



Application Number 001-PL-51

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

Plat/Site Plan Name

**Riverland Village Plat Amendment**

Plat/Site Number

S1/2 of E1/2 of Lot 8, Blk 4, Riverland Village Section One

Plat Book - Page (if recorded)

**Plat Book 27, Page 44**

Owner/Petitioner Name

**Michel H. Levy Mendoza & Velbeth Yoana Levy, property owners.**

Address

**3271 Riverland Rd**

City

**Fort Lauderdale**

State

**FL**

Zip

**33312**

Phone

**[Please contact Agent]**

Email

**Please contact Agent]**

Agent for Owner/Petitioner

**Miguel de Castro, Esq.**

Contact Person

**Carol Klock**

Agent Address

**2555 Ponce de Leon Blvd, Ste 600**

City

**Coral Gables**

State

**FL**

Zip

**33134**

Agent Phone

**305-476-7100**

Agent Email

**cklock@rascoklock.com**

Folio(s)

**504218060021**

Location			
North side	Riverland Rd	SW 31st Avenue	SW 33rd Terrace
<i>north side/corner north</i>	<i>side of street name</i>	<i>at/between/and street name / side/corner</i>	<i>and/of street name</i>
<b>Proposed Changes</b> 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)			
Article IX, Sections 5-180 and 5181 of the Broward County Land Development Code			
Have you contacted anyone in County Government regarding this request? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>			
If yes, indicate name(s), department and date Jennifer Lu-Chong, Section Supervisor, Platting Section, Urban Planning Division; 8/29/2025			
Brief narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary): *** Please see attached project narrative. ***			

<b>REQUIRED DOCUMENTATION</b>  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.  Submit one (1) original and one (1) digital copy of the documents listed below. <ol style="list-style-type: none"> <li>1. A pre-application meeting receipt.</li> <li>2. Narrative clearly describing proposed changes. Be sure to include detailed information of opening location, size, etc.</li> <li>3. Letter from the applicable municipality, dated within six (6) months of formally submitting the application, stating the city's position on this request.</li> <li>4. Opinion of Title with a search date within thirty (30) days of formal submittal.</li> <li>5. A copy of the approved or recorded plat.</li> <li>6. A check for the application fees (if applicable) made payable to: <b>Broward County Board of County Commissioners.</b></li> <li>7. Any other relevant documentation, as deemed necessary.</li> </ol>
For ROADWAY RELATED changes or waivers, the following additional documents are 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 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>



# 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 10/24/2025

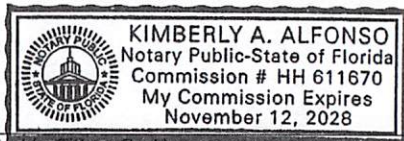
## NOTARY PUBLIC

### STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 24 day of October, 20 25, 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

MODIFY NON-ROADWAY RELATED

Application Date <u>10/27/25</u>	Acceptance Date <u>10/27/25</u>	Fee <u>\$ 780</u>
Comments Due	Report Due	CC Meeting Date

Adjacent Municipality

Submittal Documents (select all that apply):

☒ Plats ☐ Site Plans ☒ City Letter ☐ FDOT Letter

☒ Other: OPINION OF TITLE, NARRATIVE

Additional Staff Comments

Received By DIEGO MUNOZ

# RASCO | KLOCK

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ATTORNEYS

TO: Platting Section, Housing and Urban Planning Division, Broward County  
FROM: Miguel de Castro, Esq.  
RE: Project Narrative-3271 Riverland Road Plat Amendment  
DATE: October 24, 2025

## **PROJECT NARRATIVE**

Request for Deletion of Plat Setback Line  
3271 Riverland Road, Riverland Village, Section One

### **Project Overview**

This application is submitted on behalf of the current owners of a parcel located within Riverland Village, Section One, as recorded in Plat Book 27, Page 44 of the Public Records of Broward County, Florida. The subject property is encumbered by a 70-foot front setback line indicated on the original plat recorded in 1951.

The applicants are seeking plat amendment that would formally remove the obsolete setback line from the subject lot. The ultimate goal is to achieve consistency with surrounding parcels and modern land development regulations, and to eliminate any uncertainty that may impact the future use or marketability of the property.

### **Context & History**

At the time of original platting, the Riverland Village subdivision was recorded with enhanced setback lines that exceeded the typical zoning requirements, likely in anticipation of future right-of-way expansion or roadway planning. However, the rationale for the additional setback lines was never formally documented and remains speculative.

In the decades since, the subdivision has evolved. Multiple blocks within Riverland Village Section One have had the original setbacks removed via recorded replats (e.g., Plat Book 35, Page 40 and Plat Book 38, Page 5).

These replats standardized front setbacks to 25 feet in line with current City zoning (RS-6.85).

The subject property was not included in those replats, and therefore retains the original 70-foot setback on paper, despite the fact that several homes were constructed, and permitted, with a 25-foot front yard in compliance with then-current regulations.

Historically, Broward County and the City of Fort Lauderdale have acknowledged and affirmed, in numerous instances, that the enhanced setbacks included in the original plat, for Riverland

# RASCO | KLOCK

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ATTORNEYS

Village Section One, was both obsolete and inconsistent with current zoning standards. In each instance, the City noted no objection to the removal of the line, and the County approved the request accordingly. Likewise, the City of Fort Lauderdale has reviewed this matter and issued a “No Objection” letter supporting this application.

We have also attached two representative orders issued by the Broward County Commission in the same neighborhood in 2017 and 2019.

## **Project Justification**

The current owners have acquired the subject lot in good faith. While the 70-foot front setback line has not caused a present title defect or impediment to use, its continued presence on the recorded plat could create unnecessary complications in the future. Therefore, this request is proactive in nature, intended to ensure clean and consistent title and development rights going forward.

The 70-foot setback line is not required under current City of Fort Lauderdale ULDR or Broward County regulations.

The applicable zoning district (RS-6.85) requires a 25-foot front setback. The single-family residence built on this property in 1972 satisfies the 25-foot front setback as required by the applicable zoning district (RS-6.85).

Removal of the plat-embedded setback will not result in any reduction of yard space beyond what is currently allowed under zoning.

Multiple neighboring lots in the same block have previously had the setback deleted or have developed without issue at the standard 25-foot front setback.

## **Request to Broward County**

The applicants respectfully request that Broward County formally delete the plat-embedded 70-foot setback line.

This action will promote consistency in development patterns throughout the Riverland Village neighborhood, aligns with modern zoning requirements and built conditions, reflects prior precedent and staff-supported recommendations, and protects the long-term development and title integrity of the property.



# RIVERLAND VILLAGE SECTION ONE

A SUBDIVISION IN SECTION 18 • TOWNSHIP 50 SOUTH • RANGE 42 EAST  
BROWARD COUNTY, FLORIDA

JOHN O. BRENDLA ENGINEER & LAND SURVEYOR STATE OF FLORIDA  
SCALE: 1"=200' AUGUST, 1951.

**DESCRIPTION**  
ALL THAT PART OF SECTION 18, TOWNSHIP 50 SOUTH, RANGE 42 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE S.E. CORNER OF SAID SECTION 18, THENCE RUN WEST ALONG THE SOUTH LINE OF THE S.E. 1/4 OF SAID SECTION 18 FOR A DISTANCE OF 2343.72 FEET TO THE S.W. CORNER OF SAID S.E. 1/4; THENCE RUN WEST ALONG THE SOUTH LINE OF THE S.W. 1/4 OF SAID SECTION 18 FOR A DISTANCE OF 61.28 FEET TO A POINT; THENCE RUN NORTH ALONG A LINE WHICH FORMS A RIGHT ANGLE WITH A PROLONGATION OF AFORESAID SOUTH LINE OF THE S.E. 1/4 OF SECTION 18 FOR A DISTANCE OF 3330.57 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE S.E. 1/4 OF S.E. 1/4 OF SAID SECTION 18; THENCE RUN EAST ALONG THE SAID NORTH LINE OF THE S.E. 1/4 OF S.E. 1/4 OF SAID SECTION 18 AND ALONG THE NORTH LINE OF THE S.W. 1/4 OF S.W. 1/4 OF N.E. 1/4 FOR A DISTANCE OF 652.34 FEET TO THE N.E. CORNER OF THE SAID S.W. 1/4 OF S.W. 1/4 OF N.E. 1/4; THENCE RUN NORTH ALONG THE WEST LINE OF THE N.E. 1/4 OF S.W. 1/4 OF N.E. 1/4 FOR A DISTANCE OF 666.00 FEET TO THE N.W. CORNER OF SAID N.E. 1/4 OF S.W. 1/4 OF N.E. 1/4; THENCE RUN EAST ALONG THE NORTH LINE OF SAID N.E. 1/4 OF S.W. 1/4 OF N.E. 1/4 AND ALONG THE NORTH LINE OF THE S.E. 1/4 OF THE N.E. 1/4 FOR A DISTANCE OF 1836.39 FEET TO THE N.E. CORNER OF SAID S.E. 1/4 OF N.E. 1/4; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID S.E. 1/4 OF N.E. 1/4 FOR A DISTANCE OF 1321.40 FEET TO THE S.E. CORNER OF SAID S.E. 1/4 OF N.E. 1/4; THENCE CONTINUE SOUTH ALONG THE EAST LINE OF THE S.E. 1/4 OF SAID SECTION 18 FOR A DISTANCE OF 2658.60 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE SOUTH 35 FEET AND THE EAST 35 FEET THEREOF DEEDED FOR ROAD RIGHT-OF-WAY.

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS: THAT THE RIVERLAND DEVELOPMENT COMPANY, A FLORIDA CORPORATION, HAS CAUSED THE LANDS ABOVE DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE ATTACHED PLAT TO BE KNOWN AS "RIVERLAND VILLAGE, SECTION 1".

THE AVENUES, STREETS, COURTS AND ROAD AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, THE RIVERLAND DEVELOPMENT COMPANY RESERVING TO THEMSELVES, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF WHENEVER DISCONTINUED BY LAW.  
IN WITNESS WHEREOF SAID THE RIVERLAND DEVELOPMENT COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED BY ITS SECRETARY THIS 13TH DAY OF AUGUST, A.D. 1951.

WITNESS *For Packer* THE RIVERLAND DEVELOPMENT COMPANY BY *Eugene K. Sheffield* VICE-PRESIDENT  
WITNESS *Charles J. Waldsmith* ATTEST: *H. F. Jensen* SECRETARY

**ACKNOWLEDGEMENT**  
STATE OF FLORIDA } S.S. I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED BY LAW TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, EUGENE K. SHEFFIELD AND H.F. JENSEN, VICE-PRESIDENT AND SECRETARY RESPECTIVELY OF THE RIVERLAND DEVELOPMENT COMPANY, A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED TO ME THE EXECUTION OF THE FOREGOING INSTRUMENT AND THAT THE SEAL OF SAID CORPORATION WAS AFFIXED THERETO BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS 13TH DAY OF AUGUST, A.D. 1951.

MY COMMISSION EXPIRES March 12, 1952. *Evelyn Sherman* NOTARY PUBLIC - STATE OF FLORIDA

**MORTGAGEE APPROVAL**  
KNOW ALL MEN BY THESE PRESENTS: THAT LAURA W. GROBLE AND AGATHA E. GROBLE, BOTH OF WHOM ARE SINGLE WOMEN, OWNERS AND HOLDERS OF THAT CERTAIN MORTGAGE, DATED JUNE 18TH, 1951 AND RECORDED IN MORTGAGE BOOK 352 AT PAGE 188 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DO HEREBY CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD OF THE ATTACHED PLAT AND TO THE DEDICATION OF THOROUGHFARES AS SHOWN THEREON.  
IN WITNESS WHEREOF THE SAID LAURA W. GROBLE AND AGATHA E. GROBLE HAVE CAUSED THESE PRESENTS TO BE SIGNED BY HAROLD B. LEWIS, THEIR ATTORNEY IN FACT, THIS 20TH DAY OF AUGUST, A.D. 1951.

WITNESS *Lacy D. Fox*  
WITNESS *Helma S. Olson* *Harold B. Lewis* ATTORNEY-IN-FACT

**ACKNOWLEDGEMENT**  
STATE OF FLORIDA } S.S. I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED BY LAW TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, HAROLD B. LEWIS AND HE DID ACKNOWLEDGE TO ME THE EXECUTION OF THE FOREGOING INSTRUMENT AS ATTORNEY-IN-FACT, FOR THE PURPOSES THEREIN EXPRESSED.  
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS 20TH DAY OF AUGUST, A.D. 1951.

MY COMMISSION EXPIRES June 30, 1952 *Helma S. Olson* NOTARY PUBLIC - STATE OF FLORIDA

**SURVEYORS CERTIFICATE**  
THIS IS TO CERTIFY THAT I, JOHN O. BRENDLA, A LAND SURVEYOR DULY REGISTERED IN THE STATE OF FLORIDA, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND AS SHOWN ON THE ATTACHED PLAT, AND HAVE SET PERMANENT REFERENCE MARKERS AS SHOWN (RR.M.) AND THAT THE SURVEY AND PLAT ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPROVED FOR RECORD THIS 18TH DAY OF Sept. AD. 1951. *John O. Brendla* REGISTERED LAND SURVEYOR NO. 363 STATE OF FLORIDA

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 10275 (NO. 253.) LAWS OF FLORIDA, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COMMISSIONERS OF BROWARD COUNTY, FLORIDA.

ATTEST: *Ed Cabot* CLERK OF CIRCUIT COURT BY *Madeline Packman* CLERK OF CIRCUIT COURT  
THIS INSTRUMENT WAS FILED FOR RECORD THIS 21 DAY OF Sept. A.D. 1951 AND RECORDED IN PLAT BOOK 27 OF PLATS ATTACHED 44 RECORD VERIFIED. TED CABOT. CLERK OF CIRCUIT COURT.

NOTES:  
Corner radii are 25' unless otherwise shown.  
Dimensions of Block Corners are to tangent and/or curve intersections.  
All utility easements are shown thus and extend 5 ft. from and parallel to the lot lines.  
A.E. indicates Anchor Easement 10 ft. by 18 ft.  
Minimum building set-backs are as shown and marked on the set-back lines. Set-backs on corner lots are 10 ft. where not shown otherwise.

