



040-MP-22

Application Number _____

Public Works and Environmental Services Department
HOUSING AND URBAN PLANNING DIVISION

1 N. University Drive, Box 102 · 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

This application should be submitted to the Housing and Urban Planning Division- Platting Section for review and acceptance. This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. Please select the applicable change or waiver requested:

ROADWAY RELATED

- Non-Vehicular Access Lines
- Roadway Improvements (such as turn lanes, bus bays traffic signals, etc.)
- Right-of-Way Dedications
- Sidewalks and Paved Access
- Design Criteria

NON-ROADWAY RELATED

- Design Criteria
- Waste Water Disposal/Source of Potable Water
- Fire Protection
- Parks and/or School Dedications
- Impact/Concurrency Fee(s)
- Environmental Impact Report
- Other Changes

Project Information

Plat/Site Plan Name

MAINSTREET AT COCONUT CREEK

Plat/Site Number

40-MP-22

Plat Book - Page (if recorded)

(not recorded)

Owner/Petitioner Name

ELSTER/ROCATICA LLC C/O Miskel Backman LLP

Address

14 SE 4th Street, Suite 36

City

Boca Raton

State

FL

Zip

33432

Phone

561-405-3323

Email

cbilenki@miskelbackman.com

Agent for Owner/Petitioner

Miskel Backman LLP

Contact Person

Christina Bilenki

Agent Address

14 SE 4th Street, Suite 36

City

Boca Raton

State

FL

Zip

33432

Agent Phone

305-397-9293

Agent Email

cbilenki@miskelbackman.com

Folio(s)

484218250010

Location				
WEST	side of	LYONS RD	at/between/and	SAMPLE RD
north side/corner north		street name		and/of
			street name / side/corner	CULLUM RD
				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).				
HIGHWAY CONSTRUCTION & ENGINEERING DEPT: 3C AND 3D				
Land Development Code citation(s)				
NOT GIVEN				
Have you contacted anyone in County Government regarding this request?				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, indicate name(s), department and date				
D.G. MCGUIRE, JENNIFER LU-CHONG				
Brief narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary):				
WE WOULD LIKE TO REVISE THE RESTRICTION TO TWO ENTRANCES TO THE PLAT FROM "RIGHT TURNS ONLY" TO "LEFT OUT PROHIBITED." SEE ATTACHED NARRATIVE DESCRIBING OUR JUSTIFICATION.				

REQUIRED DOCUMENTATION

A pre-application meeting is required with the Housing and Urban Planning Division to discuss the request and the submittal requirements. To schedule a meeting, send an email to PDMDinfo@broward.org. Pre-application meetings are held every Wednesday and Fridays, between 2pm and 330pm, subject to availability.

Submit one (1) original and one (1) digital copy of the documents listed below.

1. A pre-application meeting receipt.
2. Narrative clearly describing proposed changes. Be sure to include detailed information of opening location, size, etc.
3. Letter from the applicable municipality, dated within six (6) months of formally submitting the application, stating the city's position on this request.
4. Opinion of Title with a search date within thirty (30) days of formal submittal.
5. A copy of the approved or recorded plat.
6. A check for the application fees (if applicable) made payable to: **Broward County Board of County Commissioners**.
7. Any other relevant documentation, as deemed necessary.

For ROADWAY RELATED changes or waivers, the following additional documents are 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 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.

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

8/27/2025

Date

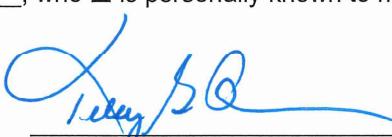
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

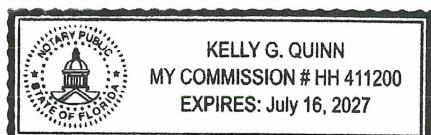
The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 27th day of August, 2025, who is personally known to me | has produced _____ as identification.



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

Change or Waive Requirements

Application Date 9/30/2025	Acceptance Date 10/17/2025	Fee \$1,190.00
Comments Due 10/31/2025	Report Due N/A	CC Meeting Date TBD
Adjacent City or Cities N/A		
<input checked="" type="checkbox"/> Plats <input type="checkbox"/> Site Plans <input type="checkbox"/> City Letter <input type="checkbox"/> FDOT Letter		
<input type="checkbox"/> Other: title work, narrative, site plans, underlying plat		
Distribute To <input checked="" type="checkbox"/> Engineering <input checked="" type="checkbox"/> Traffic Engineering <input type="checkbox"/> Mass Transit		
<input type="checkbox"/> Other: N/A		
Comments		
Received By Christian Dumay		