

# Community Development Department Planning Division

1601 NW 136 Avenue, Building A, Sunrise, FL 33323  
Phone: (954) 746-3271 Fax: (954) 746-3287  
[www.sunrisefl.gov](http://www.sunrisefl.gov) AskZoning@sunrisefl.gov



April 24, 2025

Paul Bilton  
Pine Island Park LLC  
7735 NW 146 Street, Suite 306  
Miami Lakes, FL 33016

VIA EMAIL [pbilton@centennialmgt.com](mailto:pbilton@centennialmgt.com)

**RE: U.S. ONCOLOGY CENTER-SUNRISE PLAT, as recorded in Plat Book 177, Page 56 of the Public Records of Broward County, Florida - NVAL (Non-Vehicular Access Line) Amendment**

Dear Mr. Bilton:

The City of Sunrise is in receipt of a request for an NVAL amendment to the plat noted above. The City has reviewed the application and has no objection to the NVAL amendment as proposed. The proposed NVAL amendment is associated with a Live Local Act - Site Plan application, pursuant to Section 166.04151(7) Florida Statutes, for a proposed affordable housing multifamily rental community. The proposed development will be comprised of one six-story building consisting of 120 units and associated amenities on a 4.8-acre parcel. The subject property is generally located on the south side of NW 44 Street between NW 92 Way and Pine Island Road, as shown on the attached location map.

The proposed NVAL amendment consists of a new non-vehicular access line along NW 44th Street adjacent to the plat except along the ultimate right-of-way for NW 44th Street, except at a 75-foot-wide opening located at the east plat limits and extending 100 feet south along a new access easement. The proposed revision is more specifically described in "Exhibit "B," Sketch to Accompany Legal Description," a copy of which is attached to this letter.

Thank you for your attention to this matter. Should you have any questions or require additional information, please contact me at (954) 746-3288 or [SLey@sunrisefl.gov](mailto:SLey@sunrisefl.gov).

Sincerely,

CITY OF SUNRISE

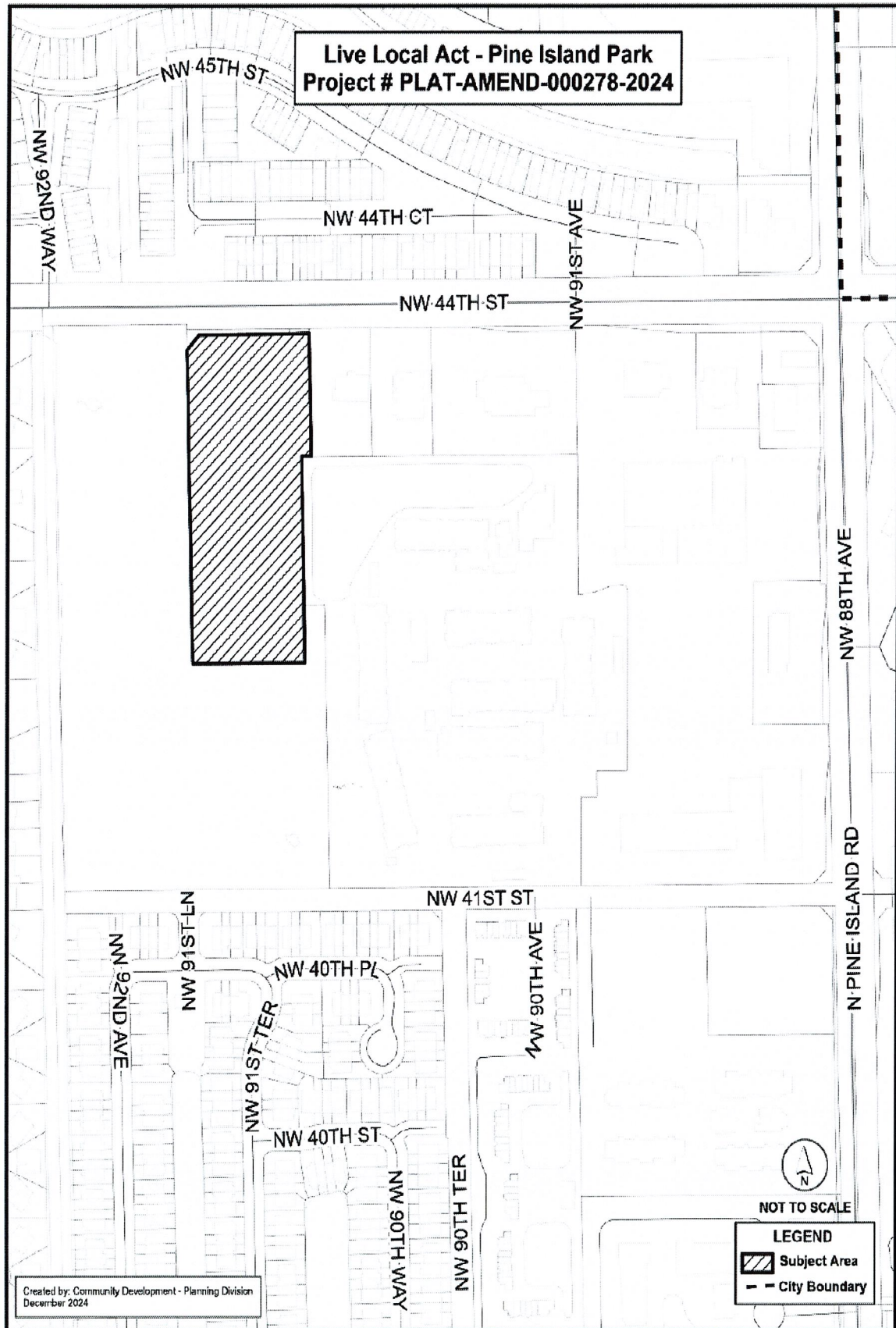
A handwritten signature in blue ink that reads "Shannon J. Ley". The signature is fluid and cursive.

Shannon Ley, P.E.  
Community Development Director

SL/ap

cc: Jim Koeth, LEED AP BD+C, Assistant Director/City Planner  
Ana Parada, CFM, Assistant City Planner  
Lewis V. Swezy, Pine Island Park LLC (via email)  
Paul Bilton, Pine Island Park LLC (via email)

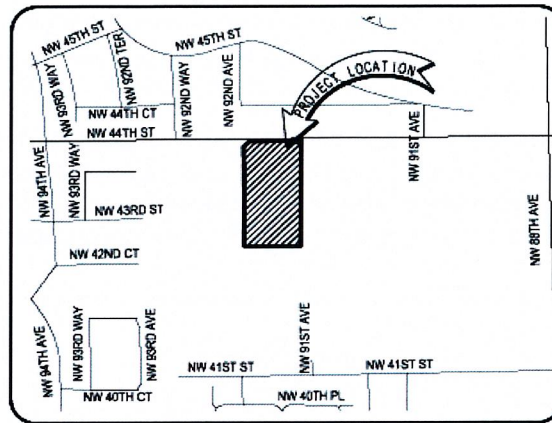
Attachments





## EXHIBIT "B"

Sketch To Accompany Legal Description  
Section 20 -Township 49 South - Range 41 East  
NW 44 Street, Sunrise FL 33351



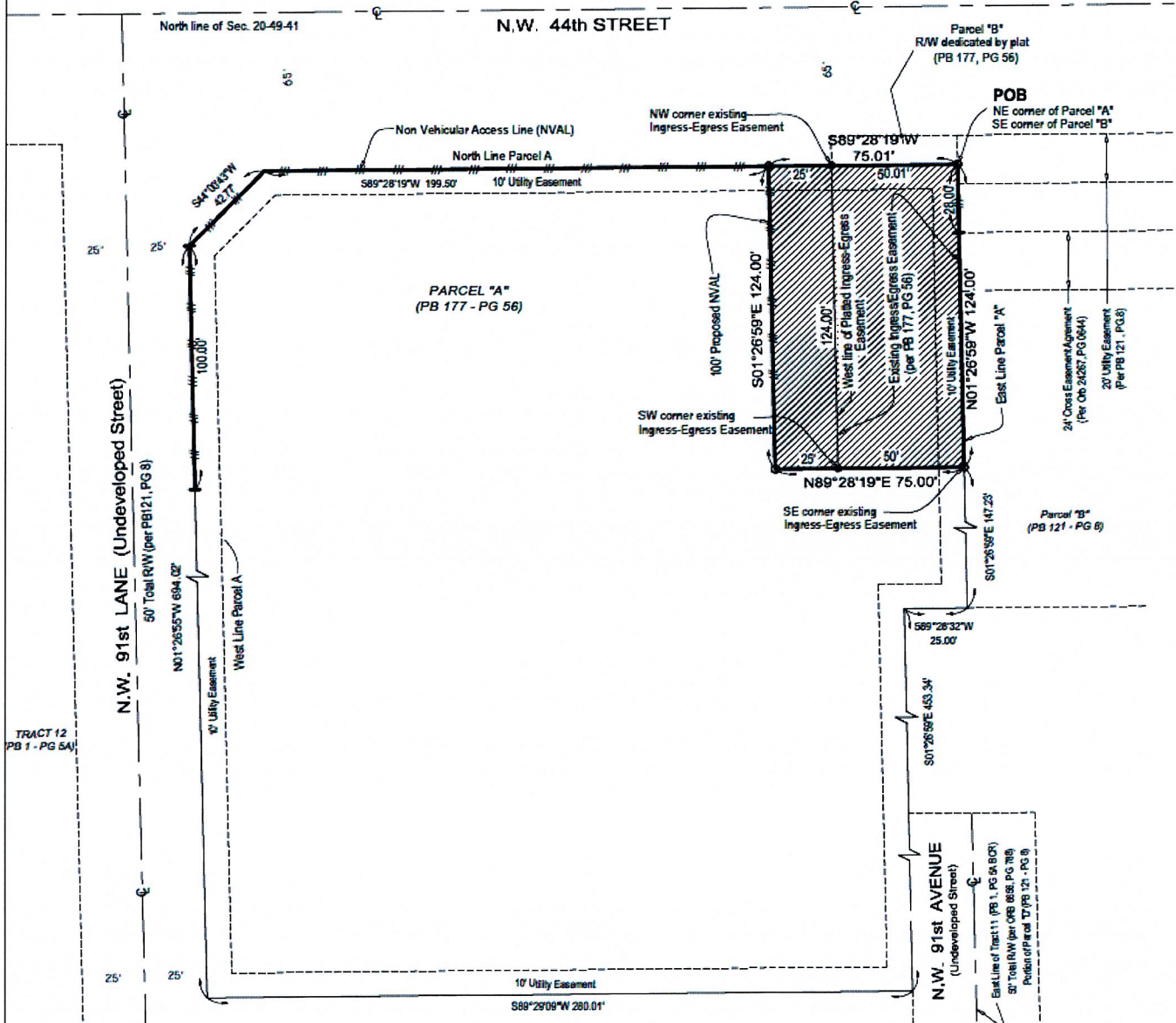
# EXHIBIT "B"

Sketch To Accompany Legal Description  
Section 20 - Township 49 South - Range 41 East  
NW 44 Street, Sunrise FL 33351

## "Proposed 75' X 124' Ingress-Egress Easement"



0 30 60  
SCALE: 1" = 60'



### LEGEND:

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

**BELLO & BELLO LAND SURVEYING**  
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186  
Tel: 305.251.9606 • e-mail: info@belloland.com • LB#7262  
www.bellolandsurveying.com

Project No. 23813 Proposed I/E Easement Page 2 of 2

