIST. NVAL**

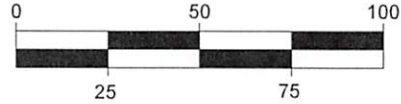
FB/PG: 00/00	1/2
DRAWN BY: RM	
CKD. BY: D.J.S.	
SCALE: N/A	

SKETCH & DESCRIPTION EXHIBIT "B" (EXISTING NVAL)

LEGEND:

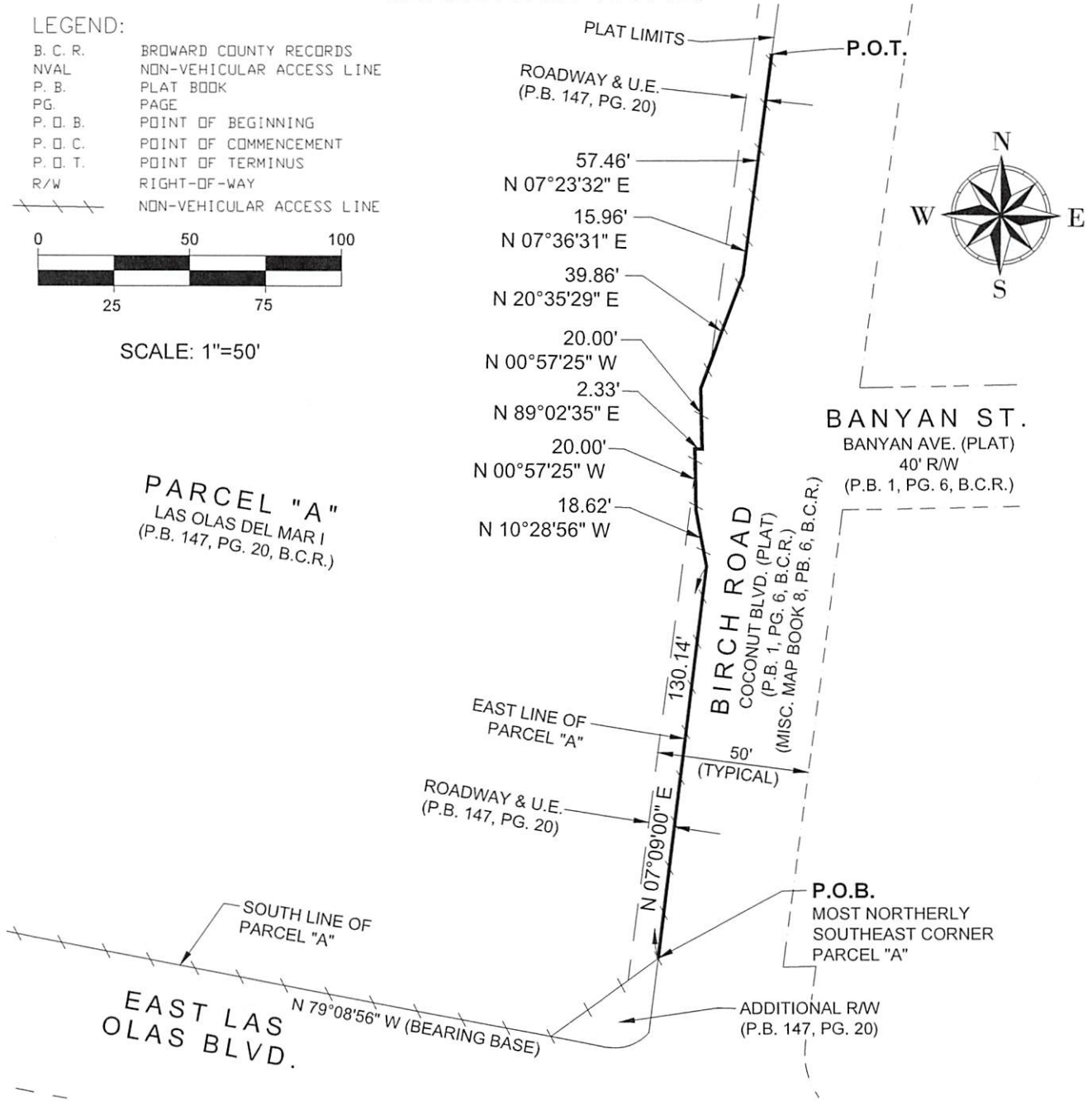
- B. C. R. BROWARD COUNTY RECORDS
- NVAL NON-VEHICULAR ACCESS LINE
- P. B. PLAT BOOK
- PG. PAGE
- P. O. B. POINT OF BEGINNING
- P. O. C. POINT OF COMMENCEMENT
- P. O. T. POINT OF TERMINUS
- R/W RIGHT-OF-WAY

--- NON-VEHICULAR ACCESS LINE



SCALE: 1"=50'

PARCEL "A"
LAS OLAS DEL MAR I
(P.B. 147, PG. 20, B.C.R.)



REVISIONS	DATE	BY	CHKD	F.B./PG.

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JOB No: 22-288 NVAL	
FB/PG: 00/00	2/2
DRAWN BY: RM	
CKD. BY: D.J.S.	
SCALE: 1" = 50'	

**SKETCH & DESCRIPTION
EXHIBIT "C"
(PROPOSED NEW NVAL)**

DESCRIPTION:

A LINE BEING A PORTION OF THE NON-VEHICULAR ACCESS LINE ALONG THE EAST LINE OF PARCEL "A", LAS OLAS DEL MAR I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY SOUTHEAST CORNER OF SAID PARCEL "A" THENCE NORTH 07°09'00" EAST, A DISTANCE OF 130.14 FEET; THENCE NORTH 10°28'56" WEST, A DISTANCE OF 18.62 FEET; THENCE NORTH 00°57'25" WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF TERMINUS OF SAID LINE, SAID POINT HEREINAFTER REFERRED TO AS POINT "A", THE LAST THREE (3) CALLS BEING ALONG THE EAST LINE OF THE AFORESAID PARCEL "A";

TOGETHER WITH:

A LINE BEING A PORTION OF THE NON-VEHICULAR ACCESS LINE ALONG THE EAST LINE OF PARCEL "A", LAS OLAS DEL MAR I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFOREMENTIONED POINT "A"; THENCE NORTH 00°57'25" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°02'35" EAST, A DISTANCE OF 2.33 FEET; THENCE NORTH 00°57'25" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 20°35'29" EAST, A DISTANCE OF 39.86 FEET; THENCE NORTH 07°36'31" EAST, A DISTANCE OF 7.42 FEET TO THE POINT OF TERMINUS OF SAID LINE, SAID POINT HEREINAFTER REFERRED TO AS POINT "B", THE LAST FIVE (5) CALLS BEING ALONG THE EAST LINE OF THE AFORESAID PARCEL "A";

TOGETHER WITH:

(DESCRIPTION CONTINUED ON SHEET 2)

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6. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF PARCEL "A" WITH AN ASSUMED BEARING OF N79°08'56"W.

ADD TEXT TO OPENINGS ON PAGE 3	4/10/2024	RM		
REVISIONS	DATE	BY	CHKD	F.B./PG.



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Donald Sullivan

Digitally signed by Donald Sullivan
Date: 2024.04.10 15:30:41 -04'00'

DONALD J. SULLIVAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6422
DATED: 4/10/2024

JOB No: **NEW NVAL**

FB/PG: 00/00	SHEET No: 1/3
DRAWN BY: RM	
CKD. BY: D.J.S.	
SCALE: N/A	

SKETCH & DESCRIPTION
EXHIBIT "C"
(PROPOSED NEW NVAL)

DESCRIPTION (CONTINUED):

A LINE BEING A PORTION OF THE NON-VEHICULAR ACCESS LINE ALONG THE EAST LINE OF PARCEL "A", LAS OLAS DEL MAR I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFOREMENTIONED POINT "B"; THENCE NORTH 07°36'31" EAST, A DISTANCE OF 8.54 FEET; THENCE NORTH 07°23'32" EAST, A DISTANCE OF 31.46 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 07°23'32" EAST, A DISTANCE OF 26.00 FEET TO THE POINT OF TERMINUS OF SAID LINE, THE LAST THREE (3) CALLS BEING ALONG THE EAST LINE OF THE AFORESAID PARCEL "A".

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

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JOB No: 22-288 NEW NVAL

FB/PG: 00/00

DRAWN BY: RM

CKD. BY: D.J.S.


SCALE: 1" = 50'

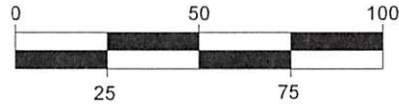
SHEET No:

2/3

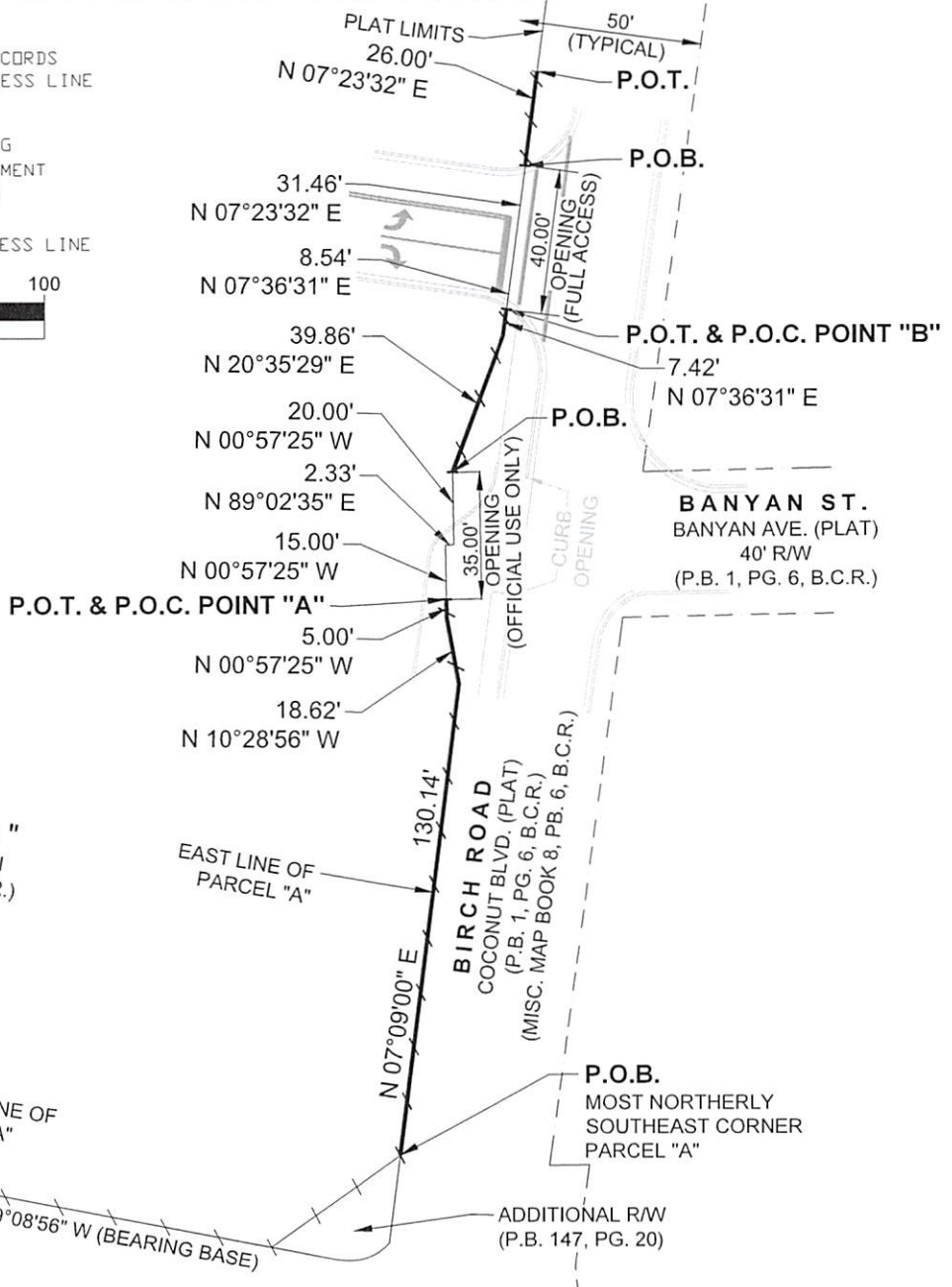
SKETCH & DESCRIPTION EXHIBIT "C" (PROPOSED NEW NVAL)

LEGEND:

- B. C. R. BROWARD COUNTY RECORDS
- NVAL NON-VEHICULAR ACCESS LINE
- P. B. PLAT BOOK
- PG. PAGE
- P. O. B. POINT OF BEGINNING
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- P. O. T. POINT OF TERMINUS
- R/W RIGHT-OF-WAY
-  NON-VEHICULAR ACCESS LINE



SCALE: 1"=50'



REVISIONS	DATE	BY	CHKD	F.B./PG.



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JOB No: 22-288 NEW NVAL	
FB/PG: 00/00	SHEET No: 3/3
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