



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 062-MP-88

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 Centra Point Plat			
Plat/Site Number 62-MP-88	Plat Book - Page (if recorded) Book 145 Page 11		
Owner/Applicant/Petitioner Name 4210 North Federal, LLC			
Address 4210 N. Federal Hwy.	City Lighthouse Point	State FL	Zip 33063
Phone Contact Agent	Email Contact Agent		
Agent for Owner/Applicant/Petitioner Dunay, Miskel & Backman, LLP		Contact Person Hope Calhoun	
Address 14 SE 4th St. Suite 36	City Boca Raton	State FL	Zip 33432
Phone 561-405-3324	Email hcalhoun@dmbblaw.com		
Folio(s) 484318380010			
Location East _____ S. Federal Hwy. _____ NE 44th St. _____ and/of _____			
<i>north side/corner north street name at/between/and street name / side/corner and/of street name</i>			

Proposed Changes	
<p>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).</p>	
<p>Staff Recommendation No(s).</p>	
<p>Land Development Code citation(s)</p>	
<p>Have you contacted anyone in County Government regarding this request? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, indicate name(s), department and date David McGuire-October 31, 2023</p>	
<p>Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary): Request to amend the NVAL to close the existing northern driveway and thus the NVAL opening to support the on-site development. Please see attached justification for more details. The Applicant is not proposing any amendments to the conditions of approval provided with the previous NVAL amendment approval.</p>	

REQUIRED DOCUMENTATION
<p>Submit one (1) original and copy of each document listed below.</p> <ol style="list-style-type: none"> 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.
<p>For ROADWAY RELATED items (1 through 5) listed under INSTRUCTIONS on Page 1 of this form, the following additional documents are also 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 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.
<p>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.</p>
<p>All documents listed must also be submitted electronically as a separate pdf on a CD, flash drive, etc.</p>



Bonnie Miskel
Scott Backman
Eric Coffman
Hope Calhoun

Dwayne Dickerson
Ele Zachariades
Christina Bilenki
David F. Milledge

Sara Thompson
Jeffrey Schneider

Josie P. Sesodia, AICP
Urban Planning Division
1 N. University Dr. #102A
Plantation, FL 33324

RE: NVAL Amendment on the Centra Point Plat

Dear Ms. Sesodia,

4210 North Federal, LLC (“Applicant”) is the owner of a +/- 1.55-acre parcel generally located on the east side of N. Federal Hwy., between NE 44th St. and NE 22nd Ave. in the City of Lighthouse Point (“Property”). The Property is located on the Centra Point Plat (“Plat”). The Property is currently developed with 3 buildings: a +/- 7,349 square foot building and a +/- 1,997 square foot building, both containing a jewelry store & office area, and a +/- 4,072 square foot accessory storage building.

The Property has a Broward County future land use designation of Commerce and a City of Lighthouse Point future land use designation of Commercial with a zoning designation of B-3A. The Applicant is proposing to demolish the +/- 1,997 jewelry store and construct a +/- 5,799 square foot showroom (commercial) on the Property. As such, the remaining uses on the Property will be as follows:

- 13,148 square feet of commercial use
- 4,072 square feet of accessory warehouse/storage use

Currently, the Property has two points of ingress and egress along N. Federal Hwy. The location, width and turning movements for each opening is provided below:

- A 30’ opening for right turns only located along N. Federal Hwy. starting at the north plat line and continuing 30’ south of the north plat line.
- A 30’ opening for right turns only located along N. Federal Hwy. located 87’ from the south plat line and ending at a location of 57’ from the south plat line.

At this time, Applicant is proposing to close both right turn only ingress and egress points into and exiting the Property. In connection with physically closing these access points, the Applicant is creating a new 33' right turn only opening along N. Federal Hwy. beginning at the south plat line and continuing 33' north from the south plat line. The Applicant is not requesting any modifications to the conditions of approval included with the previous NVAL amendment approval. The Applicant is not requesting any modifications to the conditions of approval included with the previous NVAL amendment approval.

Thank you in advance for your consideration of this request. Please contact the undersigned should you have any questions.

Sincerely,
Miskel Backman, LLP

Hope Calhoun

Hope Calhoun, Esq.

EXHIBIT "B"

DESCRIPTION:

A NON-VEHICULAR ACCESS LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 26340, PAGE 798 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING COINCIDENT WITH THE WEST LINE OF PARCEL "A", CENTRA POINTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 145, PAGE 11 OF SAID PUBLIC RECORDS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A" AS SHOWN ON SAID PLAT; THENCE ALONG THE WEST LINE OF SAID PARCEL "A", NORTH 07°13'21" EAST A DISTANCE OF 57.00 FEET TO THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 07°13'21" EAST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 07°13'21" EAST A DISTANCE OF 63.74 FEET TO THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 07°13'21" EAST A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A" AND THE END OF SAID WEST LINE.

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N07°13'21"E, ALONG THE WEST LINE OF PARCEL "A", CENTRA POINTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 145, PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

LEGEND/ABBREVIATIONS:

- | | |
|---|--------------------------------|
| P.O.B. – POINT OF BEGINNING | O.R.B. – OFFICIAL RECORDS BOOK |
| P.O.T. – POINT OF TERMINUS | PG(S). – PAGE(S) |
| P.B. – PLAT BOOK | R/W – RIGHT-OF-WAY |
| Ⓞ – CENTERLINE | LB – LICENSED BUSINESS |
| FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION | UE – UTILITY EASEMENT |

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JANUARY 24, 2024. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 2



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

Digitally signed by David E. Rohal, P.S.M.
DN: c=US, st=FL, l=Boca Raton, ou=Caulfield & Wheeler, Inc, ou=Surveyor, cn=David E. Rohal, P.S.M.
Date: 2024.01.25 07:43:15 -05'00'

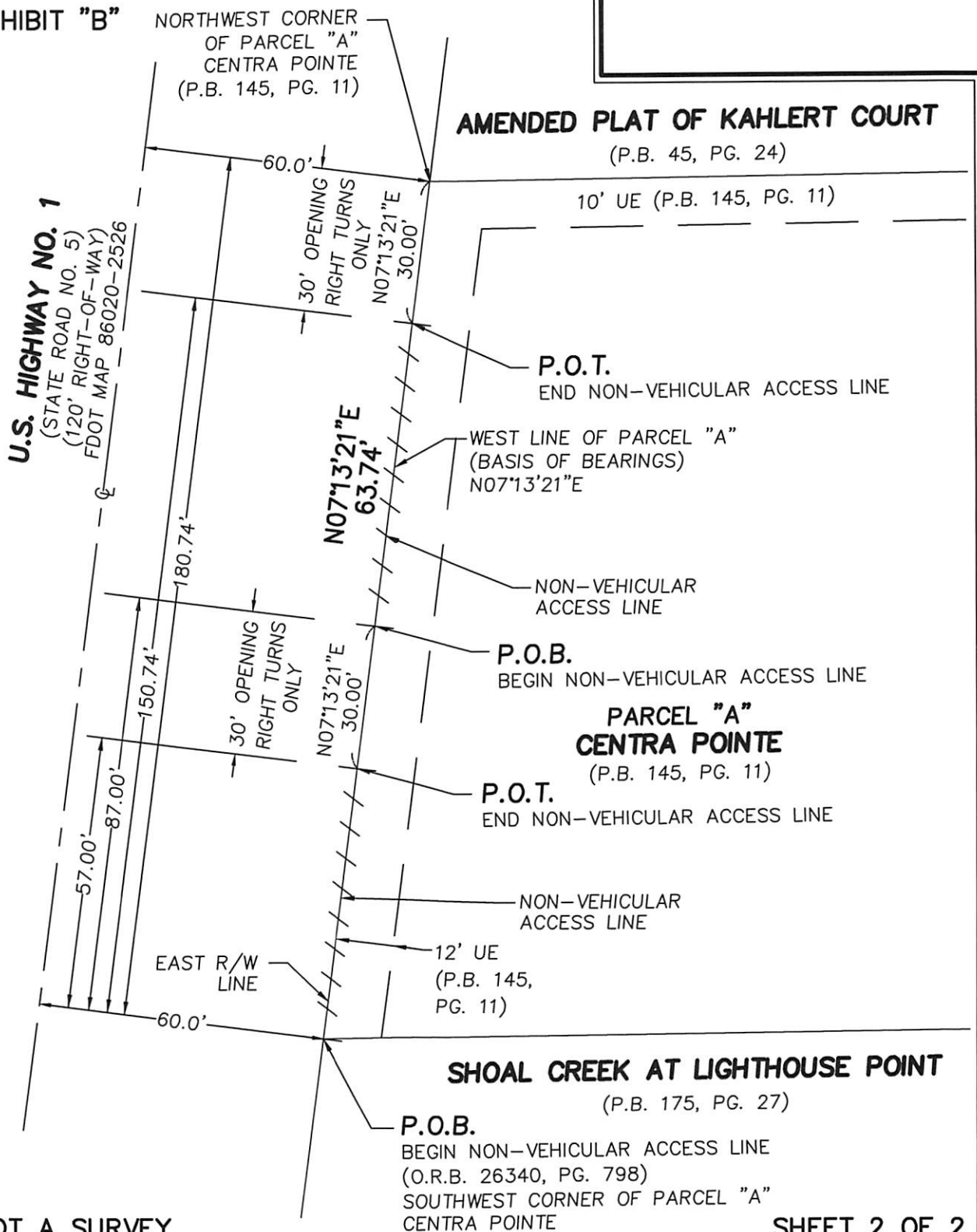
David E. Rohal, P.S.M.

DAVID E. ROHAL
PROFESSIONAL LAND SURVEYOR NO. 4315
STATE OF FLORIDA
LB 3591

DATE	1-24-2024
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	10677-Exist NVAL

**PARCEL "A", CENTRA POINTE
EXISTING NON-VEHICULAR ACCESS LINE
SKETCH AND DESCRIPTION**

EXHIBIT "B"



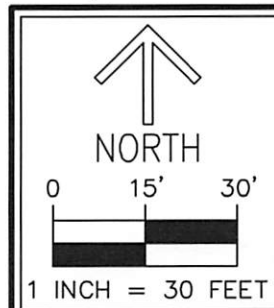
THIS IS NOT A SURVEY

SHEET 2 OF 2



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7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



DATE 1-24-2024

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=30'

JOB NO.10677-Exist NVAL

**PARCEL "A", CENTRA POINTE
EXISTING NON-VEHICULAR ACCESS LINE
SKETCH AND DESCRIPTION**

EXHIBIT "C"

DESCRIPTION:

A NON-VEHICULAR ACCESS LINE BEING COINCIDENT WITH THE WEST LINE OF PARCEL "A", CENTRA POINTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 145, PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE ALONG THE WEST LINE OF SAID PARCEL "A", SOUTH 07°13'21" WEST, A DISTANCE OF 147.74 FEET TO THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE ALONG SAID WEST LINE, SOUTH 07°13'21" WEST, A DISTANCE OF 33.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A" AND THE END OF SAID WEST LINE.

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S07°13'21"W, ALONG THE WEST LINE OF PARCEL "A", CENTRA POINTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 145, PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

LEGEND/ABBREVIATIONS:

- P.O.B. – POINT OF BEGINNING
- P.O.T. – POINT OF TERMINUS
- P.B. – PLAT BOOK
- PG(S). – PAGE(S)
- R/W – RIGHT-OF-WAY
- LB – LICENSED BUSINESS
- UE – UTILITY EASEMENT
- FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
- ⊕ – CENTERLINE

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 12, 2024. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 2



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Digitally signed by
 David E. Rohal, P.S.M
 Date: 2024.03.12
 08:56:29 -04'00'
 Adobe Acrobat
 version:
 2023.008.20555

DAVID E. ROHAL
 PROFESSIONAL LAND
 SURVEYOR NO. 4315
 STATE OF FLORIDA
 LB 3591

DATE	3-12-2024
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	10677-NVAL

**PARCEL "A", CENTRA POINTE
 NEW NON-VEHICULAR ACCESS LINE AMENDMENT
 SKETCH AND DESCRIPTION**

EXHIBIT "C"

AMENDED PLAT OF KAHLERT COURT
(P.B. 45, PG. 24)

10' UE (P.B. 145, PG. 11)

P.O.B.
NORTHWEST CORNER
OF PARCEL "A"
CENTRA POINTE
(P.B. 145, PG. 11)

WEST LINE OF
PARCEL "A"
(BASIS OF
BEARINGS)
S07°13'21"W

NON-VEHICULAR
ACCESS LINE

PARCEL "A"
CENTRA POINTE
(P.B. 145, PG. 11)

P.O.T.

12' UE
(P.B. 145,
PG. 11)

SOUTHWEST CORNER OF PARCEL "A"
CENTRA POINTE
(P.B. 145, PG. 11)

SHOAL CREEK AT LIGHTHOUSE POINT
(P.B. 175, PG. 27)

U.S. HIGHWAY NO. 1
(STATE ROAD NO. 5)
(120' RIGHT-OF-WAY)
FDOT MAP 86020-2526

180.74'
147.74'

S07°13'21"W
147.74'

RIGHT TURNS
ONLY
33' OPENING

33.00'

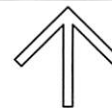
THIS IS NOT A SURVEY

SHEET 2 OF 2



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NORTH



1 INCH = 30 FEET

DATE 3-12-2024

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=30'

JOB NO. 10677-NVAL

PARCEL "A", CENTRA POINTE
NEW NON-VEHICULAR ACCESS LINE AMENDMENT
SKETCH AND DESCRIPTION