

Application Number 036-MP-00

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

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. <u>Non-Vehicular Access Lines</u> 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 Bryan Road Warehouses			
Plat/Site Number 036-MP-00	Plat Book - Page (if recorded) PB 170-112		
Owner/Applicant/Petitioner Name Dania Beach Marina Corp.			
Address 90 N. Bryan Road	City Dania Beach	State FL	Zip 33004
Phone (954) 944-6032	Email flylally@aol.com		
Agent for Owner/Applicant/Petitioner Turner Planning Solutions, LLC		Contact Person Thuy Turner, AICP	
Address 62 Wimbledon Lake Drive	City Plantation	State FL	Zip 33324
Phone (954) 610-1633	Email thuy@turnerplanningsolutions.com		
Folio(s) 504233510010			
Location East _____ side of Bryan Road _____ at/between/and Dania Beach Blvd _____ and/of NW 1 Street _____ <i>north side/corner north</i> <i>street name</i> <i>street name / side/corner</i> <i>street name</i>			

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).

N/A

Land Development Code citation(s)

N/A

Have you contacted anyone in County Government regarding this request? Yes No

If yes, indicate name(s), department and date

Monica Randino, Planning and Development Management Division

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

See attached narrative.

REQUIRED DOCUMENTATION

Submit one (1) original and copy of each document listed below.

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 Planning and Development Management 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.

For ROADWAY RELATED items (1 through 5) listed under INSTRUCTIONS on Page 1 of this form, the following additional documents are also 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 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.

All documents listed must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

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.

[Signature] _____ Date 2/4/21 _____
Owner/Agent Signature

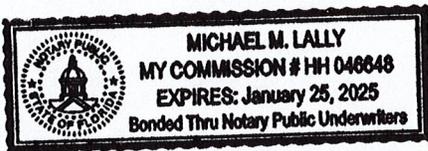
NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 4th day of February, 2021, who is personally known to me | has produced _____ as identification.

Name of Notary Typed, Printed or Stamped

[Signature] _____
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

Non-Vehicular Access Line

Application Date <u>2-4-2021</u>	Acceptance Date <u>2-5-2021</u>	Fee <u>\$2,410.00</u>
Comments Due <u>2-25-2021</u>	Report Due <u>3-8-2021</u>	CC Meeting Date <u>T.B.D.</u>
Adjacent City or Cities <u>None</u>		

Plats Site Plans City Letter FDOT Letter

Other: Narrative, Sketches, Agreement, opinion of title

Distribute To
 Engineering Traffic Engineering Mass Transit

Other:

Comments

Received By
M. Randino



thuy@turnerplanningsolutions.com
62 Wimbledon Lake Drive
Plantation, FL 33324

P 954.610.1633

January 25, 2021

NVAL Amendment Narrative

Bryan Road Warehouses (Plat Book 170, Page 11)

Dania Beach Marina Corp (“Developer”) is the developer of the property included on the BRYAN ROAD WAREHOUSES Plat, recorded in Plat Book 170, Page 112 of the Public Records of Broward County, Florida (“Plat”). The Plat is located on the southeast corner of NW 1st Street and Bryan Road, in the City of Dania Beach.

The Developer is proposing to amend the existing Non-Vehicular Access Line to correspond with the driveway connection on the site plan, which was approved by the City on January 12, 2021.

Specifically, the Developer is proposing to close the existing 50-foot access opening approximately 293-feet north of the southern plat limit, revise the existing non-vehicular access line along the western plat limit to be generally parallel to Bryan Road at an average distance of 63-feet, and create a new 50-foot access opening centered approximately 95-feet north of the southern plat limit.

Exhibit “A” provides the legal description and a sketch and legal description of the existing NVAL is attached as Exhibit “B”. A sketch and legal description of the proposed NVAL is attached as Exhibit “C”.

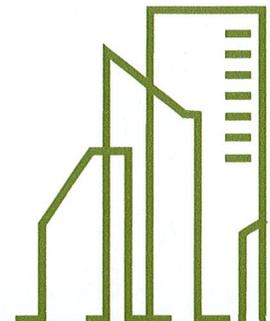




EXHIBIT "A"

LEGAL DESCRIPTION

ALL OF PARCEL A, BRYAN ROAD WAREHOUSES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, PAGE 112, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



EXHIBIT "B"

**DESCRIPTION OF
EXISTING NON-VEHICULAR ACCESS LINE
AT "BRYAN ROAD WAREHOUSES"**

LEGAL DESCRIPTION:

A NON-VEHICULAR ACCESS LINE ALONG THE BOUNDARY OF PARCEL "A", "BRYAN ROAD WAREHOUSES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 170, PAGE 112, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE ALONG THE BOUNDARY OF SAID PARCEL "A" THE FOLLOWING FOUR COURSES AND DISTANCES: 1) SOUTH 87°30'33" WEST 150.20 FEET; 2) NORTH 46°59'41" WEST 41.91 FEET; 3) NORTH 07°35'30" EAST 71.99 FEET; 4) NORTH 01°29'55" WEST 167.00 FEET TO A POINT OF TERMINATION; THENCE CONTINUE NORTH 01°29'55" WEST ALONG SAID BOUNDARY 50.00 FEET; THENCE SOUTH 88°30'05" WEST ALONG SAID BOUNDARY 12.00 FEET TO A POINT OF BEGINNING; THENCE ALONG SAID BOUNDARY OF PARCEL "A" THE FOLLOWING FIVE COURSES AND DISTANCES: 1) NORTH 01°29'55" WEST 20.35 FEET; 2) NORTH 07°35'30" EAST 75.95 FEET; 3) NORTH 01°29'55" WEST 150.00 FEET; 4) NORTH 42°59'20" EAST 42.05 FEET; 5) NORTH 87°28'35" EAST 147.43 FEET TO THE POINT OF TERMINATION.

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

NOTES:

1. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE SOUTH LINE OF PARCEL "A" BEING S87°30'33"W.
2. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: DANIA BEACH MARINA CORP.

SCALE: N/A

DRAWN: DCW

ORDER NO.: 67591

DATE: 9/1/20

EXISTING NON-VEHICULAR ACCESS LINE

DANIA BEACH, BROWARD COUNTY, FL

FOR: DANIA BEACH MARINA

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
STATE OF FLORIDA



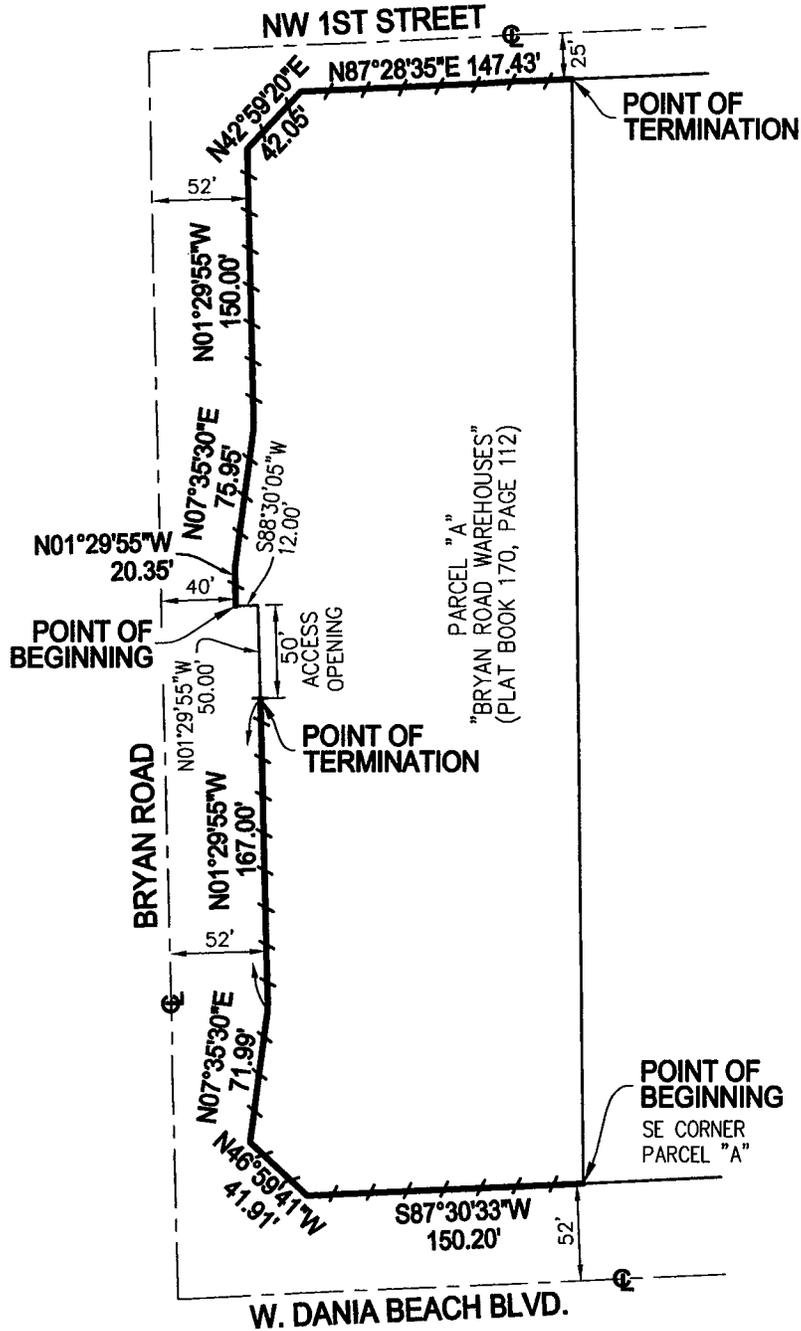
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TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



FILE: DANIA BEACH MARINA CORP.

SCALE: 1"=100'

DRAWN: DCW

ORDER NO.: 67591

DATE: 9/1/20

EXISTING NON-VEHICULAR ACCESS LINE

DANIA BEACH, BROWARD COUNTY, FL

FOR: DANIA BEACH MARINA

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:

- ⊕ = CENTERLINE
- / - / - = NON-VEHICULAR ACCESS LINE



SKETCH AND LEGAL DESCRIPTION

BY

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TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



EXHIBIT "C"

**DESCRIPTION OF
PROPOSED NON-VEHICULAR ACCESS LINE
AT "BRYAN ROAD WAREHOUSES"**

LEGAL DESCRIPTION:

A NON-VEHICULAR ACCESS LINE ALONG AND WITHIN THE BOUNDARY OF PARCEL "A", "BRYAN ROAD WAREHOUSES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 170, PAGE 112, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 87°30'33" WEST ALONG THE SOUTH LINE OF SAID PARCEL "A" 150.20 FEET; THENCE NORTH 46°59'41" WEST ALONG THE BOUNDARY OF SAID PARCEL "A" 10.29 FEET; THENCE NORTH 01°29'29" WEST 63.00 FEET TO A POINT OF TERMINATION; THENCE CONTINUE NORTH 01°29'29" WEST 50.00 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 01°29'29" WEST 292.23 FEET; THENCE NORTH 03°24'41" WEST 156.57 FEET; THENCE NORTH 42°59'20" EAST ALONG SAID BOUNDARY OF PARCEL "A" 33.48 FEET; THENCE NORTH 87°28'35" EAST ALONG THE NORTH LINE OF SAID PARCEL "A" 147.43 FEET TO THE POINT OF TERMINATION.

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

NOTES:

1. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE SOUTH LINE OF PARCEL "A" BEING S87°30'33"W.
2. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: DANIA BEACH MARINA CORP.	
SCALE: N/A	DRAWN: DCW
ORDER NO.: 67591	
DATE: 9/1/20	
PROPOSED NON-VEHICULAR ACCESS LINE	
DANIA BEACH, BROWARD COUNTY, FL	
FOR: DANIA BEACH MARINA	

SHEET 1 OF 2

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