



Application Number 038-MP-89

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

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

Prima Professional Campus / Acorn Self Storage Davie

Plat/Site Number

47495/916

Plat Book - Page (if recorded)

Plat Book 147, Page 31

Owner/Applicant/Petitioner Name

David Fahmie , President Acorn Davie, LLC

Address

4055 77th St.

City

Vero Beach

State

FL

Zip

32967

Phone

321-327-5002

Email

davidfahmie@acornmini.com

Agent for Owner/Applicant/Petitioner

SDA Engineering

Contact Person

Michael F. Giani, P.E.

Address

3410 N. Andrews Ave. Ext.

City

Pompano Beach

State

FL

Zip

33064

Phone

954-943-9433

Email

mgiani@shahdrotos.com

Folio(s)

514103600010,514103600011,514103600012,514103600021,514103600022

Location

East

side of **N. University Dr.** at/between/and

Davie Road Extension and/of

NW 30th St.

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).

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):

The applicant is requesting a temporary 50' opening in the existing NVAL in order to construct a 15' wide, ingress only, driveway connection onto University Drive in accordance with the enclosed FDOT variance approval letter and Town of Davie approval documents.

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

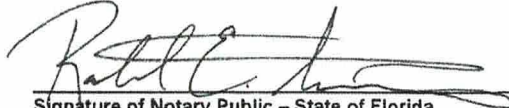
2-5-2025
Date

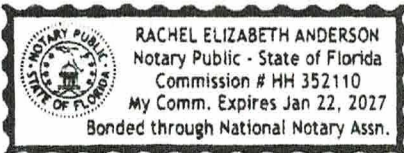
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 5th day of February, 2025, who ☒ is personally known to me | ☐ has produced _____ as identification.

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

NVAL

Application Date 03/07/2025	Acceptance Date 3/21/2025	Fee \$2,410.00
Comments Due 04/21/2025	Report Due 05/1/2025	CC Meeting Date TBD

Adjacent City or Cities

☒ Plats ☒ Site Plans ☒ City Letter ☒ FDOT Letter

☒ Other: Opinion of Title, S & D,

Distribute To
☐ Engineering ☐ Traffic Engineering ☐ Mass Transit

☐ Other:

Comments

Received By

Diego Munoz



Engineering

Surveying

Planning

3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
PH: (954) 943-9433
FAX: (954) 783-4754

June 18, 2025

Jennifer Lu-Chong, AICP, Planning Section Supervisor
Resilient Environmental Department
Urban Planning Division
1 N. University Drive, Box 102
Plantation, FL 33324
954-357-5760

Re: ***Acorn Self Storage Davie
Temporary NVAL Opening
SDA Project No. 1124A.00***

Dear Ms. Lu-Chong,

The applicant has obtained site plan approval from the Town of Davie to develop a parcel of land located on the east side of N. University Drive, between Davie Road Ext. and NW 30th St. The applicant seeks a temporary 50 foot opening in the Non-Vehicular Access Line on the Prima Professional Campus Plat centered approximately 45 feet north of the north line of Parcel B to serve a proposed 15 foot wide, ingress only driveway connection to N. University Drive.

The original intent of the applicant was to construct an ingress/egress driveway within the existing platted 50' opening of the NVAL along N. University Drive in the northwest corner of the property. This was not feasible due to the proximity of an existing ingress/egress driveway serving the adjacent parcel to the north. After discussions with FDOT and Town of Davie Staff, it was agreed that a 15 foot wide, ingress-only driveway connection located approximately 520 feet North of Davie Road Extension would be permitted until the parcel to north was redeveloped. At that time, the 15' wide ingress-only driveway would be removed, and a new shared-access full ingress / egress driveway will be constructed within the platted 50' wide NVAL opening.

If you have any questions, or require any additional information, please do not hesitate to contact me.

Yours truly,

SHAH DROTOS AND ASSOCIATES, P.A.

A handwritten signature in blue ink, appearing to read 'Michael F. Giani', with a stylized flourish extending to the right.

Michael F. Giani, P.E.
Project Manager
mgiani@shahdrotos.com

EXHIBIT "B"
EXISTING NORTH UNIVERSITY DRIVE
NON-VEHICULAR ACCESS LINE
SKETCH AND DESCRIPTION
PRIMA PROFESSIONAL CAMPUS
(P.B. 147, PG. 31, B.C.R.)

A NON-VEHICULAR ACCESS LINE LYING OVER AND ACROSS A PORTION OF PARCEL "A", AND PARCEL "B", PRIMA PROFESSIONAL CAMPUS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 147, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "A";

THENCE SOUTH 01°28'33" EAST, 164.74 FEET;

THENCE SOUTH 87°45'16" WEST, 85.01 FEET TO THE POINT OF BEGINING (SAID POINT BEING THE BEGINNING OF SAID NON-VEHICULAR ACCESS LINE;

THENCE SOUTH 01°28'33" EAST, 10.00 FEET ALONG THE WEST LINE OF SAID PLAT, ALSO KNOWN AS THE EAST RIGHT-OF-WAY LINE OF NORTH UNIVERSITY DRIVE, TO THE POINT OF TERMINATION OF SAID NON-VEHICULAR ACCESS LINE AND THE POINT OF BEGINNING OF A 50 FOOT ACCESS OPENING;

THENCE ALONG SAID WEST LINE, CONTINUE SOUTH 01°28'33" EAST, 50.00 FEET TO THE POINT OF TERMINATION OF SAID ACCESS OPENING AND THE POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE;

THENCE SOUTH 01°28'33" EAST, 293.00 FEET ALONG THE WEST LINE OF SAID PLAT, ALSO KNOWN AS THE EAST RIGHT-OF-WAY LINE OF NORTH UNIVERSITY DRIVE, TO THE POINT OF TERMINATION OF SAID NON-VEHICULAR ACCESS LINE AND THE POINT OF BEGINNING OF A 50 FOOT ACCESS OPENING;

THENCE ALONG SAID WEST LINE, CONTINUE SOUTH 01°28'33" EAST, 50.00 FEET TO THE POINT OF TERMINATION OF SAID ACCESS OPENING AND THE POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE;

THENCE SOUTH 01°28'33" EAST, 212.11 FEET ALONG THE WEST LINE OF SAID PLAT, ALSO KNOWN AS THE EAST RIGHT-OF-WAY LINE OF NORTH UNIVERSITY DRIVE, TO THE POINT OF TERMINATION OF SAID NON-VEHICULAR ACCESS LINE.

SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

SHEET 1 OF 3 SHEETS

REVISIONS	DWN	DATE	FB/PG	CHKD

SDA SHAH
DROTOS
& ASSOCIATES

ENGINEERING
SURVEYING
PLANNING

CERTIFICATE OF AUTHORIZATION NO. LB 6456
3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-7783-4754

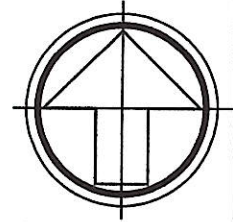
EXHIBIT "B"

EXISTING NORTH UNIVERSITY DRIVE NON-VEHICULAR ACCESS LINE SKETCH AND DESCRIPTION

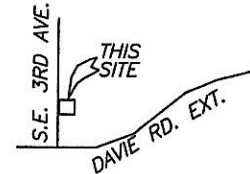
PRIMA PROFESSIONAL CAMPUS
(P.B. 147, PG. 31, B.C.R.)

LEGEND:

P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
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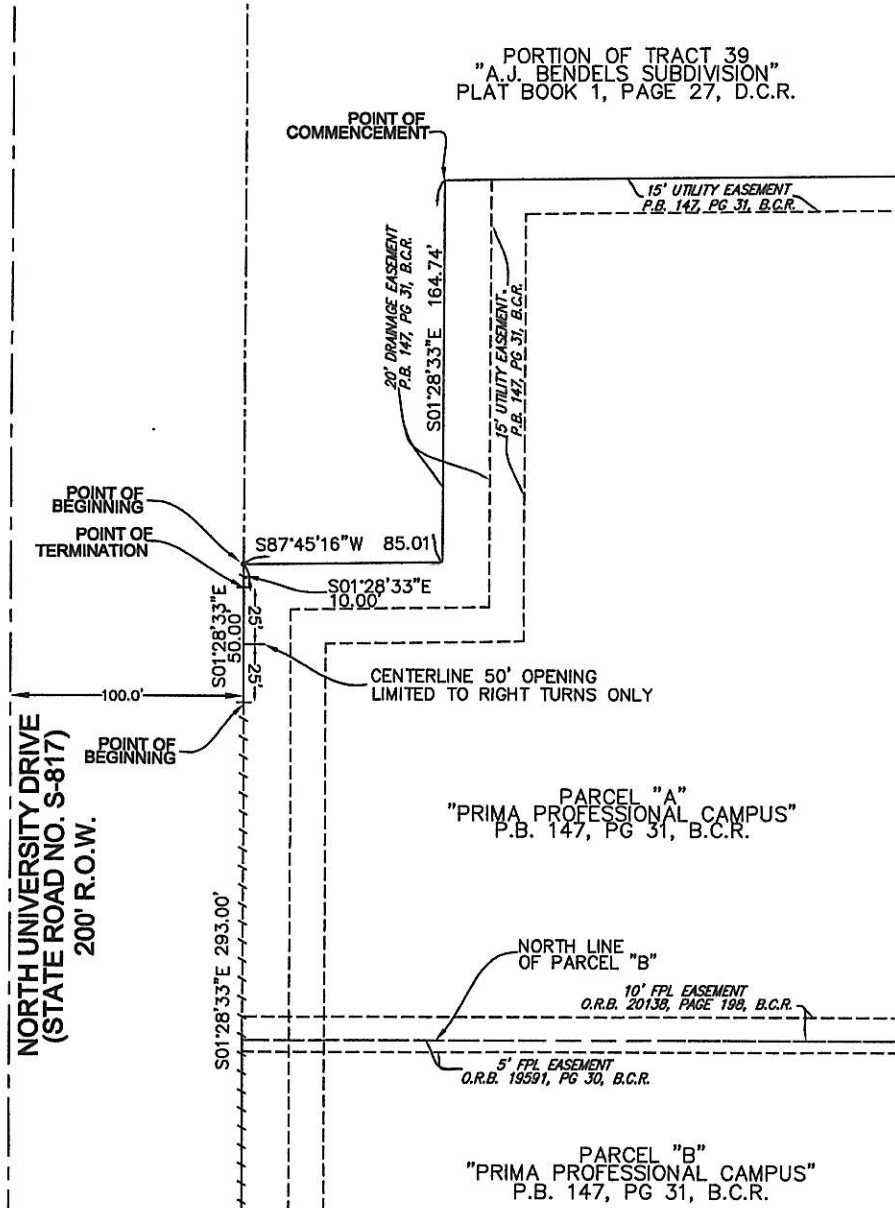
SCALE: 1" = 80'



LOCATION MAP
NOT TO SCALE

SURVEY NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH, DROTOS & ASSOCIATES FOR EASEMENTS, RIGHTS-OF-WAY, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
3. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



MATCHLINE SEE SHEET 3 OF 3 SHEETS

SHEET 2 OF 3 SHEETS

SDA SHAH
& ASSOCIATES DROTOS

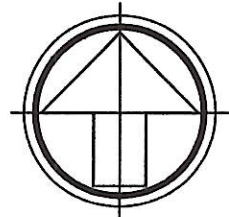
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EXHIBIT "B"

EXISTING NORTH UNIVERSITY DRIVE NON-VEHICULAR ACCESS LINE SKETCH AND DESCRIPTION



SCALE: 1" = 80'

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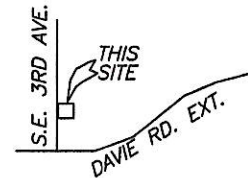
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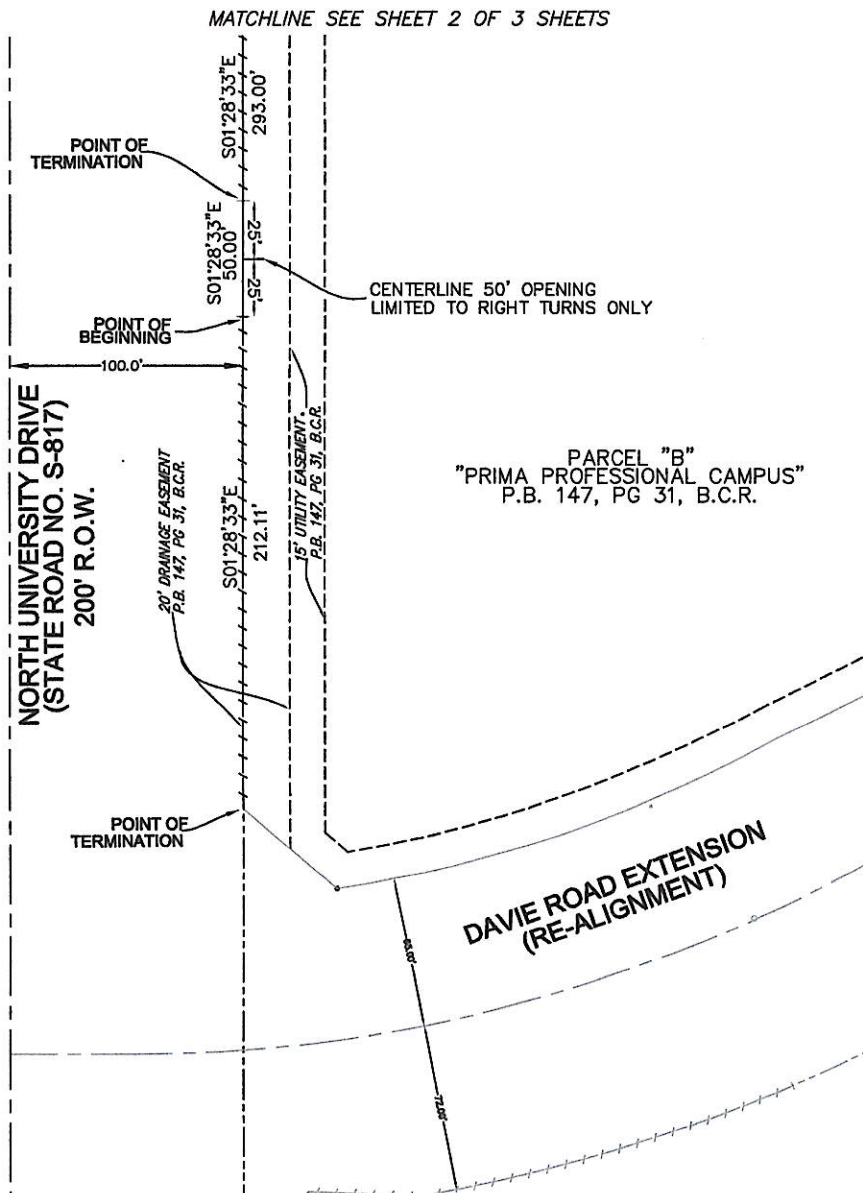
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FOR THE FIRM, BY:

Michael D. Sarver

STATE OF FLORIDA

MICHAEL D. SARVER
PROFESSIONAL SURVEYOR
AND MAPPER
FLORIDA REGISTRATION NO. 4174

6/13/25

SHEET 3 OF 3 SHEETS

SDA SHAH
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REVISIONS

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EXHIBIT "C"
PROPOSED NORTH UNIVERSITY DRIVE
NON-VEHICULAR ACCESS LINE
SKETCH AND DESCRIPTION
PRIMA PROFESSIONAL CAMPUS
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THENCE SOUTH 01°28'33" EAST, 10.00 FEET ALONG THE WEST LINE OF SAID PLAT, ALSO KNOWN AS THE EAST RIGHT-OF-WAY LINE OF NORTH UNIVERSITY DRIVE, TO THE POINT OF TERMINATION OF SAID NON-VEHICULAR ACCESS LINE AND THE POINT OF BEGINNING OF A 50 FOOT ACCESS OPENING;

THENCE ALONG SAID WEST LINE, CONTINUE SOUTH 01°28'33" EAST, 50.00 FEET TO THE POINT OF TERMINATION OF SAID ACCESS OPENING AND THE POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE;

THENCE SOUTH 01°28'33" EAST, 74.97 FEET ALONG THE WEST LINE OF SAID PLAT, ALSO KNOWN AS THE EAST RIGHT-OF-WAY LINE OF NORTH UNIVERSITY DRIVE, TO THE POINT OF TERMINATION OF SAID NON-VEHICULAR ACCESS LINE AND THE POINT OF BEGINNING OF A 50 FOOT ACCESS OPENING;

THENCE ALONG SAID WEST LINE, CONTINUE SOUTH 01°28'33" EAST, 50.00 FEET TO THE POINT OF TERMINATION OF SAID ACCESS OPENING AND THE POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE;

THENCE SOUTH 01°28'33" EAST, 168.03 FEET ALONG THE WEST LINE OF SAID PLAT, ALSO KNOWN AS THE EAST RIGHT-OF-WAY LINE OF NORTH UNIVERSITY DRIVE, TO THE POINT OF TERMINATION OF SAID NON-VEHICULAR ACCESS LINE AND THE POINT OF BEGINNING OF A 50 FOOT ACCESS OPENING;

THENCE ALONG SAID WEST LINE, CONTINUE SOUTH 01°28'33" EAST, 50.00 FEET TO THE POINT OF TERMINATION OF SAID ACCESS OPENING AND THE POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE;

THENCE SOUTH 01°28'33" EAST, 212.11 FEET ALONG THE WEST LINE OF SAID PLAT, ALSO KNOWN AS THE EAST RIGHT-OF-WAY LINE OF NORTH UNIVERSITY DRIVE, TO THE POINT OF TERMINATION OF SAID NON-VEHICULAR ACCESS LINE.

SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

SHEET 1 OF 3 SHEETS

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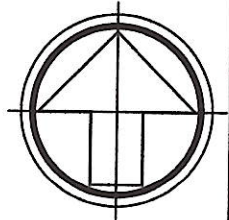
EXHIBIT "C"

PROPOSED NORTH UNIVERSITY DRIVE NON-VEHICULAR ACCESS LINE SKETCH AND DESCRIPTION

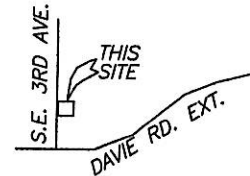
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LEGEND:

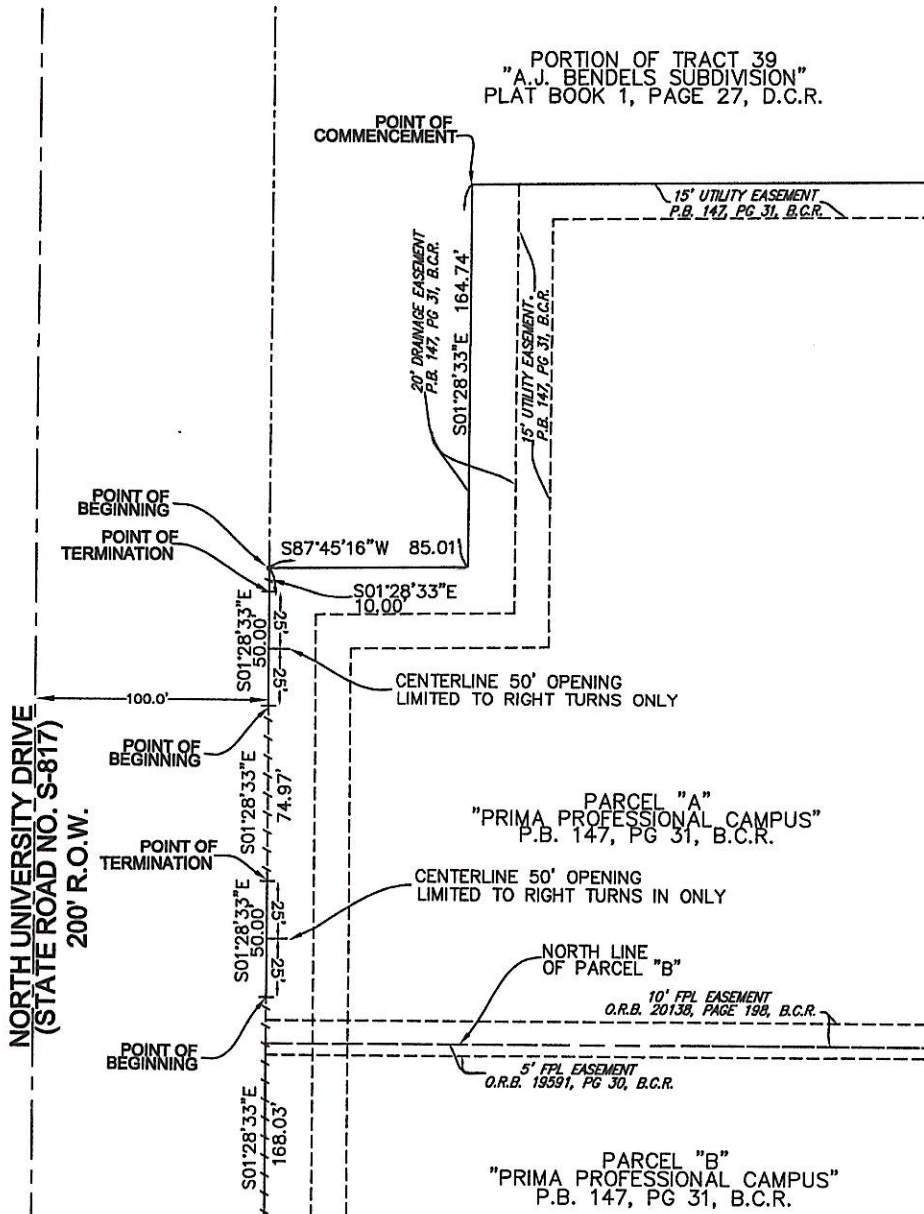
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SCALE: 1" = 80'



LOCATION MAP
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MATCHLINE SEE SHEET 3 OF 3 SHEETS

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SHEET 2 OF 3 SHEETS

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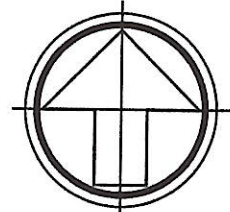
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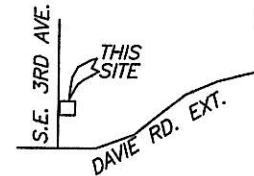
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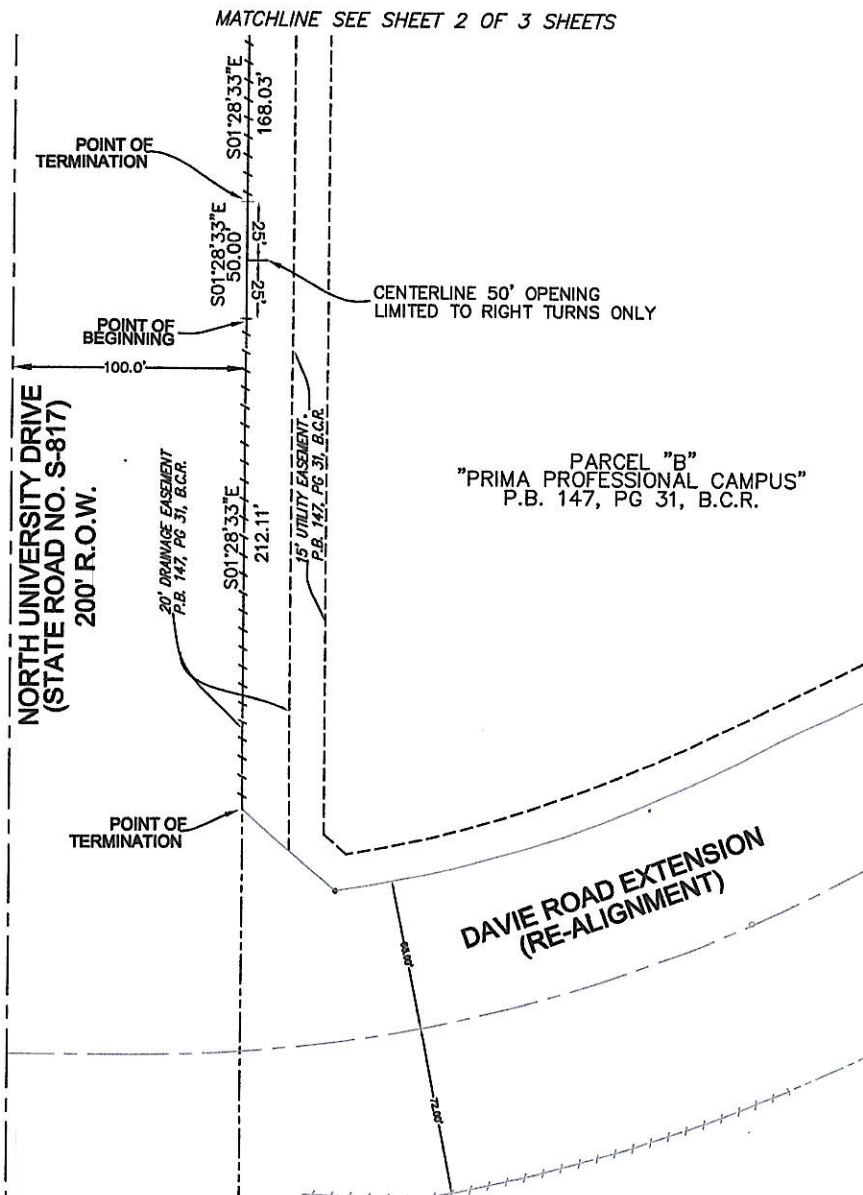
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FOR THE FIRM, BY

Michael D. Sarver
MICHAEL D. SARVER
PROFESSIONAL SURVEYOR
AND MAPPER
FLORIDA REGISTRATION NO. 4174

SHEET 3 OF 3 SHEETS

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& ASSOCIATES DROTOS

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