



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 010-MP-09

## 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:	
<b>ROADWAY RELATED</b> 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	<b>NON-ROADWAY RELATED</b> 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 <b>black ink</b> .	

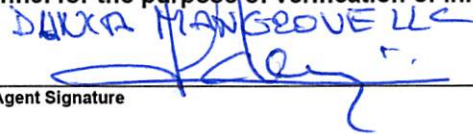
Project Information			
Plat/Site Plan Name <b>Hobal Plat</b>			
Plat/Site Number <b>010-MP-09</b>	Plat Book - Page (if recorded) <b>Book 179, Page 98</b>		
Owner/Applicant/Petitioner Name <b>Dania Mangrove, LLC</b>			
Address <b>1200 Brickell Avenue, Suite 1200</b>	City <b>Miami</b>	State <b>FL</b>	Zip <b>33131</b>
Phone <b>(305) 371-5254</b>	Email <b>mcoleman@rileagroup.com</b>		
Agent for Owner/Applicant/Petitioner <b>Sun-Tech Engineering, Inc</b>		Contact Person <b>Federico Valencia</b>	
Address <b>4577 Nob Hill Rd. Suite 102</b>	City <b>Sunrise</b>	State <b>FL</b>	Zip <b>33051</b>
Phone <b>954-777-3123 (ext 313)</b>	Email <b>fvalencia@suntecheng.com</b>		
Folio(s) <b>504235230010</b>			
Location <b>North</b> side of <b>Dania Beach Blvd</b> at/between/and <b>SE 5th Ave</b> and/of <b>Gulfstream Rd.</b> <small>north side/corner north street name street name / side/corner street name</small>			

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) <b># 1) (A+B)</b>	
Land Development Code citation(s)	
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 <b>Karina Da Luz</b>	
Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary): The proposed changes include the modification of the existing right-in/right-out east driveway as per FDOT request, and therefore the existing NVAL will be adjusted accordingly. See enclosed the existing NVAL and the proposed NVAL within the Exhibits B and C respectively.	

REQUIRED DOCUMENTATION	
Submit one (1) original and copy of each document listed below.	
<ol style="list-style-type: none"> <li>1. Narrative clearly describing proposed changes. Be sure to include detailed information of opening location, size, etc.</li> <li>2. Letter from the applicable municipality, dated within six (6) months of this application, stating the city's position on this request.</li> <li>3. Agreement and Title Opinion for staff review (contact staff for more information).</li> <li>4. A valid pre-application approval letter from the Florida Department of Transportation, if applicable.</li> <li>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.)</li> <li>6. A check for the application fees (if applicable) made payable to: <b>Broward County Board of County Commissioners</b>. Please consult the Development Permit Application Fee Schedule.</li> </ol>	
For ROADWAY RELATED items (1 through 5) listed under INSTRUCTIONS on Page 1 of this form, the following additional documents are also required: <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which about 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.</li> </ol>	
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.	
<b>All documents listed must also be submitted electronically as a separate pdf on a CD, flash drive, etc.</b>	

**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.

DAIXIA MANGROVE LLC  
  
 Owner/Agent Signature \_\_\_\_\_ Date March 8<sup>th</sup>, 2024

**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 8 day of March, 20 24, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

LEIDA TORO  
 Name of Notary Typed, Printed or Stamped \_\_\_\_\_

  
 Signature of Notary Public – State of Florida \_\_\_\_\_



Leida G. Toro  
 Comm. #HH085856  
 Expires: May 8, 2025  
 Bonded Thru Aaron Notary

Notary Seal (or Title or Rank) \_\_\_\_\_

HH 085856  
 Serial Number (if applicable) \_\_\_\_\_

**For Office Use Only**

Application Type/Title of Request

NVAL Application

Application Date <u>3/13/24</u>	Acceptance Date <u>3/14/24</u>	Fee <u>\$ 2410.00</u>
Comments Due <u>4/14/24</u>	Report Due <u>TBD</u>	CC Meeting Date <u>TBD</u>

Adjacent City or Cities

N/A

Plats                       Site Plans                       City Letter                       FDOT Letter

Other: Narrative

Distribute To  
 Engineering                       Traffic Engineering                       Mass Transit

Other:

Comments

Received By Diego Penaloza



4577 Nob Hill Road, Suite 102  
Sunrise, FL 33351  
www.suntecheng.com

Certificate of Auth. #7097/LB 7019  
Phone (954) 777-3123  
Fax (954) 777-3114

April 22<sup>th</sup>, 2024

Josie Sesodia  
Urban Planning Division  
Resilient Environmental Department  
Broward County  
1 North University Drive, Box 102  
Plantation, Florida 33324

Re: Request to modify the Non-Vehicular Access Line (NVAL) for Hobal, Plat Book 179, Page 98

Mr. Sesodia:

As part of the DRC/Site Plan process for Viridian Apartments, we are submitting for your review and approval, the amended NVAL along Dania Beach Blvd.

The primary change is the result of FDOT requiring the primary vehicular entry/exit on the east of the property. Therefore, the approved NVAL has been adjusted to reflect the requested FDOT considerations.

Hobal Plat, currently contains a Non Vehicular Access Line (NVAL) limiting access to two openings on Dania Beach Boulevard. The applicant proposes to adjust the location and the movement of the east opening only.

The current restriction in the plat report is stated below.

A non-vehicular access line along the ultimate right-of-way for Dania Beach Boulevard (SR A1A) except at the following:

- A) A 40-foot opening with centerline located approximately 25 feet east of the west plat limits. This opening is restricted to Right Turns Out Only.
- B) A 40-foot opening with centerline located approximately 25 feet west of the east plat limits. This opening is restricted to Right Turns In Only.

The applicant proposes the following to match the approved site plan.

A non-vehicular access line along the ultimate right-of-way for Dania Beach Boulevard (SR A1A) except at the following:

- A) A 30-foot opening with centerline located approximately 28 feet east of the west plat limits. This opening is restricted to Emergency Egress Only.
- B) A 50-foot opening with centerline located approximately 46 feet west of the east plat limits. This opening is restricted to Right and Left Turns In and Right Turns Out Only.

Therefore, the City has no objection to the request to modify the NVAL as stated above as per the enclosed approval letter.

Sincerely,  
SUN-TECH ENGINEERING, INC.

A handwritten signature in black ink, appearing to read "A. Houston", is written over a horizontal line.

---

Clifford R. Loutan, P.E.

Principal



4577 Nob Hill Road, Suite 102  
Sunrise, FL 33351  
www.suntecheng.com

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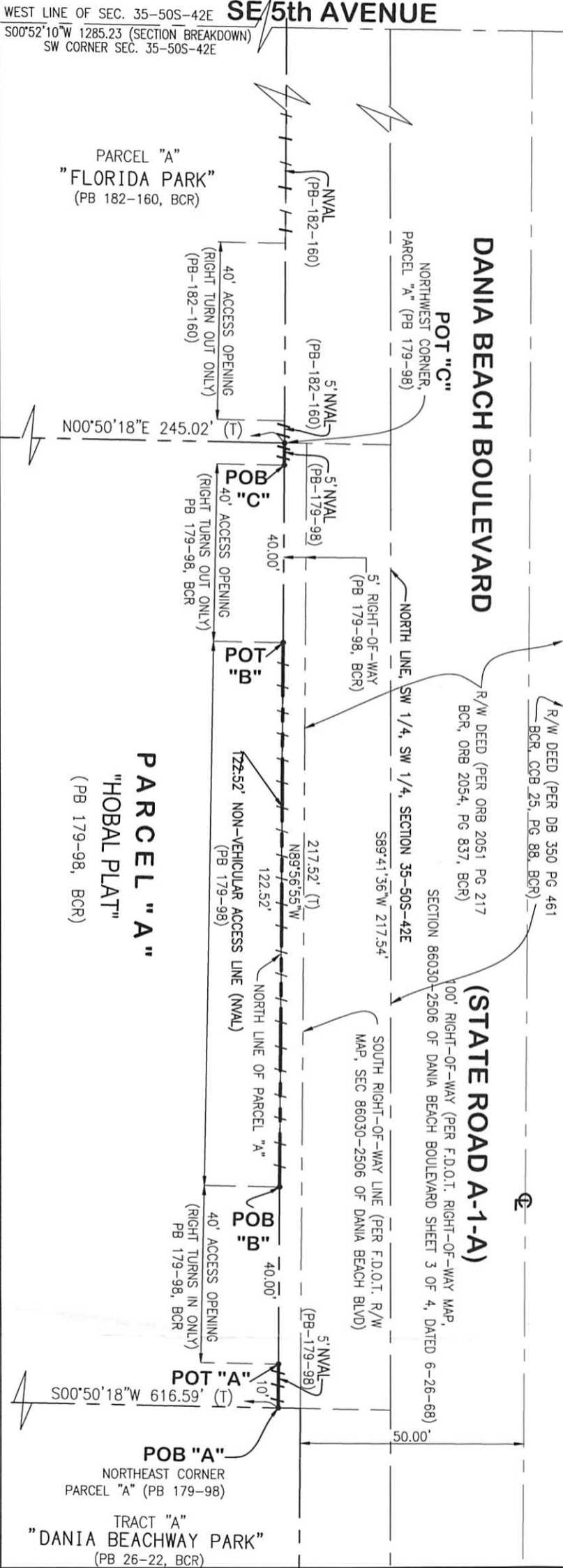
Certificate of Auth. #7097/LB 7019  
Phone (954) 777-3123  
Fax (954) 777-3114

Plat  
Legal Description

LEGAL DESCRIPTION:

*THE WEST 107 1/2 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LESS STATE ROAD RIGHT-OF-WAY OF DANIA BEACH BOULEVARD; ALSO DESCRIBED AS WEST ONE HUNDRED SEVEN AND ONE-HALF FEET OF TRACT "A", OF "DANIA BEACHWAY PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 22, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA*

# EXHIBIT "B" SKETCH & LEGAL DESCRIPTION EXISTING NON-VEHICULAR ACCESS LINE



## LEGAL DESCRIPTION:

A NON-VEHICULAR ACCESS LINE ALONG THE NORTH LINE OF PARCEL "A", "HOBAL PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179 AT PAGE 98 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING POINT "A"** AT THE NORTHEAST CORNER OF SAID PARCEL "A" ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF DANIA BEACH BOULEVARD; THENCE N89°56'55"W ALONG THE NORTH LINE OF SAID PARCEL "A" FOR 10 FEET TO **POINT OF TERMINATION "A"**.

TOGETHER WITH:

**COMMENCE AT POINT OF TERMINATION "A"**; THENCE N89°56'55"W ALONG THE NORTH LINE OF SAID TRACT "A" ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF DANIA BEACH BOULEVARD FOR 40 FEET TO THE **POINT OF BEGINNING "B"**; THENCE N89°56'55"W FOR 122.52 FEET TO **POINT OF TERMINATION "B"**.

TOGETHER WITH:

**COMMENCE AT POINT OF TERMINATION "B"**; THENCE N89°56'55"W ALONG THE NORTH LINE OF SAID TRACT "A" ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF DANIA BEACH BOULEVARD FOR 40 FEET TO THE **POINT OF BEGINNING "C"**; THENCE N89°56'55"W FOR 5 FEET TO THE NORTH WEST CORNER OF SAID TRACT "A" AND **POINT OF TERMINATION "C"**.

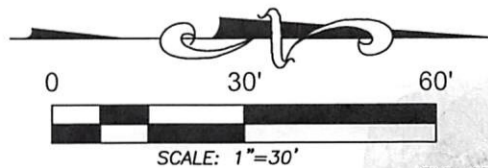
SAID LAND SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

## NOTES:

1. LOCATED IN CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.
2. FOLIO NUMBER: 504235230010
3. BEARINGS SHOWN HEREON ARE BASED ON A PLATTED BEARING OF N89°41'36"W (DOT) ALONG THE CENTERLINE OF DANIA BEACH BOULEVARD (STATE ROAD A-1-A) AS SHOWN ON THE PLAT TITLED "HOBAL PLAT" AS RECORDED IN PLAT BOOK 179, PAGE 98 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. CLIENT: VIRIDIAN APARTMENT PROJECT.
5. ALL RECORDING REFERENCES HEREON REFER TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. THE SUBJECT LIES IN SECTION 35 TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
7. THIS IS NOT A SURVEY OF ANY PARCEL OF LAND.

## LEGEND:

- BCR - BROWARD COUNTY PUBLIC RECORDS
- C - CENTERLINE
- DB - DEED BOOK
- F.D.O.T - FLORIDA DEPARTMENT OF TRANSPORTATION
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- POB - POINT OF BEGINNING
- POT - POINT OF TERMINATION
- R/W - RIGHT-OF-WAY
- SEC - SECTION
- NVAL - NON-VEHICULAR ACCESS LINE



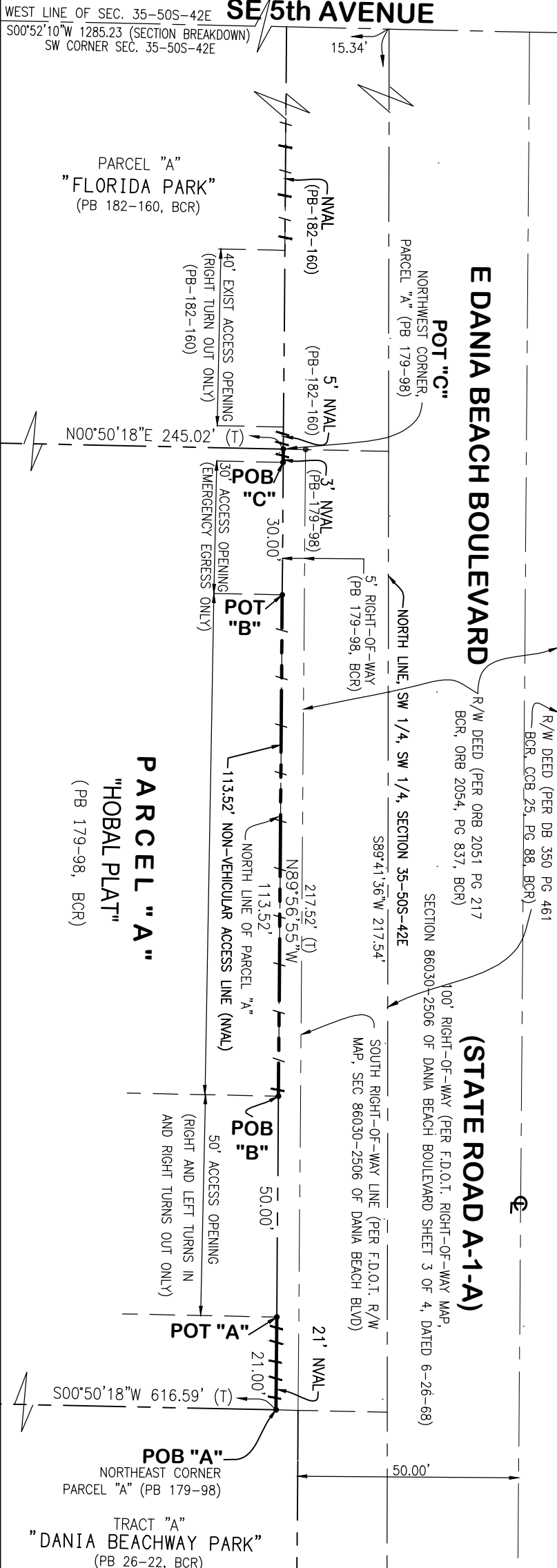
FILE: 23-173 SK & LEGAL.dwg

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**LEITER, PEREZ & ASSOCIATES, INC.**  
 LAND DEVELOPMENT CONSULTANTS  
 CIVIL ENGINEERS - LAND SURVEYORS  
 LAND PLANNERS - ENVIRONMENTAL  
 520 N.W. 165TH ST. RD., SUITE 209, MIAMI, FLORIDA 33169  
 MIAMI-DADE (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411  
 E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com LICENSED BUSINESS NO. 6787

THIS "SKETCH & LEGAL DESCRIPTION" WAS PREPARED UNDER MY SUPERVISION.  
**LEITER, PEREZ & ASSOCIATES, INC.**  
 BY: *Geoffrey Leiter*  
**GEOFFREY LEITER, PRESIDENT; PROFESSIONAL SURVEYOR & MAPPER #6395, STATE OF FLORIDA**  
 DATE: 5-30-2023 JOB NO.: 23-173 FILE: L-3033 SHEET 1 OF 1

# EXHIBIT "C" SKETCH & LEGAL DESCRIPTION PROPOSED NON-VEHICULAR ACCESS LINE



## LEGAL DESCRIPTION:

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TOGETHER WITH:

**COMMENCE AT POINT OF TERMINATION "A"**; THENCE N89°56'55"W ALONG THE NORTH LINE OF SAID TRACT "A" ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF DANIA BEACH BOULEVARD FOR 50.00 FEET TO THE **POINT OF BEGINNING "B"**; THENCE N89°56'55"W FOR 113.52 FEET TO **POINT OF TERMINATION "B"**.

TOGETHER WITH:

**COMMENCE AT POINT OF TERMINATION "B"**; THENCE N89°56'55"W ALONG THE NORTH LINE OF SAID TRACT "A" ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF DANIA BEACH BOULEVARD FOR 30.00 FEET TO THE **POINT OF BEGINNING "C"**; THENCE N89°56'55"W FOR 3.00 FEET TO THE NORTH WEST CORNER OF SAID TRACT "A" AND **POINT OF TERMINATION "C"**.

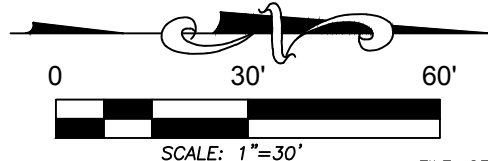
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REVISED 6-10-2024  
REVISED 2-16-2024  
FILE: 23-173 SK & LEGAL.dwg

GEOFFREY LEITER  
Professional Surveyor and Mapper  
FLORIDA  
NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

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THIS "SKETCH & LEGAL DESCRIPTION" WAS PREPARED UNDER MY SUPERVISION.  
LEITER, PEREZ & ASSOCIATES, INC.  
BY: *[Signature]*  
GEOFFREY LEITER, PRESIDENT; PROFESSIONAL SURVEYOR & MAPPER #6395,  
STATE OF FLORIDA  
DATE: 5-30-2023 | JOB NO. : 23-173 | FILE: L-3033 | SHEET 1 OF 1