

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 001-MP-98

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

Pine Island Commercial

Plat/Site Number

001-MP-98

Plat Book - Page (if recorded)

167-50

Owner/Applicant/Petitioner Name

Aroma Davie LLC

Address

20920 West Dixie Highway

City

Aventura

State

FL

Zip

33180

Phone

954-900-5786

Email

dave@coastalconstructionind.com

Agent for Owner/Applicant/Petitioner

Calvin, Giordano & Associates, Inc.

Contact Person

Hoyt Holden, AICP

Address

1800 Eller Drive, Suite 600

City

Ft. Lauderdale

State

FL

Zip

33316

Phone

954-266-6468; 954-292-2671

Email

Hholden@cgasolutions.com

Folio(s)

504128320020

Location

NW Corner side of Pine Island Rd at/between/and Orange Drive
north side/corner north street name street name / side/corner and/of street name

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

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

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. To be provided after Town Council approval and prior to scheduled BOCC mtg.
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. N/A
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.) Also ORB 37310 PG 1184 Exhibit C
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 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. N/A Neither Road is a State Road.

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.

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.

Hoyt Holden

Digitally signed by Hoyt Holden
Date: 2022.05.08 17:22:48 -04'00'

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 9th day of May, 20 22, who ☒ is personally known to me | ☐ has produced _____ as identification.

Dawn Hopkins

Name of Notary Typed, Printed or Stamped

Dawn Hopkins

Digitally signed by Dawn Hopkins
Date: 2022.05.09 11:06:57 -04'00'

Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

HH 054613

Serial Number (if applicable)

For Office Use Only

Application Type/Title of Request

Roadway Improvements

Application Date 04/17/2023	Acceptance Date 05/02/2023	Fee \$2,410.00
Comments Due 05/22/2023	Report Due 06/01/2023	CC Meeting Date TBD
Adjacent City or Cities None		
<input checked="" type="checkbox"/> Plats	<input checked="" type="checkbox"/> Site Plans	<input checked="" type="checkbox"/> City Letter
<input type="checkbox"/> FDOT Letter		
<input checked="" type="checkbox"/> Other:		
Distribute To <input checked="" type="checkbox"/> Engineering	<input checked="" type="checkbox"/> Traffic Engineering	<input checked="" type="checkbox"/> Mass Transit
<input checked="" type="checkbox"/> Other: Narrative, Sketches		
Comments		
Received By Adrien Osias		

Pine Island Commercial

Narrative for NVAL

Amendment March 27, 2023

Updated 3-17-2025

- Site Location: NW Corner of Pine Island Road and Orange Drive
- Legal Description: PINE ISLAND COMMERCIAL 167-50: A PORTION OF PARCELS A & B DESCRIBED AS: BEGINNING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF PARCELB B, THENCE NORTHWESTERLY 100.53', WESTERLY 217', NORTH 124', EAST 50', NORTHLY 59.28', EAST 302.03', SOUTH 163.01', SOUTHWEST 49.74' TO THE POINT OF BEGINNING, AKA: THAT PORTION OF PARCELS A & B NOT INCLUDED IN OFFICIAL RECORDS BOOK 35644, PAGE 912 OF THE OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA.
- Overall Project Scope: Site Plan approval to construct a one-story, 4800 sq. ft. restaurant, with 2880 square feet of indoor space and 1920 square feet of covered patio space, together with associated site and parking improvements. ~~A previous confirmation with county staff in October 2021 determined that the proposed project would not require a plat note amendment.~~
- Plat Amendment Scope: The NVAL on the recorded plat was previously amended as reflected in ORB 37310, Page 1184. Submit Delegation Request to Broward County to obtain approval to add inbound and outbound left turns into the easternmost Orange Drive opening, which is currently restricted to right turns only. Additionally, the 40-foot opening on Pine Island Road currently restricted to ingress only (inbound right turns) is proposed to be amended to also permit egress (outbound right turns).
- Town of Davie Approval: The Town of Davie has issued a site plan approval resolution reflective of the above requests for the openings, as well as approval of the proposed NVAL amendment by separate resolution (R2023-029). The applicant has recorded a Declaration of Restrictive Covenants prohibiting drive through service in Instrument # 118680658.

Specific Narrative for the Broward County Delegation Request Application

The proposed NVAL amendment will amend the current NVAL as described in ORB 37310, Page 1184 as follows:

- An existing 50-foot opening on Orange Drive, centered approximately 400 feet west of the centerline of Pine Island Road, currently restricted to right turns only, shall be amended to allow full access.
- ~~The existing 40 foot opening on Pine Island Road, centered approximately 259.10 feet north of the centerline of Orange Drive, currently restricted to right turns in only (ingress only) shall be amended to right turns only (ingress and egress).~~
- There are no changes to the 50-foot and 80-foot residential openings to the west.

EXHIBIT "A"

LEGAL DESCRIPTION
OVERALL PROPERTY
PINE ISLAND COMMERCIAL, P.B. 167, PG. 50, B.C.R.
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

All of PINE ISLAND COMMERCIAL, according to the plat thereof as recorded in Plat Book 167,
Page 50 of the Public Records of Broward County, Florida,

EXHIBIT "B"

LEGAL DESCRIPTION
OLD NON-VEHICULAR ACCESS LINE
PINE ISLAND COMMERCIAL, P.B. 167, PG. 50, B.C.R.
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

A Non-Vehicular Access Line, being a part of PINE ISLAND COMMERCIAL, according to the plat thereof as recorded in Plat Book 167, Page 50 of the Public Records of Broward County, Florida, said Non-Vehicular Access Line being more particularly described as follows:

BEGIN at the Northeast corner of said PINE ISLAND COMMERCIAL, said point being on the arc of a curve concave to the West, a radial line of said curve through said point having a bearing of N 77°29'55" E, said curve being the East line of said PINE ISLAND COMMERCIAL;

THE following five courses are along the East line of Parcels A and B of said PINE ISLAND COMMERCIAL;

THENCE Southerly along the arc of said curve to the right, having a radius of 1091.28 feet, a central angle of 00°14'31" for an arc length of 4.61 feet to a point on a non-tangent line;

THENCE S 02°07'54" E a distance of 351.27 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;

THENCE continue S 02°07'54" E a distance of 40.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;

THENCE continue S 02°07'54" E a distance of 123.00 feet;

THENCE S 43°09'22" W a distance of 49.75 feet to the Southerly most Southeast corner of said Parcel B;

THE following eight courses are along the South line of Parcels A and B of said PINE ISLAND COMMERCIAL plat;

THENCE N 84°41'22" W a distance of 100.53 feet;

THENCE S 88°27'18" W a distance of 167.00 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;

THENCE continue S 88°27'18" W a distance of 50.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;

THENCE S 01°32'42" E a distance of 12.00 feet;

THENCE N 84°42'08" W a distance of 100.72 feet;

THENCE S 88°27'18" W a distance of 215.00 to the POINT OF TERMINATION of said Non-Vehicular Access Line;

THENCE continue S 88°27'18" W a distance of 80.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;

THENCE S 01°32'42" E a distance of 12.00 feet to the South line of said PINE ISLAND COMMERCIAL;

THENCE S 88°27'18" W along the said South line of PINE ISLAND COMMERCIAL, a distance of 255.97 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;

THENCE continue S 88°27'18" W continuing along the said South line of PINE ISLAND COMMERCIAL, a distance of 50.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;

THENCE continue S 88°27'18" W continuing along the said South line of PINE ISLAND COMMERCIAL, a distance of 144.46 feet to the Southwest corner of said PINE ISLAND COMMERCIAL and the POINT OF TERMINATION of said Non-Vehicular Access Line.

Said lands lying in the Town of Davie, Broward County, Florida.

NOTES:

1. Not valid without the signature and seal of a Florida licensed Professional Surveyor and Mapper.
2. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of said Broward County.
3. Bearings shown hereon are referenced to the East line of Parcel A, PINE ISLAND COMMERCIAL, Plat Book 167, Page 50, Broward County, Florida, having a bearing of N 02°07'54" W.
4. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

CALVIN, GIORDANO AND ASSOCIATES, INC.

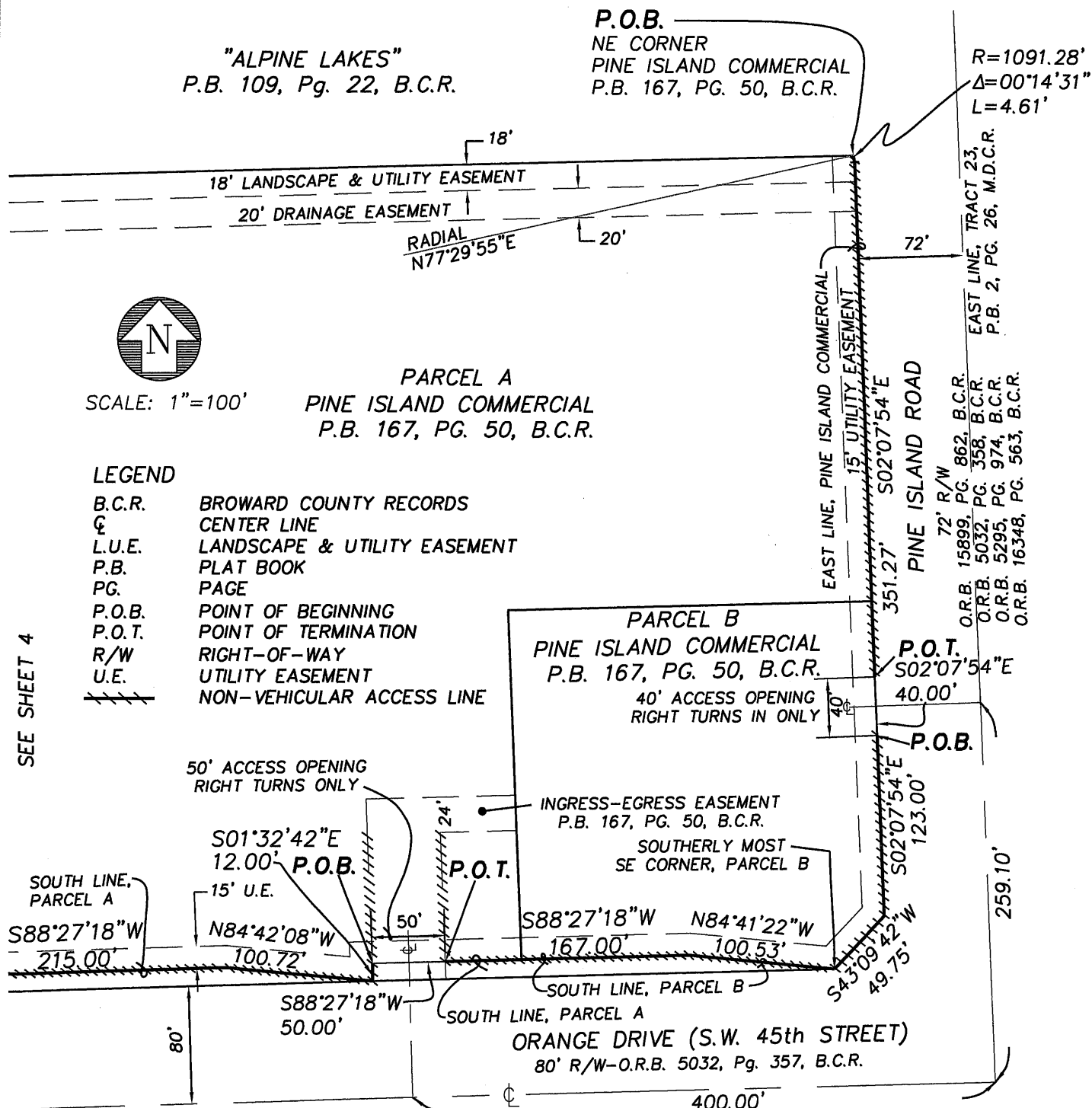


Date: 3/27/2023

Steven M. Watts
Professional Surveyor and Mapper
Florida Registration Number LS 4588

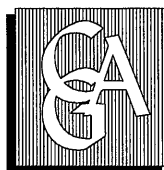
Prepared by:
CALVIN, GIORDANO AND ASSOCIATES, INC.
May 12, 2022

EXHIBIT "B"
OLD NON-VEHICULAR ACCESS LINE
PINE ISLAND COMMERCIAL, P.B. 167, PG. 50, B.C.R.
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



SHEET 3 OF 4

REVISION	BY	DATE
ADD INGRESS\EGRESS EASEMENT	SMW	3/27/2023



Calvin, Giordano & Associates, Inc
Engineers Surveyors Planners

1800 Eller Drive, Suite 600
 Ft. Lauderdale, Florida 33316
 954.921.7781

Certificate of Authorization No. 6791

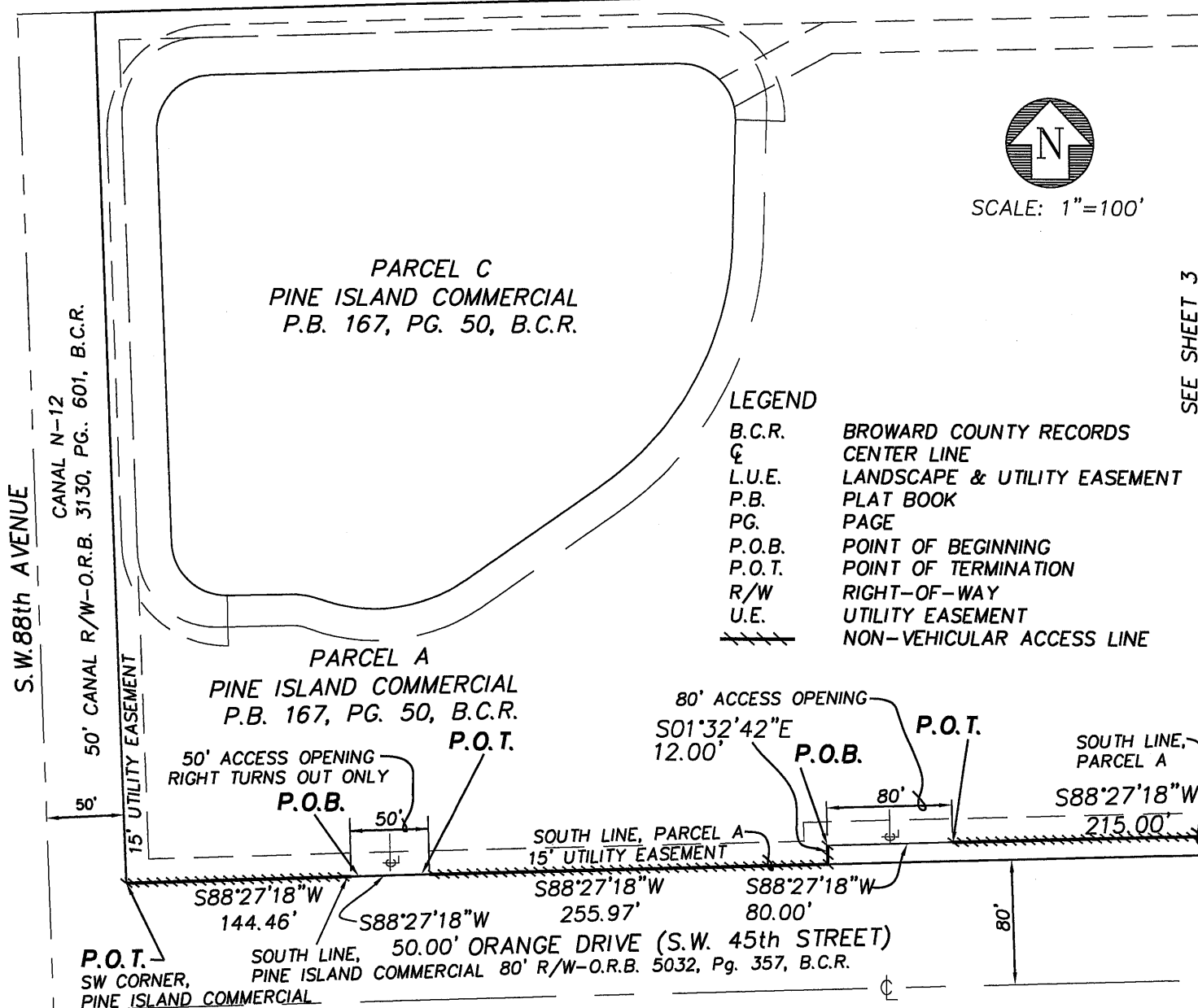
EXHIBIT "B"
OLD NON-VEHICULAR ACCESS LINE
PINE ISLAND COMMERCIAL, P.B. 167, PG. 50, B.C.R.
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

"ALPINE LAKES"
P.B. 109, Pg. 22, B.C.R.



SCALE: 1"=100'

SEE SHEET 3

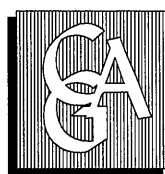


SHEET 4 OF 4

REVISION

BY

DATE



Calvin, Giordano & Associates, Inc
Engineers Surveyors Planners

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Ft. Lauderdale, Florida 33316
954.921.7781

Certificate of Authorization No. 6791

ADD INGRESS\EGRESS EASEMENT

SMW

3/27/2023

EXHIBIT "C"

LEGAL DESCRIPTION
NEW NON-VEHICULAR ACCESS LINE
PINE ISLAND COMMERCIAL, P.B. 167, PG. 50, B.C.R.
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

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THENCE continue S 02°07'54" E a distance of 40.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;

THENCE continue S 02°07'54" E a distance of 123.00 feet;

THENCE S 43°09'22" W a distance of 49.75 feet to the Southerly most Southeast corner of said Parcel B;

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THENCE S 88°27'18" W along the said South line of PINE ISLAND COMMERCIAL, a distance of 255.97 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;

THENCE continue S 88°27'18" W continuing along the said South line of PINE ISLAND COMMERCIAL, a distance of 50.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;

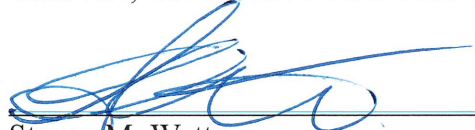
THENCE continue S 88°27'18" W continuing along the said South line of PINE ISLAND COMMERCIAL, a distance of 144.46 feet to the Southwest corner of said PINE ISLAND COMMERCIAL and the POINT OF TERMINATION of said Non-Vehicular Access Line.

Said lands lying in the Town of Davie, Broward County, Florida.

NOTES:

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3. Bearings shown hereon are referenced to the East line of Parcel A, PINE ISLAND COMMERCIAL, Plat Book 167, Page 50, Broward County, Florida, having a bearing of N 02°07'54" W.
4. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

CALVIN, GIORDANO AND ASSOCIATES, INC.



Date: 3/18/2025

Steven M. Watts
Professional Surveyor and Mapper
Florida Registration Number LS 4588

Prepared by:
CALVIN, GIORDANO AND ASSOCIATES, INC.
March 18, 2025

EXHIBIT "C"
NEW NON-VEHICULAR ACCESS LINE
PINE ISLAND COMMERCIAL, P.B. 167, PG. 50, B.C.R.
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

P.O.B.

NE CORNER
PINE ISLAND COMMERCIAL
P.B. 167, PG. 50, B.C.R.

"ALPINE LAKES"
P.B. 109, Pg. 22, B.C.R.

$R=1091.28'$
 $\Delta=00^{\circ}14'31''$
 $L=4.61'$



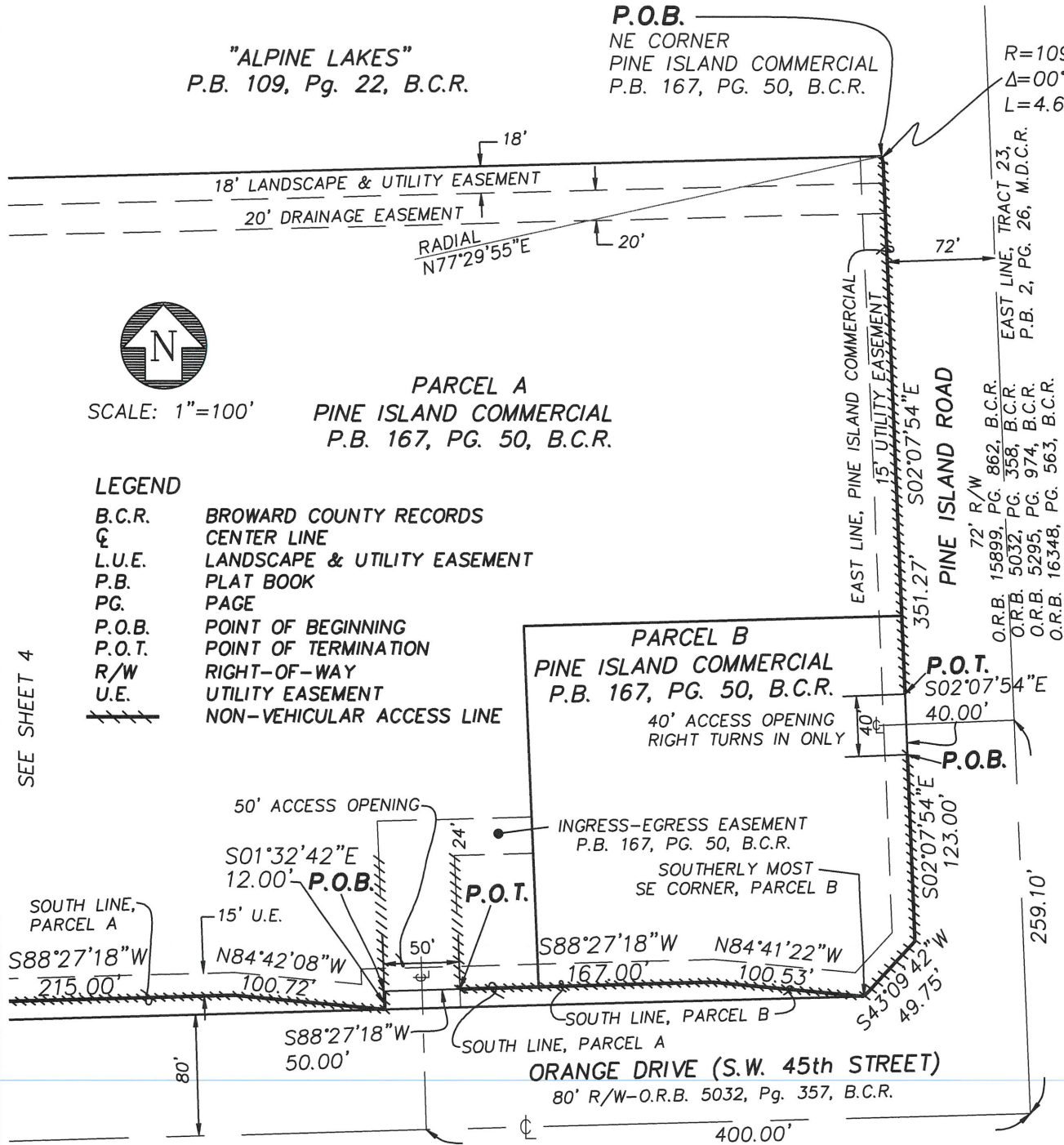
SCALE: 1"=100'

PARCEL A
PINE ISLAND COMMERCIAL
P.B. 167, PG. 50, B.C.R.

LEGEND

B.C.R. BROWARD COUNTY RECORDS
CL CENTER LINE
L.U.E. LANDSCAPE & UTILITY EASEMENT
P.B. PLAT BOOK
PG. PAGE
P.O.B. POINT OF BEGINNING
P.O.T. POINT OF TERMINATION
R/W RIGHT-OF-WAY
U.E. UTILITY EASEMENT
NON-VEHICULAR ACCESS LINE

SEE SHEET 4



SHEET 3 OF 4

REVISION	DWN	DATE
ADD-RIGHT TURNS "IN" ONLY - SH3	SMW	3/18/2025
ADD INGRESS\EGRESS EASEMENT	SMW	3/27/2023

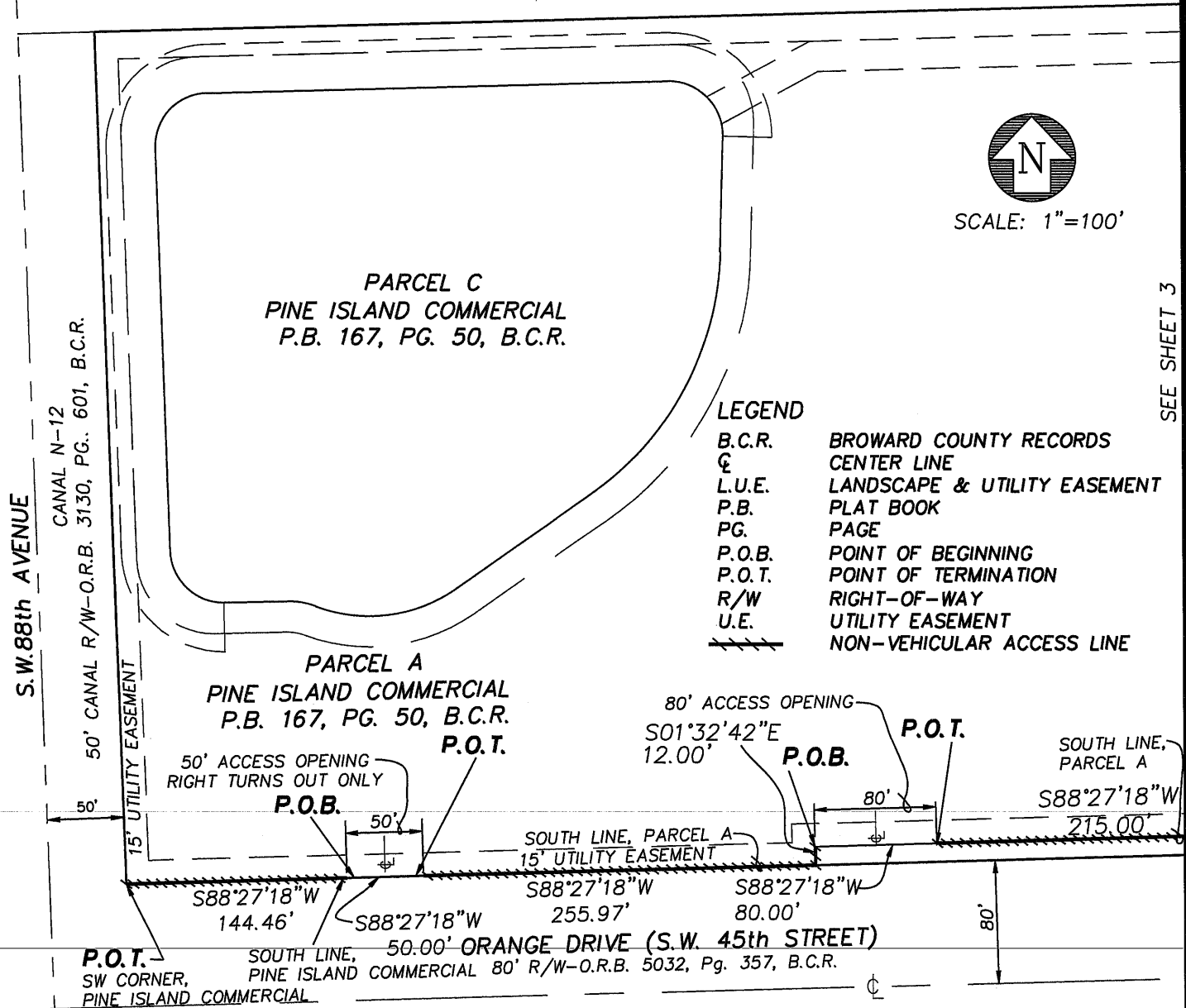


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Engineers Surveyors Planners

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EXHIBIT "C"
NEW NON-VEHICULAR ACCESS LINE
PINE ISLAND COMMERCIAL, P.B. 167, PG. 50, B.C.R.
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

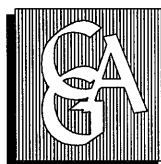
"ALPINE LAKES"
P.B. 109, Pg. 22, B.C.R.



SEE SHEET 3

SHEET 4 OF 4

REVISION	DWN	DATE
ADD-RIGHT TURNS "IN" ONLY - SH3	SMW	3/18/2025
ADD INGRESS\EGRESS EASEMENT	SMW	3/27/2023



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