



Application Number 024-MP-22

Public Works and Environmental Services Department
HOUSING AND URBAN PLANNING DIVISION
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6634 F: 954-357-6521 · Broward.org/Planning

Application to Change or Waive Requirements of the Broward County Land Development Code

This application should be submitted to the Housing and Urban Planning Division- Platting Section for review and acceptance. This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. Please select the applicable change or waiver requested:

ROADWAY RELATED

- Non-Vehicular Access Lines
- Roadway Improvements (such as turn lanes, bus bays traffic signals, etc.)
- Right-of-Way Dedications
- Sidewalks and Paved Access
- Design Criteria

NON-ROADWAY RELATED

- Design Criteria
- Waste Water Disposal/Source of Potable Water
- Fire Protection
- Parks and/or School Dedications
- Impact/Concurrency Fee(s)
- Environmental Impact Report
- Other Changes

Project Information

<small>Plat/Site Plan Name</small> Victory at Hollywood			
<small>Plat/Site Number</small> 024-MP-22		<small>Plat Book - Page (if recorded)</small> 183-646	
<small>Owner/Petitioner Name</small> Miami Beach Health Group Ltd			
<small>Address</small> One Park Plaza		<small>City</small> Nashville	<small>State</small> TN
		<small>Zip</small> 37203	
<small>Phone</small> (615) 344-9551		<small>Email</small> corp realestate@hcahealthcare.com	
<small>Agent for Owner/Petitioner</small> Turner Planning Solutions LLC		<small>Contact Person</small> Thuy Turner	
<small>Agent Address</small> 62 Wimbledon Lake Dr		<small>City</small> Plantation	<small>State</small> FL
		<small>Zip</small> 33324	
<small>Agent Phone</small> (954) 610-1633		<small>Agent Email</small> thuy@turnerplanningsolutions.com	
<small>Folio(s)</small> 5141 24 26 0010			

Location East <u>SR 7</u> Washington Street Dewey Street <small>side of street name at/between/and street name / side/corner and/of street name</small> <small>north side/corner north 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).
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 Jennifer Luchong
Brief narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary):

<h3>REQUIRED DOCUMENTATION</h3> <p>A pre-application meeting is required with the Housing and Urban Planning Division to discuss the request and the submittal requirements. To schedule a meeting, send an email to PDMDinfo@broward.org. Pre-application meetings are held every Wednesday and Fridays, between 2pm and 330pm, subject to availability.</p> <p>Submit one (1) original and one (1) digital copy of the documents listed below.</p> <ol style="list-style-type: none"> 1. A pre-application meeting receipt. 2. Narrative clearly describing proposed changes. Be sure to include detailed information of opening location, size, etc. 3. Letter from the applicable municipality, dated within six (6) months of formally submitting the application, stating the city's position on this request. 4. Opinion of Title with a search date within thirty (30) days of formal submittal. 5. A copy of the approved or recorded plat. 6. A check for the application fees (if applicable) made payable to: Broward County Board of County Commissioners. 7. Any other relevant documentation, as deemed necessary. <p>For ROADWAY RELATED changes or waivers, the following additional documents are 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 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.

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.

Owner/Agent Signature *[Signature]* Date 10/14/25

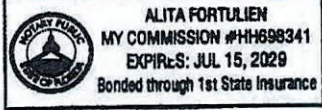
NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 14th day of October, 2025, who is personally known to me | has produced driver license as identification.

Alita Fortulien
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
NVAL

Application Date 10/17/2025	Acceptance Date 10/24/2025	Fee \$2,410
Comments Due 11/24/2025	Report Due 12/4/2025	CC Meeting Date TBD

Adjacent Municipality
N/A

Submittal Documents (select all that apply):

Plats Site Plans City Letter FDOT Letter

Other: Opinion of title, Narrative, Sketch + Legal

Additional Staff Comments

Received By
Nataly Miguez



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

P 954.610.1633

October 17, 2025

Jennifer Lu-Chong, AICP
Planning Section Supervisor
Broward County Urban Planning Division
1 N. University Drive, Box 102
Plantation, FL 33324

RE: Hollywood Free Standing Emergency Room Plat Note and NVAL Amendments

Dear Ms. Lu-Chong,

This letter of intent formally submits to amend the plat note and non-vehicular access line (NVAL) for the proposed Hollywood Free Standing Emergency Room located at 901 S. State Road 7, Hollywood.

The Victory at Hollywood plat, recorded in Broward County public record (Plat Book 183, Page 646) is restricted to **10,000 square feet of commercial and 20,000 square feet of warehouse use**. The new emergency room is 10,987 square feet. The change will remove the warehouse use and restrict the plat note to **35,000 square feet of commercial use**. This will accommodate the new building and for any future development.

In addition to the plat note, we are requesting to amend the NVAL on Washington Street. Following are the proposed changes and language:

Existing NVAL:

A 50-foot-wide non-vehicular access line opening along Washington Street with centerline located approximately 155 feet west of the east plat limits.

Proposed changes:

Relocate the existing 50-foot-wide non-vehicular access line opening along Washington Street with centerline located approximately 203 feet west of the east plat limits.

Please let us know if you have any questions or need further information.

Regards,

A handwritten signature in blue ink that reads 'Thuy (twee) Turner'.

Thuy (twee) Turner, AICP

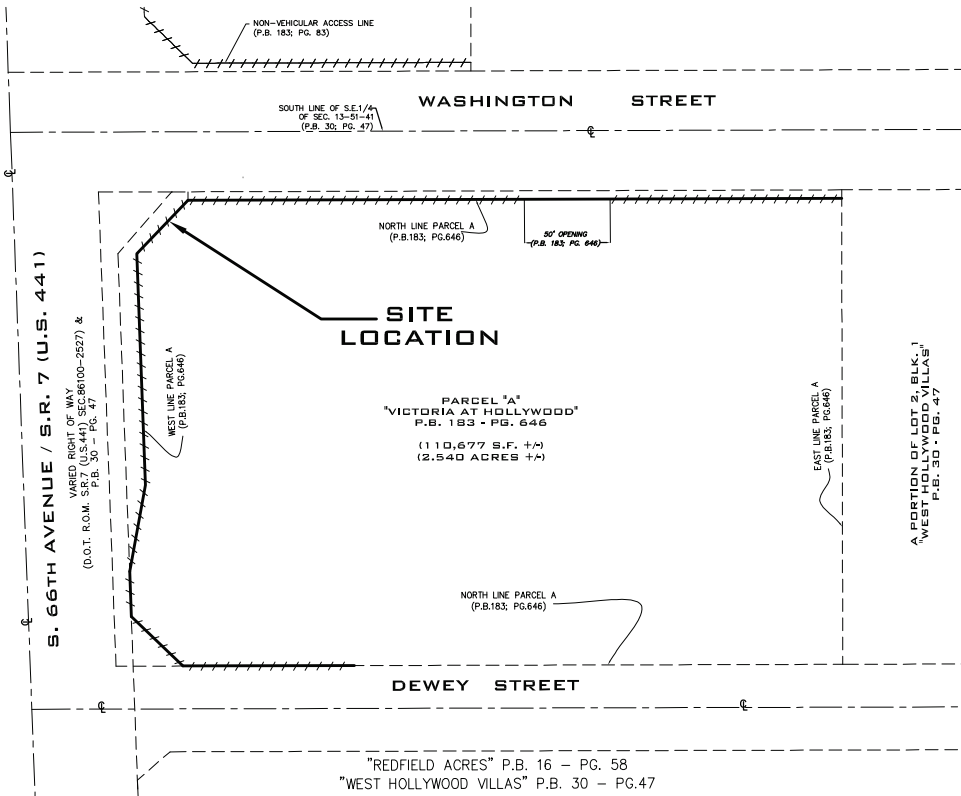


EXHIBIT "A"

LEGAL DESCRIPTION:

PARCEL A, OF VICTORY AT HOLLYWOOD, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 183, PAGE 646, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

EXHIBIT "B"
DESCRIPTION OF
EXISTING NON-VEHICULAR LINE
AT "VICTORIA AT HOLLYWOOD"
PARCEL IDENTIFICATION NO.: 5141 24 15 0010



LOCATION MAP
"VICTORY AT HOLLYWOOD"
(P.B. 183, PG. 646)
SECTION 24
TOWNSHIP 51 SOUTH
RANGE 41 EAST
BROWARD COUNTY
FLORIDA
(NOT TO SCALE)

SURVEYOR'S NOTES:

1) This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon. 2) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to

survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties. 3) There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of TITLE COMMITMENT will be made to determine recorded instruments, if any affecting this property. 4) North arrow Direction and Bearings shown hereon are based on an assumed bearing of N89°49'33"E, along the North Line of Tract "A", Plat Book 183, at Page 646, Broward County, Florida. 5) No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

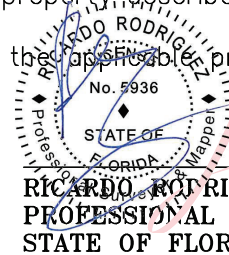
SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17, Florida Administrative Code.

Landmark Surveying & Associates, Inc., LB #7633

DATE: JUNE 11th, 2025



Digitally signed
by Ricardo
Rodriguez

Date: 2025.06.12
08:33 AM
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA REG. No. 5936

PARCEL IDENTIFICATION NO.: 5141 24 15 0010	
LOCATION MAP, SURVEYOR'S NOTES SURVEYOR'S CERTIFICATE	
EXISTING NON-VEHICULAR ACCESS LINE	
Drawn by: R.R.	SKETCH AND LEGAL DESCRIPTION
Approved by: R.R.	SHEET 1 OF 3
DATE: 06-11-2025	Scale: AS SHOWN



8532 S.W. 8th STREET, SUITE "282"
MIAMI, FL 33144
PHONE: (305) 556-4002
FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL-REQUEST@LMSURVEYING.COM

PROFESSIONAL SURVEYORS AND MAPPERS
L.B. No. 7633

Z:\Surveys\2021\21-11\2111-0236\04\SKETCH AND LEGAL EXISTING NVAL.dwg

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COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THE FOLLOWING NINE COURSES AND DISTANCE BEING ALONG THE SOUTH, WEST AND NORTH LINES OF SAID TRACT "A"; 1: S89°50'12"W FOR A DISTANCE OF 284.91 FEET TO THE POINT OF BEGINNING; 2) THENCE CONTINUE S89°50'12"W FOR A DISTANCE OF 100.00 FEET; 3) THENCE N46°08'58"W FOR A DISTANCE OF 41.69 FEET; 4) THENCE N10°16'19"E FOR A DISTANCE OF 51.20 FEET; 5) THENCE N02°08'08"W FOR A DISTANCE OF 135.00 FEET; 6) THENCE N43°50'42"E FOR A DISTANCE OF 43.15 FEET; 7) THENCE N89°49'33"E FOR A DISTANCE OF 196.23 FEET TO A POINT OF TERMINATION; 8) THENCE CONTINUE N89°49'33"E FOR A DISTANCE OF 50.00 TO THE POINT OF BEGINNING; 9) THENCE CONTINUE N89°49'33"E FOR A DISTANCE OF 135.00 FEET TO THE POINT OF TERMINATION, SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT "A".

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

LEGEND
ABBREVIATION
C/L - CENTERLINE
EASM'T - EASEMENT
P.B. - PLAT BOOK
PG. - PAGE

PARCEL IDENTIFICATION NO.: 5141 24 15 0010

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXISTING NON-VEHICULAR ACCESS LINE

Drawn by: R.R. SKETCH AND LEGAL DESCRIPTION

Approved by: R.R. SHEET 2 OF 3

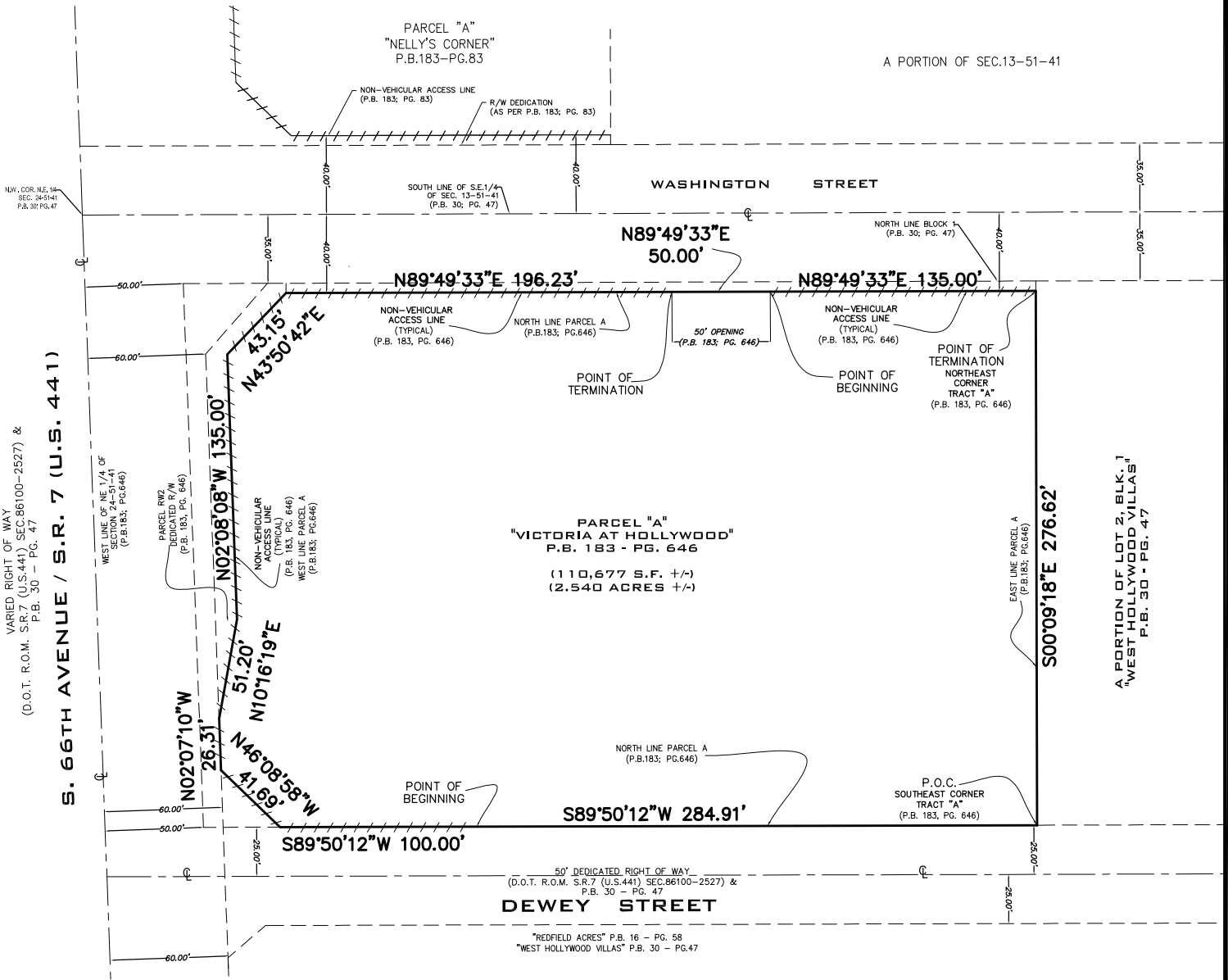
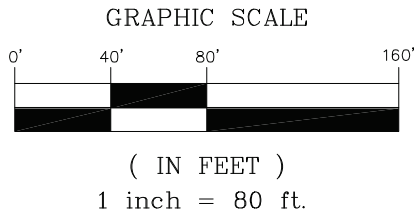
DATE: 06-11-2025 Scale: AS SHOWN



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Z:\Surveys\2021\21-11\2111-0236\2111-0236-04\SKETCH AND LEGAL NVAL\2111.0236-05 SKETCH AND LEGAL EXISTING NVAL.dwg

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
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Drawn by: R.R.	SKETCH AND LEGAL DESCRIPTION
Approved by: R.R.	SHEET 3 OF 3
DATE: 06-11-2025	Scale: AS SHOWN

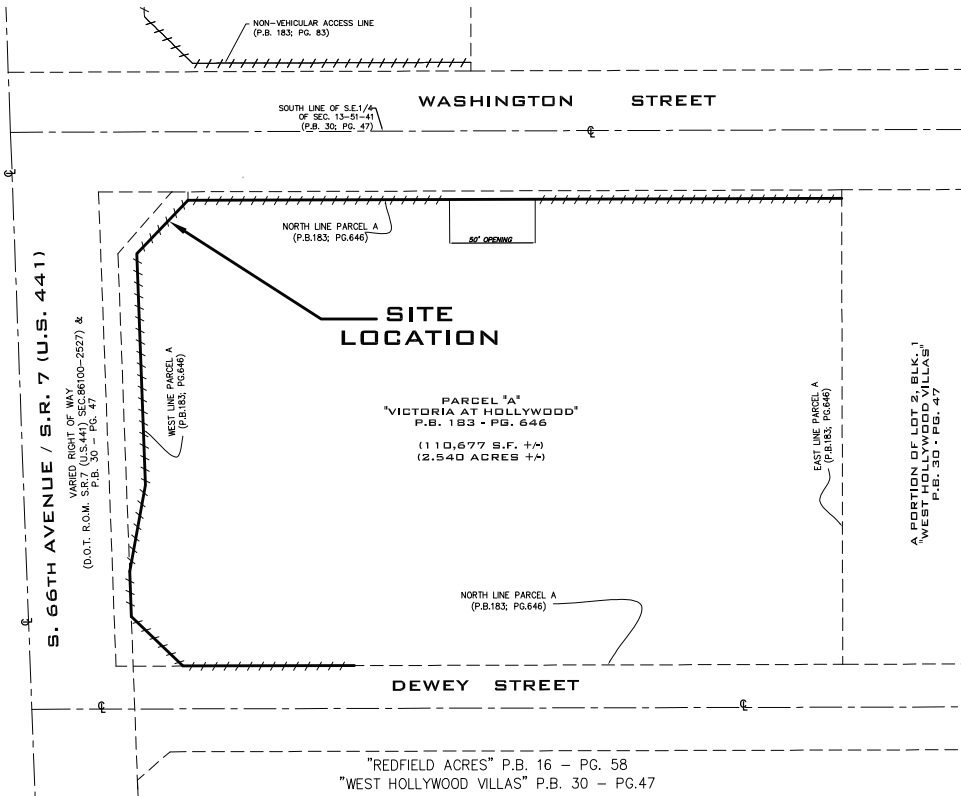


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PROFESSIONAL SURVEYORS AND MAPPERS
L.B. No. 7633

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EXHIBIT "C"
DESCRIPTION OF
PROPOSED NON-VEHICULAR LINE
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LOCATION MAP
"VICTORY AT HOLLYWOOD"
(P.B. 183, PG. 646)
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RANGE 41 EAST
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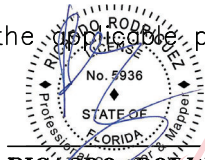
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I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17, Florida Administrative Code.

Landmark Surveying & Associates, Inc., LB #7633

DATE: JUNE 11th, 2025



Digitally Signed by
Ricardo Rodriguez
Date: 2025.06.12

08:52:39 -04'00'
RICARDO RODRIGUEZ, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA REG. No. 5936

PARCEL IDENTIFICATION NO.: 5141 24 15 0010

LOCATION MAP, SURVEYOR'S NOTES
SURVEYOR'S CERTIFICATE

PROPOSED NON-VEHICULAR ACCESS LINE

Drawn by: R.R. SKETCH AND LEGAL DESCRIPTION

Approved by: R.R. SHEET 1 OF 3

DATE: 06-11-2025 Scale: AS SHOWN

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

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ABBREVIATION
C/L - CENTERLINE
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PROPOSED NON-VEHICULAR ACCESS LINE

Drawn by: R.R. SKETCH AND LEGAL DESCRIPTION

Approved by: R.R. SHEET 2 OF 3

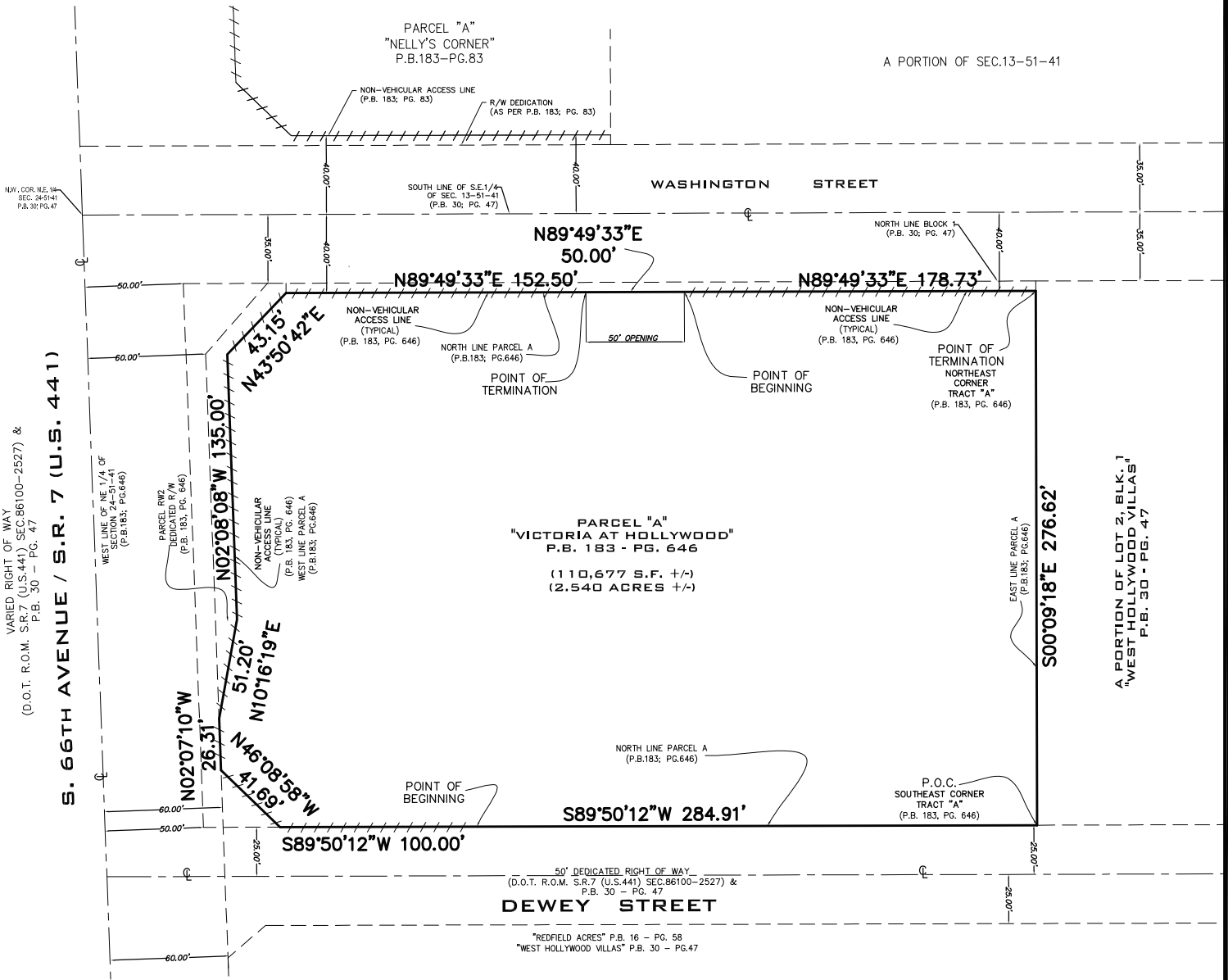
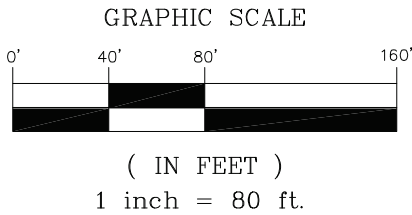
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