



Application Number 040-MP-22

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

<p>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:</p>	
<p>ROADWAY RELATED</p> <ul style="list-style-type: none"> <input type="checkbox"/> Non-Vehicular Access Lines <input type="checkbox"/> Roadway Improvements (such as turn lanes, bus bays traffic signals, etc.) <input type="checkbox"/> Right-of-Way Dedications <input type="checkbox"/> Sidewalks and Paved Access <input type="checkbox"/> Design Criteria 	<p>NON-ROADWAY RELATED</p> <ul style="list-style-type: none"> <input type="checkbox"/> Design Criteria <input type="checkbox"/> Waste Water Disposal/Source of Potable Water <input type="checkbox"/> Fire Protection <input type="checkbox"/> Parks and/or School Dedications <input type="checkbox"/> Impact/Concurrency Fee(s) <input type="checkbox"/> Environmental Impact Report <input type="checkbox"/> 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 <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="text-align: center;"> WEST <small>north side/corner north</small> </div> <div style="text-align: center;"> LYONS RD <small>side of street name</small> </div> <div style="text-align: center;"> SAMPLE RD <small>at/between/and street name / side/corner</small> </div> <div style="text-align: center;"> CULLUM RD <small>and/of street name</small> </div> </div>
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
<p>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.</p> <p>Submit one (1) original and one (1) digital copy of the documents listed below.</p> <ol style="list-style-type: none"> 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. <p>For ROADWAY RELATED changes or waivers, the following additional documents are required:</p> <ol style="list-style-type: none"> 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.

 8/27/2025
Owner/Agent Signature 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.

Kelly G. Quinn 
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

☒ Plats ☐ Site Plans ☐ City Letter ☐ FDOT Letter

☐ Other: title work, narrative, site plans, underlying plat

Distribute To
☒ Engineering ☒ Traffic Engineering ☐ Mass Transit

☐ Other: N/A

Comments

Received By
Christian Dumay