

Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management Division



**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, busbays 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 Oak Tree Property Plat
 Plat/Site Plan Number 002-MP-19 Plat Book - Page _____ (If recorded)
 Owner/Applicant Pulte Home Company, LLC Phone (561) 206-1458
 Address 4400 PGA Boulevard, Suite 700 City Palm Beach Gard State FL Zip Code 33410
 Owner's E-mail Address Patrick.Gonzalez@Pulte.com Fax # N/A
 Agent Greenspoon Marder, LLP Phone 954-527-6266
 Contact Person Cynthia Pasch
 Address 200 East Broward Boulevard City Fort Lauderdale State FL Zip Code 33301
 Agent's E-mail Address cynthia.pasch@gmlaw.com Fax # N/A

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 _____

David (D.G.) McGuire

Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary):

The Applicant is requesting approval to utilize two (2) temporary vehicular access openings during construction. The temporary openings will be used for no more than one year.

**Please see the reverse side of this form for Required Documentation
and Owner/Agent Certification**

REQUIRED DOCUMENTATION: Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

All requests listed on this application must include the following documents :

- Letter from the applicable municipality, dated within six (6) months of this application, stating the city's position on this request.
- Approved or recorded plat (a survey and site plan may be accepted for single family and duplex applications. Please consult with Planning and Development Management Division staff).
- 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:

- 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.
- Signed and sealed drawings (2 original) clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale.
- 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.

For NON-ROADWAY RELATED items (6 through 12) listed under INSTRUCTIONS on Page 1 of this form, please consult with Planning and Development Management staff to determine any additional required documentation.

OWNER/AGENT CERTIFICATION

State of Florida

County of Broward

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent Cynthia Pasch

Sworn and subscribed to before me this 23 day of December, 2019

by Cynthia Pasch He/she is personally known to me or

Has presented Beverly Bell McGuinness as identification.

Signature of Notary Public Beverly Bell McGuinness

Type or Print Name Beverly Bell McGuinness



Beverly Bell McGuinness
COMMISSION # GG230318
EXPIRES November 28, 2021
Bonded thru Aaron Notary

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time N/A Application Date 12/23/2019 Acceptance Date 12/26/2019

Comments Due TBD C.C. Mtg. Date TBD Fee \$ 1190

Report Due TBD Adjacent City FORT LAUDERDALE, ETC.*

Plats Site Plans/Drawings City Letter FDOT Letter

Other (Describe) TEMPORARY ACCESS AGREEMENT, ROADWAY IMPROVEMENT AGREEMENT, LOC, AND OPINION OF TITLE

Title of Request OAK TREE PROPERTY REDEVELOPMENT TEMPORARY ACCESS AGREEMENT

Distribute to: Engineering Traffic Engineering Mass Transit

Other CITY ENGINEERING Other _____

Comments * TAMARAC, LADDERDALE LAKES

Received by JEAN-PAUL W. PEREZ, SENIOR PLANNER

Request for Temporary Access to Oak Tree Property Plat 002-MP-19

The Oak Tree Property Plat (“Plat”) was approved by the County Commission on December 10, 2019 but is not yet recorded. The recording process takes approximately four (4) to six (6) months to complete. The Applicant, Pulte Home Company (“Pulte”), is the owner and developer of the property. Pulte has requested approval to construct model units prior to the plat being recorded and is ready to commence construction of dwelling units on the property as soon as possible. There are two (2) primary access points shown on the approved Plat: one on Prospect Road and one on 44th Street. It takes several months for permitting agencies to issue driveway construction permits for primary access points and typically the review process does not commence until the plat is approved by the County Commission. The approval process and construction of the primary openings would delay construction of the model units. The Applicant is desirous of utilizing two (2) 20-foot temporary access points on Prospect Road while the Plat is being recorded and during the first year of construction while the primary openings are being reviewed, permitted, and constructed. Assuming that this request for temporary openings is approved by the County Commission on January 28, 2020, the use of these openings will terminate on or before January 29, 2021.