



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 032-MP-06

## 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

Plat: U.S. Oncology Center-Sunrise      Proposed Site Plan: Live Local Act - Pine Island Park

Plat/Site Number

Plat Book - Page (if recorded)

Plat Book 177, Page 56

Owner/Applicant/Petitioner Name

Pine Island Park LLC

Address

7735 NW 146 Street, Suite 306

City

Miami Lakes

State

FL

Zip

33016

Phone

305-821-0330

Email

lswezy@centennialmgt.com

Agent for Owner/Applicant/Petitioner

Pine Island Park LLC

Contact Person

Paul Bilton

Address

7735 NW 146 Street, Suite 306

City

Miami Lakes

State

FL

Zip

33016

Phone

786-399-4210

Email

pbilton@centennialmgt.com

Folio(s)

4941 20 61 0010

Location

South side of NW 44 St at/between/and NW 92 Way and/of Pine Island Rd  
north side/corner north street name street name / side/corner street name

## 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).

n/a

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

Karina Da Luz on May 30, 2024. Pre-App meeting held 6/28/24.

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

The existing NVAL reflects an existing 50' wide Ingress/Egress easement. The proposed NVAL will provide the same function, but reflecting an additional 25' easement required to satisfy planning and engineering ingress/egress requirements associated with the proposed site plan for Live Local Act - Pine Island Park, a 120 unit Affordable Housing development consisting of one midrise building. The City of Sunrise supports the application.

## 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 LEWIS SWEZY Date July 19, 2024

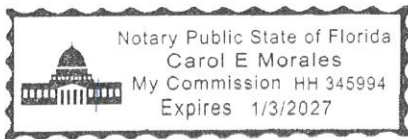
**NOTARY PUBLIC**

**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, 2024, who ☒ is personally known to me | ☐ has produced \_\_\_\_\_ as identification.

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 <b>12/09/2024</b>	Acceptance Date <b>01/08/2025</b>	Fee <b>\$2,410.00</b>
Comments Due <b>02/07/2025</b>	Report Due <b>02/17/2025</b>	CC Meeting Date <b>TBD</b>

Adjacent City or Cities

☒ Plats ☒ Site Plans ☒ City Letter ☐ FDOT Letter

☒ Other: **Opinion of tilte**

Distribute To

☐ Engineering ☐ Traffic Engineering ☐ Mass Transit

☐ Other:

Comments

Received By

**Diego Munoz**

*Pine Island Park LLC  
3375 NW 146 Street, Suite 306  
Miami Lakes, FL 33016  
305-821-0330*

November 26, 2024

Jennifer Lu-Chong  
Broward County  
Urban Planning Division  
1 N University Drive, Box 102  
Plantation, FL 33324

Re: Request to modify the Non-Vehicular Access Line (NVAL)  
for U.S. Oncology Center-Sunrise, Plat Book 177, Page 56.  
032-MP-06

Dear Ms Lu-Chong:

As part of the DRC/Site Plan process for the implementation of the Live Local Act (SB 102) for the Live Local Act-Pine Island Park, we are submitting for your review and approval, the amended NVAL NW 44 Street, Sunrise, FL 33551 identified by Parcel ID 494120610010.

U.S. Oncology Center-Sunrise Plat, as recorded in Plat Book 177, Page 56 (Sheets 1 and 2), currently contains a Non Vehicular Access Line (NVAL) limiting access to the east and west side of one opening on NW 44<sup>th</sup> St. The applicant proposes to modify the NVAL to match ingress/egress requirement for the proposed site plan and to align the NVAL with access to the property to the east.

**The current restrictions as depicted on the plat is described below.**

- A. A non-vehicular access line (NVAL) being 100 feet running south from the SW corner of Parcel B of the plat, starting at the west end of the existing 50.01 opening.
- B. A non-vehicular access line (NVAL) being 224.5 feet running west along the south right-of-way of NW 44<sup>th</sup> Street from the SW corner of Parcel B, leaving a 50.01 feet opening for access to Parcel A of the plat.
- C. A non-vehicular access line (NVAL) being 42.77 feet along the northwest line of Parcel A of the plat.
- D. A non-vehicular access line (NVAL) being 100 feet running south along the west line of Parcel A of the plat.
- E. A non-vehicular access line (NVAL) being 26 feet from the NE corner of Parcel A of the plat running south about 26 feet along the east line of said Parcel A.

**The applicant proposes the following to match the approved site plan and meet ingress/egress requirements (A) and to extend the NVAL about 2 feet south to reach the NW corner of the existing Cross Easement Agreement (O.R.B. 24267, Pg 0644 of B.C.R) which provides access to the property to the east.**

- A. The non-vehicular access line (NVAL) being 100 feet running south from the SW corner of Parcel B of the plat, starting at the west end of the 50.01 feet opening **to be relocated 25 feet**

- to the west starting at the west end of a proposed 75.01 feet opening.** The additional 25 feet of ingress/egress easement will be formalized by the attached proposed easement.
- B. The non-vehicular access line (NVAL) being 224.5 feet running west along the south right-of-way of NW 44th Street from the SW corner of Parcel B, **to be reduced to 199.5 feet leaving a 75.01 feet opening for access to Parcel A of the plat.**
- C. A non-vehicular access line (NVAL) being 42.77 feet along the northwest line of Parcel A of the plat, **to remain.**
- D. A non-vehicular access line (NVAL) being 100 feet running south along the west line of Parcel A of the plat, **to remain.**
- E. A non-vehicular access line (NVAL) being 26 feet from the NE corner of Parcel A plat running south along the east line of said Parcel A, **to be extended two (2) feet south for a total of 28 feet to intersect a cross access agreement that provides access to the adjoining parcel at the East.**

Sketch and legal of the existing and of the proposed NVAL are attached along with the Application and proposed added easement. Additional related documents are also provided.

A Plat Note Amendment application is being submitted concurrently with the subject NVAL amendment application. Additional related documents were emailed along with the Plat Note Amendment request.

Attached are:

- Application
- Affordable Housing Cert
- Cross Access Agreement – proposed
- DRR
- Proposed Additional Easement
- Existing NVAL
- Proposed NVAL
- Opinion of Title
- Sunrise application
- Pavement Marking plans
- Legal
- Site Plan
- Survey
- Plat
- Traffic Circulation plans

Please let me know should you need anything else.

Sincerely,



Lewis Swezy,  
Manager  
305-720-3350



Legal Description of Proposed Non Vehicular Access Line (NVAL):

Certain line segments being part of the boundary lines of Parcel "A", of **U.S. ONCOLOGY CENTER-SUNRISE**, according to the plat thereof, as recorded in Plat Book 177, Page 56, of the Public Records of Broward County, Florida, more particularly described as follows:

Segment No. 1: Commence at the Northeast corner of said Parcel "A", same point being the Southeast corner of Parcel "B", of said **U.S. ONCOLOGY CENTER-SUNRISE**; thence run S 89°28'19" W along the North line of said Parcel "A", for a distance of 75.01 feet to the Point of Beginning No.1; thence continue S 89°28'19" W, (the next three (3) courses along the North, Northwesterly and West lines of said Parcel "A"), for a distance of 199.50 feet to a point; thence run S 44°00'43" W along the Northwesterly line of said Parcel "A", for a distance of 42.77 feet; thence run S 01°26'55" E for a distance of 100.00 feet to the Point of Terminus No.1.

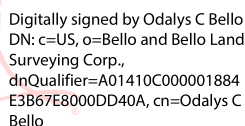
Together with Segment No. 2: Begin at said Point of Beginning No.1 located 75.01 feet west of the Northeast corner of said Parcel "A", of **U.S. ONCOLOGY CENTER-SUNRISE**; thence run S01°26'59"E, along a line 25' West of and parallel to the West Line of an existing Ingress Egress Easement, for a distance of 100.00 feet to a Point of Terminus No. 2.

Together with Segment No. 3: Begin at the Northeast corner of said Parcel "A", same point being the Southeast corner of Parcel "B", of said **U.S. ONCOLOGY CENTER-SUNRISE**; thence, along the East line of said Parcel "A", run S01°26'59"E for a distance of 28.00 feet to a Point of Terminus No. 3.

All said three (3) segments of line, encompassing 470.27 linear feet, combined, and lying and being in the NE 1/4 of Section 20, Township 49 South, Range 41 East, City of Sunrise, Broward County, Florida.

## CERTIFICATION

I hereby certify that this "Sketch to accompany a Legal Description" has been prepared under my direction, is true and correct to the best of my knowledge and believe, and complies with the Standards of Practice, as set forth by the Board of Professional Surveyors and Mappers in the applicable provisions of Chapter 5J-17, Florida Statutes.



Odalys C. Bello  
Professional Surveyor & Mapper No. 6169  
State of Florida  
Completion Date: 10/09/2024

**NOTES:**

- 1.- This is not a Boundary Survey - A field Survey has not been conducted.
- 2.- Geometry is based on underlying subdivision, as shown.
- 3.-These lands are subject to easements and restrictions of record. No title search has been conducted by this surveyor.
4. This sketch and the copies thereof are not valid without the original signature and raised seal, verified authenticated electronic signature, or the digital signature and seal of the Florida Registered Land Surveyor and Mapper in responsible charge.

**BELLO & BELLO LAND SURVEYING**

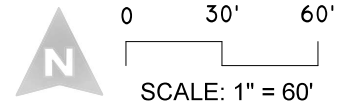
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186  
Tel: 305.251.9606 • e-mail: [info@belloland.com](mailto:info@belloland.com) • LB#7262  
[www.bellolandsurveying.com](http://www.bellolandsurveying.com)

Project No. 23813

## Proposed NVAL

Page 1 of 2





POB: Point of Beginning  
POC: Point of Commencement  
PB: Plat Book number  
PG: Page number  
(R): Record  
ORB: Official Records Book  
R/W: Right of Way  
BR.: Denotes Bearing's reference  
POT: Point of Terminus  
C: Center Line

**BELLO & BELLO LAND SURVEYING**  
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186  
Tel: 305.251.9606 • e-mail: [info@belloland.com](mailto:info@belloland.com) • LB#7262  
[www.bellolandsurveying.com](http://www.bellolandsurveying.com)  
**Project No. 23813**                      **Proposed NVAL**

