



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 029-MP-19

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

Gateway Luxury Apartments

Plat/Site Number

029-MP-19

Plat Book - Page (if recorded)

P.B. 184 P. 446-447

Owner/Applicant/Petitioner Name

US Gateway Investments LLC

Address

950 N Powerline Road

City

Pompano Beach

State

FL

Zip

33069

Phone

(561)568-8045

Email

kamil@hurok.com

Agent for Owner/Applicant/Petitioner

KEITH

Contact Person

Tiffany Crump

Address

301 East Atlantic Blvd.

City

Pompano Beach

State

FL

Zip

33060

Phone

(954) 788-3400

Email

tcrump@keithteam.com

Folio(s)

484234480010

Location

East _____ side of Powerline Road at/between/and Dr Martin Luther King Boulevard and/of NW 9th Street
north side/corner north street name street name / side/corner 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

Diego Penaloza, Urban Planning Division, 12/07/2022

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

1. Close the current 50-foot access opening along North Powerline Road located 55.08 feet south of the northern plat limits.
2. Create two (2) new access openings:
 - a) Create a 38.26 feet ingress and egress opening along North Powerline Road located 27.50 feet south of the northern plat limits.
 - b) Reduce the length of the NVAL along NW 9th Street from 264.1 feet with a 164.1 foot opening to 100 feet east of the corner chord.

A FDOT pre-application letter has accepted the changes to the opening.

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 Urban Planning 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 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.

Owner/Agent Signature [Signature]

Date 12/29/22

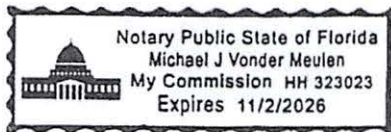
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 29th day of December, 20 22, who ☒ is personally known to me | ☐ has produced _____ as identification.

Name of Notary Typed, Printed or Stamped Michael Vonder Meulen

Signature of Notary Public – State of Florida [Signature]



Notary Seal (or Title or Rank)

Serial Number (if applicable) HH 323023

For Office Use Only

Application Type/Title of Request

NVAL Application

Application Date 12/29/22

Acceptance Date 01/3/2023

Fee \$ 2,410.00

Comments Due 1/23/23

Report Due TBD

CC Meeting Date TBD

Adjacent City or Cities None, N/A

☒ Plats

☒ Site Plans

☒ City Letter

☐ FDOT Letter

☒ Other: Survey

Distribute To ☐ Engineering

☐ Traffic Engineering

☐ Mass Transit

☐ Other:

Comments

Received By Diego Peralta



April 18, 2023

Josie Sesodia, Director
Resilient Environmental Department
Urban Planning Division
1 N. University Drive
Plantation, FL 33324

RE: Hurok Plat
NVAL Amendment Narrative
Plat Book 183, Page 446-447
Location: 950 N Powerline Road, Pompano Beach

Dear Ms. Sesodia;

US Gateway Investments, LLC. (Owner) is the owner of the property included on the HUOK Plat, recorded in Plat Book 183, Page 446 of the Public Records of Broward County, Florida. The Plat is generally located on the southeast corner of Powerline Road and Hammondville Road in the City of Pompano Beach.

On behalf of Owner, KEITH is proposing to amend the existing Non-Vehicular Access Line to correspond with the driveway connections on the site plan, which have been approved by the City. The Owner proposes to develop the vacant property as a 128-unit residential project (Plat Note Amendment under separate application). This NVAL application proposes the following:

1. Close the current 50-foot access opening along Powerline Road located 55.08 feet south of the northern plat limits.
2. Create two (2) new access openings:
 - a) Create a 90-foot ingress and egress opening along Powerline Road with a centerline 45 feet south of the northern plat limits.
 - b) Reduce the length of the NVAL along NW 9th Street from 264.1 feet with a 164.1-foot opening to 100 feet east of the corner chord.

The purpose for this request is to allow efficient ingress/egress and proper functionality from Powerline Road and emergency egress from N.W. 9th Street. An FDOT pre-application letter has accepted the changes to the opening and there is no adjacent city within 200 feet. There are no previous conditions of approval.

Attached for your records is a copy of the City No Objection Letter, Recorded Plat, Survey, (3) Sketch and Descriptions (existing and proposed NVAL, and proposed access easement) and Site Plan. The access easement is required by the Florida Department of Transportation (FDOT) and is at the northern portion of the site. It is recorded in P.B. 183, PG. 446 on the Hurok plat. The existing easement conflicts with the proposed site plan, therefore, it will be replaced with a new cross access easement (Exhibit D).

If you have any questions or require additional information, please do not hesitate to contact me.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Tiffany Crump", with a stylized flourish at the end.

Tiffany Crump
Planner II

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THAT CERTAIN NON-VEHICULAR ACCESS LINE LYING IN PARCEL "A", "HUOK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE 447, OF THE PUBLIC RECORD OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TOGETHER WITH:

TOGETHER WITH:

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

A PORTION OF PARCEL "A"
"HUROK"
P.B. 183, PG. 447, B.C.R.



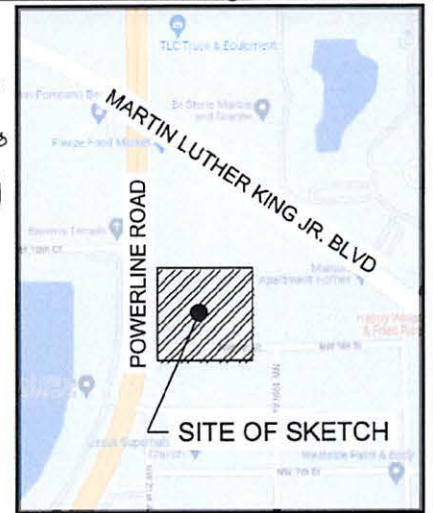
CHK. BY THG

[illegible]



SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR, BASED ON LIMITS PROVIDED BY THE CLIENT.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B. #6860
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. LANDS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH $88^{\circ}56'35''$ EAST ALONG THE NORTH LINE OF PARCEL "A", "HUOK, AS RECORDED IN PLAT BOOK 183, PAGE 447, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD
8. THE INTENDED SCALE FOR THIS SKETCH IS 1"=50' OR SMALLER



LOCATION MAP:
NOT TO SCALE

LEGEND:

€	CENTERLINE
Δ	CENTRAL ANGLE
B.C.R.	BROWARD COUNTY RECORDS
L	ARC LENGTH
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.T.	POINT OF TERMINUS
R	RADIUS

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON OCTOBER 4, 2022. MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION, PSM 5660
(FOR THE FIRM)

SKETCH & DESCRIPTION

A PORTION OF PARCEL "A"
"HUOK"
P.B. 183, PG. 447, B.C.R.



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 4

DRAWING NO. 12697.00_SKOD_NVAL-updated

DATE 10/04/22

SCALE 1" = 50'

FIELD BK. N/A

DWNG. BY ZH

CHK. BY THG

DATE 11/14/22

REVISIONS
LIMITS CHANGE
(PER ARCHITECT)
12/13/22 LIMITS CHANGE
(PER ENGINEER)

LEGAL DESCRIPTION:

A NON-VEHICULAR ACCESS LINE, BEING A PORTION OF PARCEL "A", "HUOK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE 447, OF THE PUBLIC RECORD OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A", THENCE SOUTH 89°10'14" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A" 164.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°10'14" WEST, ALONG SAID SOUTH LINE, 100.00 FEET; THENCE NORTH 43°31'57" WEST, 35.94 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1982.08 FEET (A RADIAL BEARING FROM SAID POINT BEARS NORTH 86°04'41" WEST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 05°13'27" AND AN ARC LENGTH OF 180.72 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°18'07" WEST, 318.67 FEET TO A POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

SKETCH & DESCRIPTION

A PORTION OF PARCEL "A"
"HUOK"
P.B. 183, PG. 447, B.C.R.



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SHEET 2 OF 4

DRAWING NO. 12697.00_SKOD_NVAL-updated

DATE 10/04/22

SCALE 1" = 50'

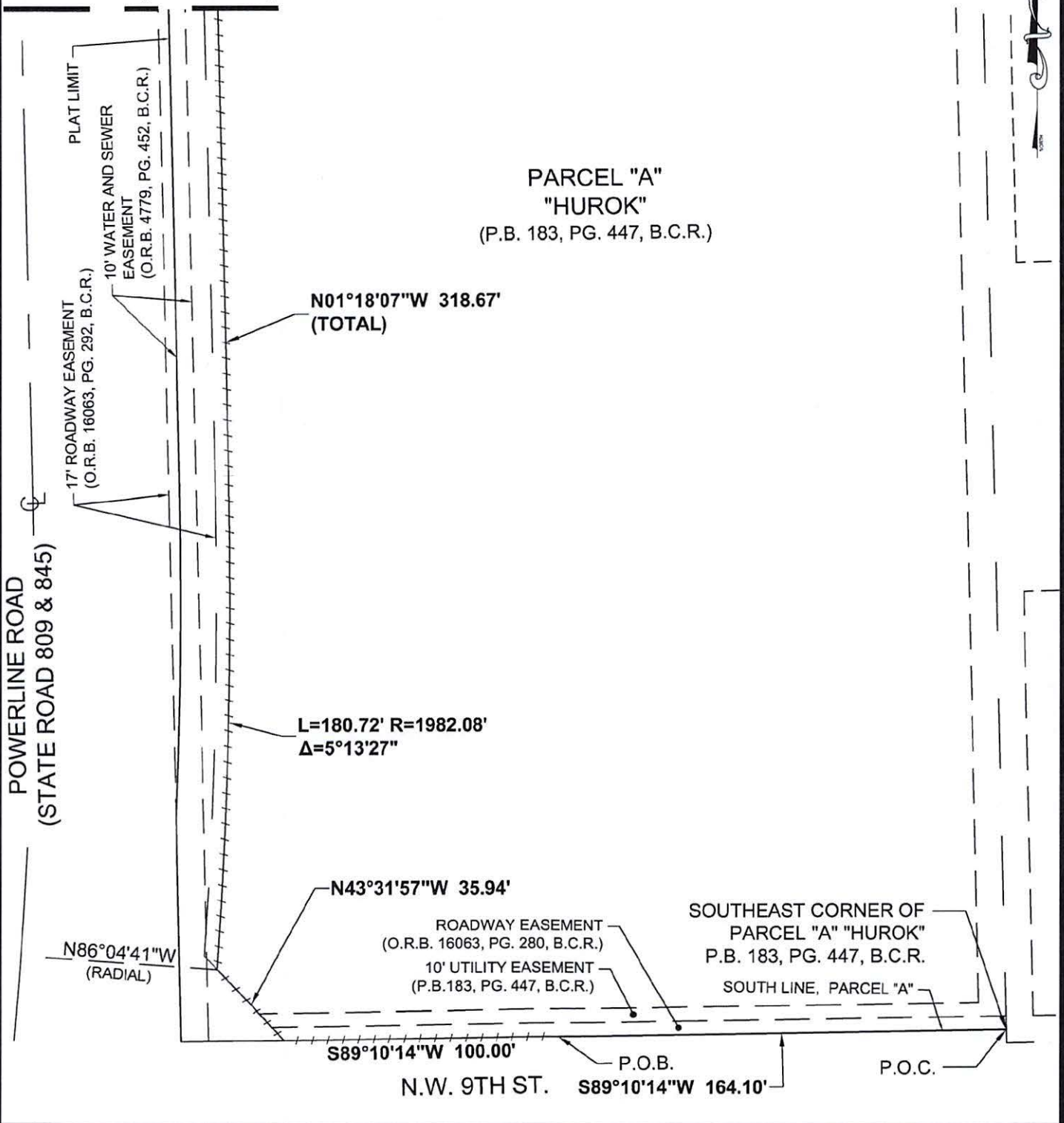
FIELD BK. N/A

DWNG. BY ZH

CHK. BY THG

DATE	REVISIONS
11/14/22	LIMITS CHANGE (PER ARCHITECT)
12/13/22	LIMITS CHANGE (PER ENGINEER)
04/18/23	LEGAL DESCRIPTION

MATCHLINE A (SEE SHEET 4)



SKETCH & DESCRIPTION

A PORTION OF PARCEL "A"
"HUOK"
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SHEET 3 OF 4

DRAWING NO. 12697.00_SKOD_NVAL-updated

DATE 10/04/22

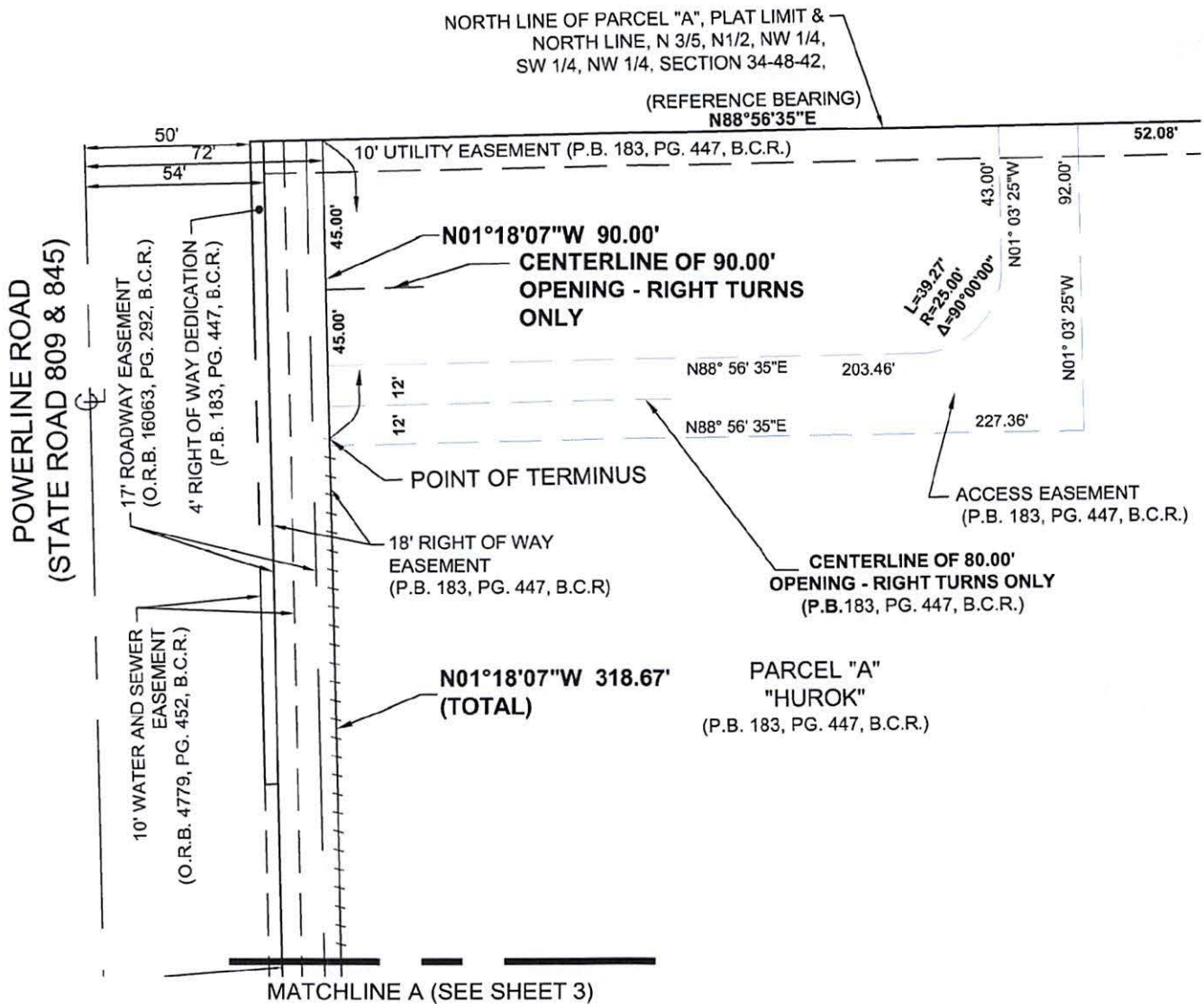
SCALE 1" = 50'

FIELD BK. N/A

DWNG. BY ZH

CHK. BY THG

DATE	REVISIONS
11/14/22	LIMITS CHANGE (PER ARCHITECT)
12/13/22	LIMITS CHANGE (PER ENGINEER)
04/18/23	LEGAL DESCRIPTION



SKETCH & DESCRIPTION

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SHEET 4 OF 4

DRAWING NO. 12697.00_SKOD_NVAL-updated

DATE 10/04/22

SCALE 1" = 50'

FIELD BK. N/A

DWNG. BY ZH

CHK. BY THG

DATE REVISIONS

11/14/22 LIMITS CHANGE (PER ARCHITECT)

12/13/22 LIMITS CHANGE (PER ENGINEER)

04/18/23 LEGAL DESCRIPTION