



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 _____

Application to Change or Waive Requirements of the Broward County Land Development Code

INSTRUCTIONS	
<p>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:</p>	
<p>ROADWAY RELATED</p> <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 	<p>NON-ROADWAY RELATED</p> <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
<p>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.</p>	

Project Information			
Plat/Site Plan Name			
Plat/Site Number		Plat Book - Page (if recorded)	
Owner/Applicant/Petitioner Name			
Address		City	State
Phone		Email	
Agent for Owner/Applicant/Petitioner		Contact Person	
Address		City	State
Phone		Email	
Folio(s)			
Location			
<p>_____ side of _____ at/between/and _____ and/of _____</p> <p><i>north side/corner north street name street name / side/corner street name</i></p>			

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):

This request is for a modification to the existing Non-Vehicular Access Line (NVAL) around the perimeter of Parcel A of the Lorson Plat. The NVAL is currently shown on the northeast corner of Parcel A. We are requesting the NVAL be changed to the southeast corner of Parcel A.

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.


Owner/Agent Signature

7/8/24
Date

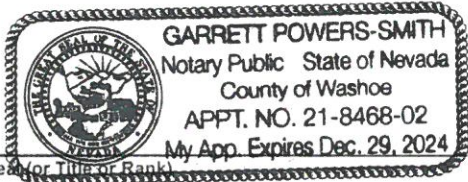
NOTARY PUBLIC

STATE OF FLORIDA Nevada
COUNTY OF BROWARD Washoe

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 8 day of July, 2024, who is personally known to me | has produced NVX0801173831 as identification.

Garrett Powers-Smith
Name of Notary Typed, Printed or Stamped


Signature of Notary Public - State of Florida



Notary Seal (or Title of Bank)

21-8468-02
Serial Number (if applicable)

For Office Use Only

Application Type/Title of Request

NVAL

Application Date 08/30/2024	Acceptance Date 09/06/2024	Fee \$ 2,410.00
Comments Due 10/07/2024	Report Due 10/17/2024	CC Meeting Date TBD
Adjacent City or Cities None		

Plats Site Plans City Letter FDOT Letter

Other: **Narrative, sketch and legal description**

Distribute To
 Engineering Traffic Engineering Mass Transit

Other:

Comments

Received By

Adrien Osias

PILLAR CONSULTANTS, INC.

Consulting Engineers, Planners & Surveyors

5230 South University Drive – Suite 104

Davie, Florida 33328

Phone (954) 680-6533 Fax (954) 680-0323

August 16, 2024

Josie P. Sesodia, AICP
Urban Planning Division, Director
Resilient Environment Department
1 N. University Drive, #102A
Plantation, FL 33324

**Re: Lorson NVAL Amendment
Lorson Plat (044-MP-06)**

Dear Ms. Sesodia:

On behalf of RC 5475, LLC, the owner of the property located at 5355 SW 76 Ave, Davie, FL 33328, our company is preparing to submit an application to amend Non-Vehicular Access Line (NVAL) shown on Lorson Plat. This NVAL application proposed the following:

1. Close the current 50-foot access opening starting at the northeast corner of said Parcel "A".
2. Create (1) new access opening:
 - a. Create a 50-foot ingress and egress opening starting at the southeast corner of said Parcel "A".

The existing NVAL corresponds to an older site plan which was never constructed. The proposed NVAL proposed matches a new site plan approved by the Town of Davie.

Thank you for your time and consideration, and should you have any questions or require additional documentation, please do not hesitate to contact me by e-mail at jason@pillarconsultants.com, or by phone at 954-680-6533.

Respectfully Submitted,
PILLAR CONSULTANTS, INC.



Jason Wilson
President

EXHIBIT A
LEGAL DESCRIPTION
OVERALL PROPERTY
LORSON PLAT P.B. 177, PG. 139, B.C.R.
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

All of Parcel 'A', LORSON PLAT, according to the plat thereof as recorded in Plat Book 177, Page 139, of the Official Records of Broward County, Florida.

EXHIBIT B
LEGAL DESCRIPTION
OLD NON-VEHICULAR ACCESS LINE
LORSON PLAT P.B. 177, PG. 139, B.C.R.
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

A Non-Vehicular Access Line, being a part of Parcel 'A', LORSON PLAT, according to the plat thereof as recorded in Plat Book 177, Page 139, of the Official Records of Broward County, Florida, said Non-Vehicular Access Line is more particularly described as follows:

COMMENCE at the Northeast corner of said Parcel 'A';

THENCE continue S 01°54'02"E continuing along the said East of Parcel 'A', a distance of 50 feet to the POINT OF BEGINNING;

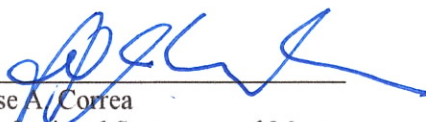
THENCE S 01°54'02"E continuing along the said East of Parcel 'A', a distance of 115 feet to the POINT OF TERMINATION;

Said lands lying in the Town of Davie, Broward County, Florida.

NOTES:

1. Not valid without the signature and seal of a Florida licensed Professional Surveyor and Mapper.
2. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Official Records of said Broward County.
3. Bearings shown hereon are referenced to North line of Parcel 'A', LORSON PLAT, according to the plat thereof as recorded in Plat Book 177, 139, of the Official Records of Broward County, Florida, having a bearing of N 87°27'58" E.
4. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

PILLAR CONSULTANTS, INC.



Jose A. Correa
Professional Surveyor and Mapper
Florida Registration Number LS 7024

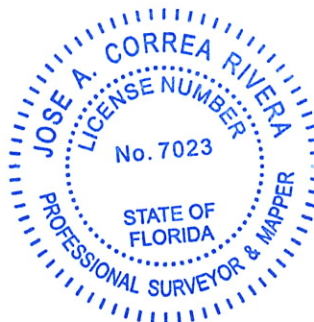


EXHIBIT C
LEGAL DESCRIPTION
NEW NON-VEHICULAR ACCESS LINE
LORSON PLAT P.B. 177, PG. 139, B.C.R.
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

A Non-Vehicular Access Line, being a part of Parcel 'A', LORSON PLAT, according to the plat thereof as recorded in Plat Book 177, Page 139, of the Official Records of Broward County, Florida, said Non-Vehicular Access Line is more particularly described as follows:

BEGIN at the Northeast corner of said Parcel 'A';

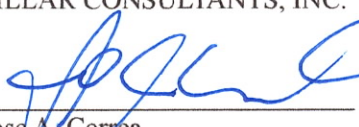
THENCE continue S 01°54'02"E continuing along the said East line of Parcel 'A', a distance of 115 feet to the POINT OF TERMINATION;

Said lands lying in the Town of Davie, Broward County, Florida.

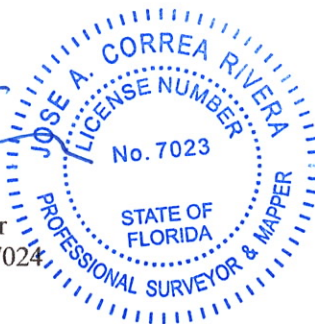
NOTES:

1. Not valid without the signature and seal of a Florida licensed Professional Surveyor and Mapper.
2. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Official Records of said Broward County.
3. Bearings shown hereon are referenced to North line of Parcel 'A', LORSON PLAT, according to the plat thereof as recorded in Plat Book 177, 139, of the Official Records of Broward County, Florida, having a bearing of N 87°27'58" E.
4. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

PILLAR CONSULTANTS, INC.



Jose A. Correa
Professional Surveyor and Mapper
Florida Registration Number LS 7024





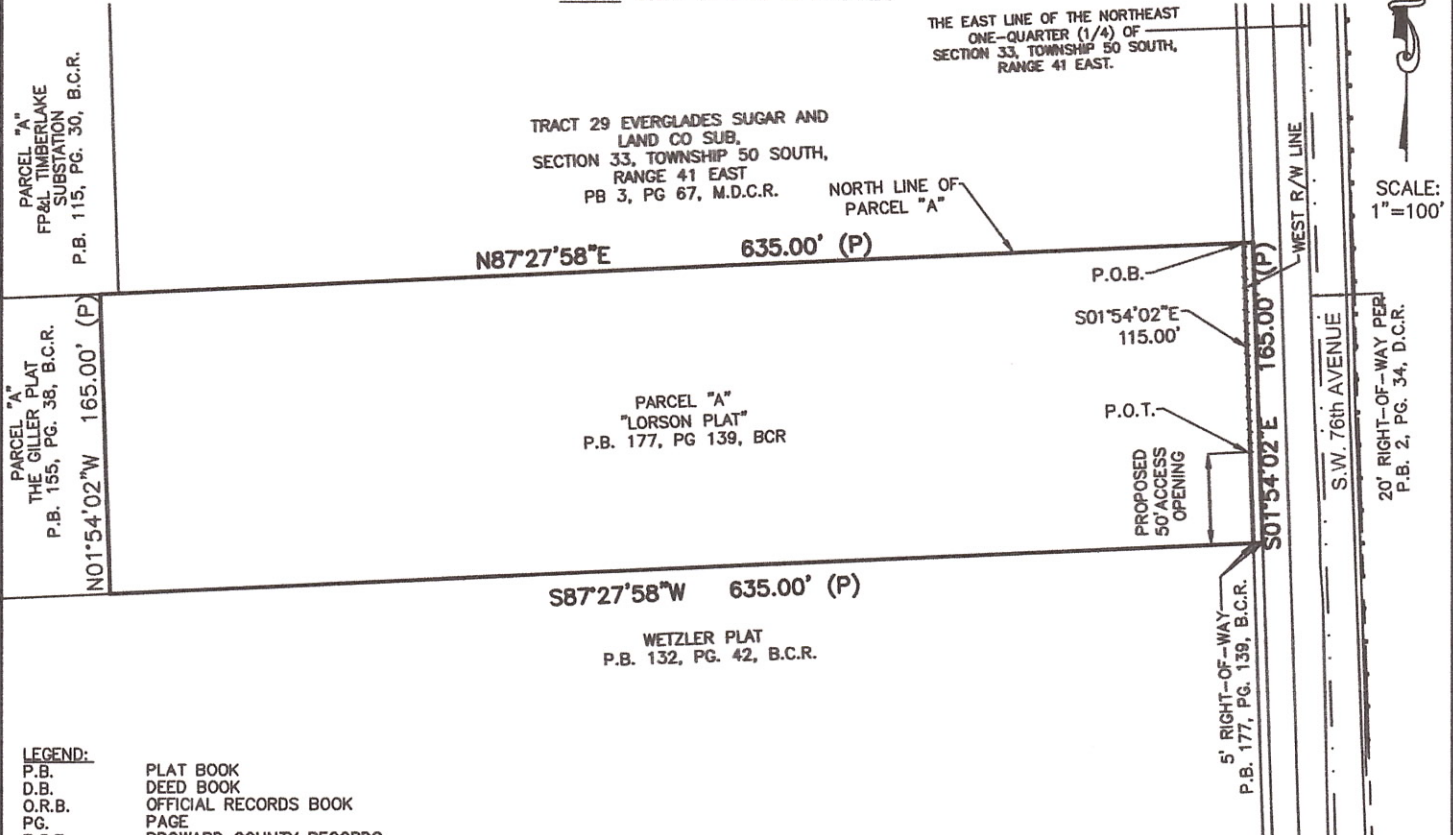
CONSULTING ENGINEERS • PLANNERS • SURVEYORS

5230 SOUTH UNIVERSITY DRIVE, SUITE 104
DAVIE, FLORIDA 33328 • 954-680-6533

LB #7024

- EXHIBIT 'C' -
- NEW NON-VEHICULAR ACCESS LINE -
- LORSON PLAT P.B. 177, PG. 139, BC.R. -

NOTE: THIS IS NOT A SURVEY



LEGEND:

- P.B. PLAT BOOK
- D.B. DEED BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- B.C.R. BROWARD COUNTY RECORDS
- D.C.R. MIAMI-DADE COUNTY RECORDS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- C.B.W.C.D. CENTRAL BROWARD WATER CONTROL DISTRICT
- D.F.S.E. DRAINAGE, FLOWAGE, AND STORAGE EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- ROW RIGHT-OF-WAY
- R/W RIGHT-OF-WAY
- PROP. PROPOSED
- SEC. SECTION
- (P) AS PLATTED

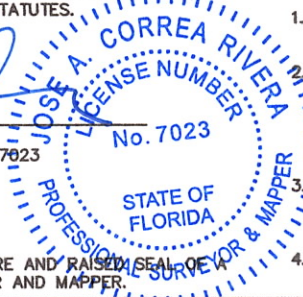
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOTES:

1. THIS IS NOT A SKETCH OF SURVEY, ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
- BEARING REFERENCE: THE BEARINGS, AS SHOWN HEREON, ARE REFERENCED TO THE EAST LINE OF "LORSON PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGE 139, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- SAID LINE HAS A BEARING OF: SOUTH 01°54'02" EAST
2. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

JOSE A. CORREA
PROFESSIONAL SURVEYOR AND MAPPER LS#7023
STATE OF FLORIDA
PILLAR CONSULTANTS, INC. LB#7024
5230 S UNIVERSITY DRIVE, SUITE 104
DAVIE, FL 33328



NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.

UPDATES / REVISIONS	DATE	NOTE:
		NOTE: THE UNDERSIGNED AND PILLAR CONSULTANTS, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE COMPLETENESS OF THE INFORMATION REFLECTED HEREON PERTAINING TO RIGHTS-OF-WAY, EASEMENTS, SET-BACK LINES, RESERVATIONS, AGREEMENTS OR OTHER MATTERS OF RECORD. THIS INSTRUMENT IS INTENDED TO REFLECT OR SET FORTH ONLY THOSE ITEMS SHOWN IN THE REFERENCES ABOVE. PILLAR CONSULTANTS, INC. DID NOT RESEARCH THE PUBLIC RECORDS FOR MATTERS AFFECTING THE LANDS SHOWN.
		NOTE: THIS INSTRUMENT IS THE PROPERTY OF PILLAR CONSULTANTS, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF PILLAR CONSULTANTS, INC.