



Application Number 047-MP-16

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:

<p><b>ROADWAY RELATED</b></p> <p><input checked="" type="checkbox"/> Non-Vehicular Access Lines</p> <p><input checked="" type="checkbox"/> Roadway Improvements (such as turn lanes, bus bays traffic signals, etc.)</p> <p><input type="checkbox"/> Right-of-Way Dedications</p> <p><input type="checkbox"/> Sidewalks and Paved Access</p> <p><input type="checkbox"/> Design Criteria</p>	<p><b>NON-ROADWAY RELATED</b></p> <p><input type="checkbox"/> Design Criteria</p> <p><input type="checkbox"/> Waste Water Disposal/Source of Potable Water</p> <p><input type="checkbox"/> Fire Protection</p> <p><input type="checkbox"/> Parks and/or School Dedications</p> <p><input type="checkbox"/> Impact/Concurrency Fee(s)</p> <p><input type="checkbox"/> Environmental Impact Report</p> <p><input type="checkbox"/> Other Changes</p>
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<b>Project Information</b>			
Plat/Site Plan Name <b>Coral Hills-Sample Plat</b>			
Plat/Site Number <b>047-MP-16</b>		Plat Book - Page (if recorded) <b>183/244-245</b>	
Owner/Petitioner Name <b>Amera Downtown Development Company, LLC</b>			
Address <b>2900 University Drive</b>		City <b>Coral Springs</b>	State <b>FL</b>
		Zip <b>33065</b>	
Phone <b>954-753-9500</b>		Email <b>Michael@ameracorporation.com</b>	
Agent for Owner/Petitioner <b>Greenspoon Marder, LLP</b>		Contact Person <b>Kelly Ray</b>	
Agent Address <b>200 E. Broward Blvd #1800</b>		City <b>Ft. Lauderdale</b>	State <b>FL</b>
		Zip <b>33301</b>	
Agent Phone <b>954-333-4377</b>		Agent Email <b>kelly.ray@gmlaw.com</b>	
Folio(s) <b>484116170010 and 484116170020</b>			

Location <b>North</b> <small>side of</small> <b>Sample Rd</b> <small>at/between/and</small> <b>Coral Hills Dr</b> <small>and/of</small> <b>University Dr</b> <small>north side/corner north</small> <small>street name</small> <small>street name / side/corner</small> <small>street name</small>
<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) <b>Please see narrative outlining requesting changes to SR #s 1, 6, and 10.</b>
Land Development Code citation(s)
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 <b>A pre-application meeting was held on 1/31/25 and 12/19/25.</b>
Brief narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary): <b>Please see narrative outlining requesting changes to SR #s 1, 6, and 10.</b>

<p><b>REQUIRED DOCUMENTATION</b></p> <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"> <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> <p>For ROADWAY RELATED changes or waivers, the following additional documents are required:</p> <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>
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**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 12/23/25  
*VP of manager*  
**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 23 day of December, 2025, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

Name of Notary Typed, Printed or Stamped KATHERINA WARREN Signature of Notary Public – State of Florida *[Signature]*



Notary Seal (or Title or Rank) \_\_\_\_\_ Serial Number (if applicable) \_\_\_\_\_

**For Office Use Only**

Application Type/Title of Request

**NVAL**

Application Date <b>1/06/2026</b>	Acceptance Date <b>01/13/2026</b>	Fee <b>\$2,410.00</b>
Comments Due <b>02/12/2026</b>	Report Due <b>02/23/2026</b>	CC Meeting Date <b>TBD</b>

Adjacent Municipality

**None**

Submittal Documents (select all that apply):

Plats       Site Plans       City Letter       FDOT Letter

Other: **Narrative, Exhibit A-B-C**

Additional Staff Comments

Received By

**Adrien Osias**



Kelly Ray  
200 East Broward Boulevard, Suite 1800  
Fort Lauderdale, Florida 33301  
Direct Phone: 954.333.4377  
Email: kelly.ray@gmlaw.com

December 23, 2025

Darby Delsalle, Director  
Housing and Urban Planning Division  
Broward County – Public Works and Environmental Services Department  
One North University Drive, Suite 102  
Plantation, Florida 33324

Re: Coral Hills-Sample Plat (047-MP-16) - Amendment to NVAL/Conditions of Approval

Mr. Delsalle:

Amera Downtown Development Company, LLC (“Applicant”) is requesting an amendment to the non-vehicular access line (NVAL) on the Coral Hills-Sample Plat (183/244-245) generally located at the northeast corner of Coral Hills Drive and Sample Road in the City of Coral Springs. Applicant is requesting to close the opening on Sample Road (SR#1) and associated improvements (SR#6 and SR#10) in order to redevelop the property. The before and after conditions are depicted on Exhibits “B” and “C”, sketch & legal descriptions, enclosed with this submittal. The requested changes are outlined below:

<b>Staff Recommendation</b>	<b>Existing</b>	<b>Proposed</b>
SR#1	Along the ultimate right-of-way of Sample Road except at the 50-foot opening with centerline located approximately 25 feet west of the east plat limits. Said non-access line will include a corner chord and extend along Coral Hills Drive for a minimum of 100 feet. This opening is restricted to and physically channelized for right turns OUT only.	Along the ultimate right-of-way of Sample Road. Said non-access line will include a corner chord and extend along Coral Hills Drive for a minimum of 100 feet.
SR#6	A channelized driveway shall consist of one lane with a pavement width of 15 feet, with a minimum egress radii of 50 feet.	Remove Staff Recommendation #6.
SR#10	The physical channelization of the driveway in the 50-foot opening on Sample Road as specified under the non-vehicular access line requirements.	Remove Staff Recommendation #10.

December 23, 2025  
Page 2 of 2

Please note that we are also submitting a request to amend the plat note restriction on the subject plat, and that application package is provided under separate cover.

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

Sincerely,

GREENSPOON MARDER LLP

A handwritten signature in blue ink, appearing to read 'K. Ray', is positioned below the firm name.

Kelly Ray  
For the Firm

Enclosures

**EXHIBIT "A"**

(Legal Description of Property)

Parcels A and B, Coral Hills-Sample Plat, according to the plat thereof, as recorded in Plat Book 183, Page 245, 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"

LEGAL DESCRIPTION: EXISTING NON-VEHICULAR ACCESS LINE

A NON-VEHICULAR ACCESS LINE BEING COINCIDENT WITH THE SOUTH AND WEST LINES OF PARCEL "A", "CORAL HILLS - SAMPLE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 244-245, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A" AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAMPLE ROAD (N.W. 34TH STREET) THE FOLLOWING NINE (9) DESCRIBED COURSES AND DISTANCES; (1) NORTH 89°31'59" WEST 50.00 FEET TO THE **POINT OF BEGINNING**; (2) NORTH 89°31'59" WEST 40.00 FEET; (3) NORTH 00°28'01" EAST 2.00 FEET; (4) NORTH 89°31'59" WEST 40.00 FEET; (5) SOUTH 00°28'01" WEST 2.00 FEET; (6) NORTH 89°31'59" WEST 111.20 FEET; (7) NORTH 76°02'14" WEST 51.42 FEET; (8) NORTH 89°31'59" WEST 150.00 FEET; (9) NORTH 45°16'21" WEST 41.88 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A" ALSO BEING THE EAST RIGHT-OF-WAY LINE OF CORAL HILLS DRIVE; THENCE NORTH 01°00'43" WEST ALONG SAID WEST LINE AND ALONG SAID EAST LINE 107.23 FEET TO THE **POINT OF TERMINUS** OF SAID NON-VEHICULAR ACCESS LINE.

SAID NON-VEHICULAR ACCESS LINE LYING AND BEING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE ASSUMED HAVING A REFERENCE BEARING OF N 89°31'59" WEST ALONG THE SOUTH LINE OF THE S.E. ONE-QUARTER (S.E. 1/4) OF SECTION 16, TOWNSHIP 48 SOUTH, RANGE 41 EAST.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CLIENT: AMERA DOWNTOWN DEVELOPMENT COMPANY, LLC

SCALE: N/A | DRAWN: M.M.M.

ORDER NO.: 73512

DATE: 11/12/24

EXHIBIT "B" EXISTING NVAL LINE

CORAL SPRINGS, BROWARD COUNTY, FLORIDA

FOR: CORAL HILLS SAMPLE

SHEET 1 OF 2

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

**John F  
Pulice**

Digitally signed by

John F Pulice

Date: 2024.11.14

10:29:54 -05'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660 STATE OF FLORIDA



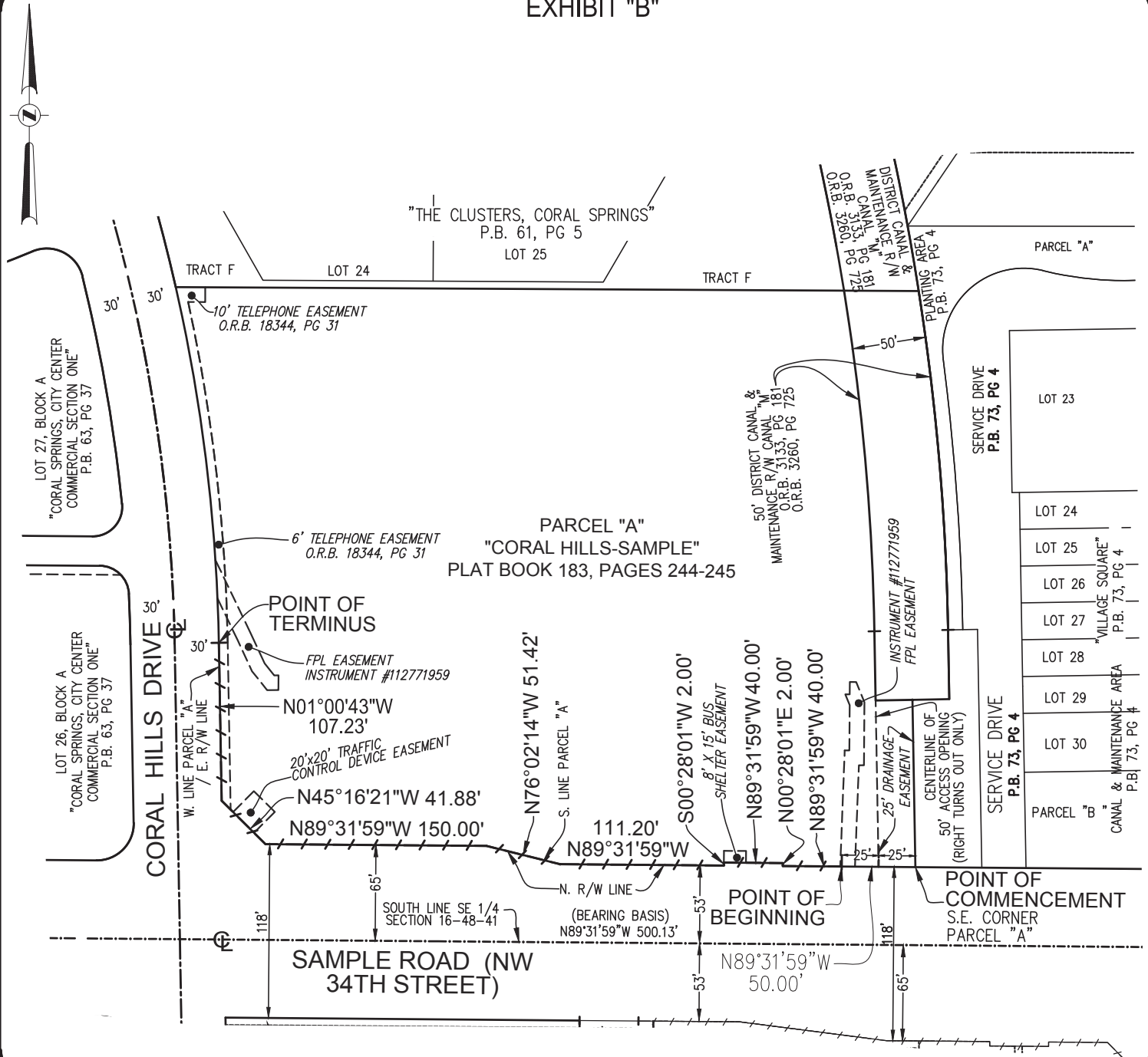
SKETCH AND LEGAL DESCRIPTION

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"



CLIENT: AMERA DOWNTOWN DEVELOPMENT COMPANY, LLC

SCALE: 1"=100'

DRAWN: M.M.M.

ORDER NO.: 73512

DATE: 11/12/24

EXHIBIT "B" EXISTING NVAL LINE

CORAL SPRINGS, BROWARD COUNTY, FLORIDA

FOR: CORAL HILLS SAMPLE

LEGEND & ABBREVIATIONS:

- NVAL - NON-VEHICULAR ACCESS LINE
- ⊕ CENTERLINE
- A ARC LENGTH
- CA CENTRAL ANGLE
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- R RADIUS
- R/W RIGHT-OF-WAY

SHEET 2 OF 2

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



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 "C"

LEGAL DESCRIPTION: NEW NON-VEHICULAR ACCESS LINE

A NON-VEHICULAR ACCESS LINE BEING COINCIDENT WITH THE SOUTH AND WEST LINES OF PARCEL "A", "CORAL HILLS - SAMPLE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 244-245, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A" AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAMPLE ROAD (N.W. 34TH STREET) THE FOLLOWING EIGHT (8) DESCRIBED COURSES AND DISTANCES; (1) NORTH 89°31'59" WEST 90.00 FEET; (2) NORTH 00°28'01" EAST 2.00 FEET; (3) NORTH 89°31'59" WEST 40.00 FEET; (4) SOUTH 00°28'01" WEST 2.00 FEET; (5) NORTH 89°31'59" WEST 111.20 FEET; (6) NORTH 76°02'14" WEST 51.42 FEET; (7) NORTH 89°31'59" WEST 150.00 FEET; (8) NORTH 45°16'21" WEST 41.88 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A" ALSO BEING THE EAST RIGHT-OF-WAY LINE OF CORAL HILLS DRIVE; THENCE NORTH 01°00'43" WEST ALONG SAID WEST LINE AND ALONG SAID EAST LINE 107.23 FEET TO THE **POINT OF TERMINUS** OF SAID NON-VEHICULAR ACCESS LINE.

SAID NON-VEHICULAR ACCESS LINE LYING AND BEING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA.

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3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CLIENT: AMERA DOWNTOWN DEVELOPMENT COMPANY, LLC

SCALE: N/A      DRAWN: M.M.M.

ORDER NO.: 73512

DATE: 11/12/24

EXHIBIT "C" NEW NVAL LINE

CORAL SPRINGS, BROWARD COUNTY, FLORIDA

FOR: CORAL HILLS SAMPLE

SHEET 1 OF 2

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

Digitally signed by John F

**John F Pulice**

Pulice

Date: 2024.11.14 10:29:29

-05'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660  
STATE OF FLORIDA





September 3, 2025

Darby Delsalle, Director  
Urban Planning Division  
Broward County - Resilient Environment Department  
One North University Drive, Suite 102  
Plantation, Florida 33324

Re: Coral Hills-Sample Plat (PB 183/PG 244) – Non-Vehicular Access Line (NVAL) Amendment

Dear Mr. ~~Delsalle~~: *Darby*

Please be advised that the City of Coral Springs does not object to the proposed amendment to the NVAL for the above referenced plat and described below:

From:

What is shown as the existing NVAL on the attached sketch & legal description labeled Exhibit "B"

To:

What is shown as the new NVAL on the attached sketch & legal description labeled as Exhibit "C"

The purpose of this request is to close the existing platted opening on Sample Road in order to accommodate the redevelopment of the subject site.

Should you have any questions or require additional information, please do not hesitate to contact Tina Jou, Director of Development Services, at 954-344-1157 or [TJou@coralsprings.gov](mailto:TJou@coralsprings.gov).

Sincerely,

A handwritten signature in blue ink that reads "Julie Krolak". The signature is fluid and cursive, written over the printed name and title.

Julie Krolak  
Deputy City Manager