



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 047-MP-89

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

- 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

VICTOR CAMERON PLAT

Plat/Site Number	Plat Book - Page (if recorded)
047-MP-89	PB. 146 P. 42

Owner/Applicant/Petitioner Name

HABITAT FOR HUMANITY OF BROWARD INC

Address	City	State	Zip
888 NW 62ND ST	Fort Lauderdale	FL	33309

Phone	Email
954-558-3094	nancy@habitatbroward.org

Agent for Owner/Applicant/Petitioner	Contact Person
KEITH	Tiffany Crump

Address	City	State	Zip
301 East Atlantic Blvd.	Pompano Beach	FL	33060

Phone	Email
(954) 788-3400	tcrump@keithteam.com

Folio(s)	
494228310010	

Location	
North	

side of NW 19th Street at/between/and NW 12th Avenue and/of Powerline Road
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

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

This NVAL amendment would close the existing 60 foot opening and create a new 50 foot opening with a distance 63.32' from the southeast corner.

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 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.

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

Date

05/16/23

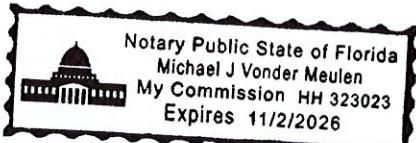
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 16th day of May, 20 23, who is personally known to me | has produced _____ as identification.

Michael J Vonder Meulen

Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

HH 323023

Serial Number (if applicable)

For Office Use Only

Application Type/Title of Request

Application Date 05/16/2023	Acceptance Date 05/22/2023	Fee \$ 2,410.00
Comments Due 06/12/2023	Report Due 06/22/2023	CC Meeting Date TBD

Adjacent City or Cities

None

Plats Site Plans City Letter FDOT Letter

Other: Narrative, Sketch & Legal description, Site plan

Distribute To
 Engineering Traffic Engineering Mass Transit

Other:

Comments

Received By

Adrien Osias, Planner



April 6, 2023

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

RE: Non-Vehicular Access Line Amendment (NVAL)
Folio #: 494228310010
Plat: Victor Cameron P.B. 146 P 42
Location: 1040 NW 20 Street, Fort Lauderdale
KEITH Project Number: 10431.00

Dear Ms. Sesodia;

On behalf of Habitat for Humanity of Broward Inc. (Owner), KEITH is providing this narrative letter for the non- vehicular access line (NVAL) amendment for the above referenced plat. The Owner proposes to develop the vacant property as a 20-unit mixed use project (Plat Note Amendment under separate application). This NVAL application proposes the following:

1. Close the current 60-foot access opening along NW 19th Street located 60 feet east of the western plat limits.
2. Create one (1) new access opening:
 - a) Create a 50-foot ingress and egress opening along NW 19th Street with a distance 63.32' from the southeast corner.

The purpose for this request is to allow efficient ingress/egress and proper functionality from NW 19th Street. NW 19th Street is not a state road, therefore an FDOT letter is not required. There is no city within 200 feet and the applicant is not proposing to amend previous conditions of approval. An NVAL application was submitted to the City of Fort Lauderdale, and the applicant is in the process of receiving the 'No Objection Letter'.

Attached for your records is a copy of the Recorded Plat, Survey, (2) Sketch and Descriptions (existing and proposed NVAL) and Site Plan. 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'.

Tiffany Crump
Planner II

www.KEITHteam.com

EXHIBIT BLEGAL DESCRIPTION: (EXISTING NON-VEHICULAR ACCESS)

A NON-VEHICULAR ACCESS LINE LYING ON THE SOUTH LINE OF TRACT "A", VICTOR CAMERON PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, ON PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID NON-VEHICULAR ACCESS LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 89°39'27" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 74.97 FEET TO THE POINT OF TERMINATION.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

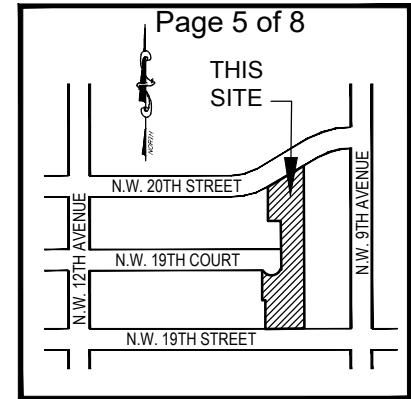
1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
3. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO 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.
4. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 00°07'43" EAST ALONG THE EAST LINE OF TRACT "A", VICTOR CAMERON PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
7. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1" = 80' OR SMALLER.

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 FEBRUARY 14, 2023 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

TIMOTHY H. GRAY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6604
STATE OF FLORIDA



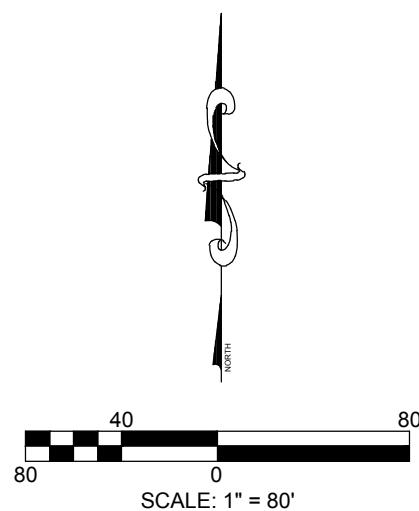
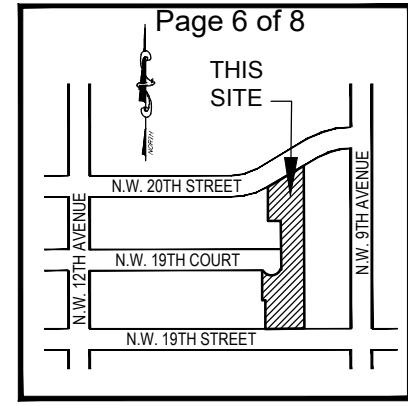
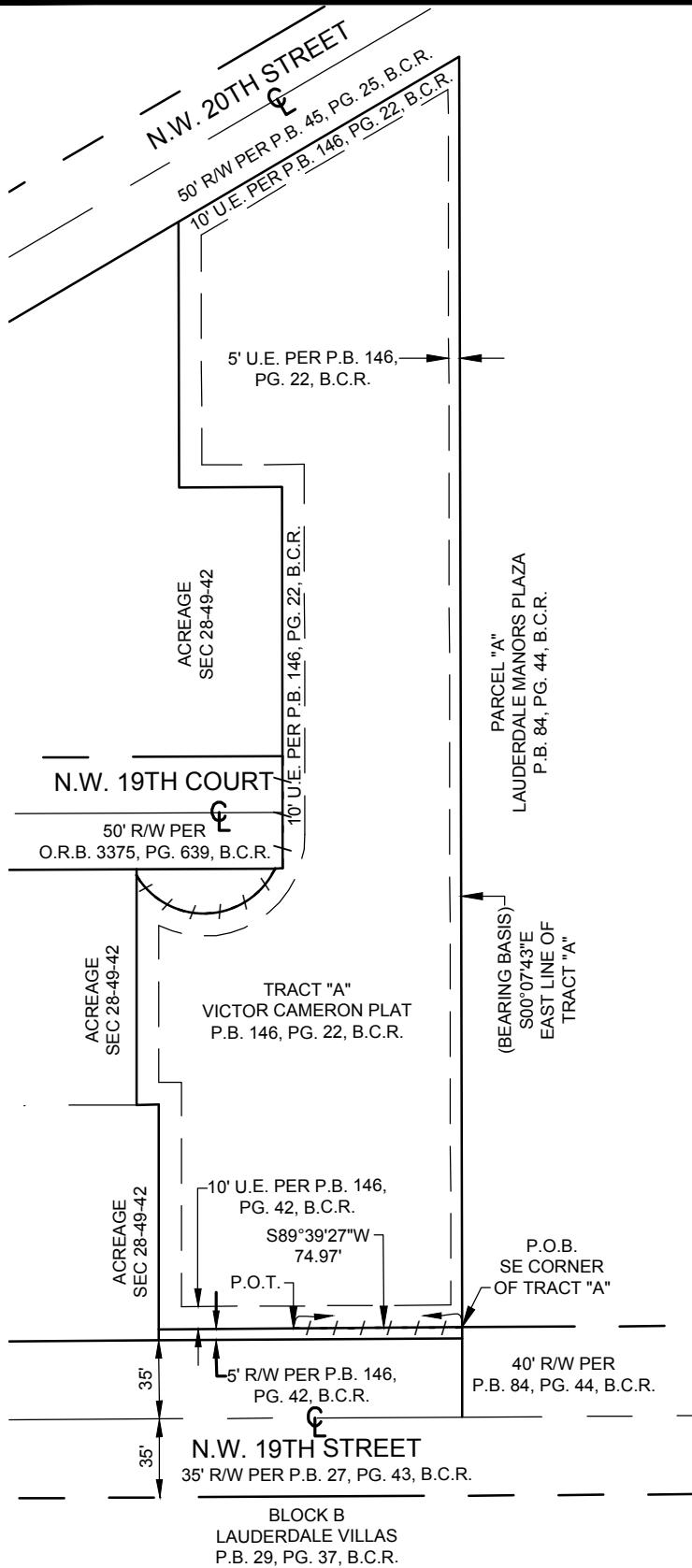
SKETCH & DESCRIPTION
NON-VEHICULAR ACCESS LINE
TRACT "A"
VICTOR CAMERON PLAT
P.B. 146, PG. 22, B.C.R.

CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

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

SHEET 1 OF 2
DRAWING NO. 10431.00 EXISTING NVAL.DWG

DATE	2/14/2023	DATE	REVISIONS
SCALE	AS SHOWN		
FIELD BK.	N/A		
DWNG. BY	S.M.		
CHK. BY	T.G.		

**LEGEND:**

B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINATION
LB.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT-OF-WAY
SEC	SECTION
U.E.	UTILITY EASEMENT
€	CENTERLINE
/ / / /	NON-VEHICULAR ACCESS

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SCALE AS SHOWN

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DWNG. BY S.M.

CHK. BY T.G.

DATE

REVISIONS

EXHIBIT C

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BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 89°39'27" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 38.32 FEET TO THE POINT OF TERMINATION (1); THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 89°39'27" WEST, A DISTANCE OF 50.00 FEET TO POINT OF BEGINNING (2); THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 89°39'27" WEST, A DISTANCE OF 46.65 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A" AND POINT OF TERMINATION (2).

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

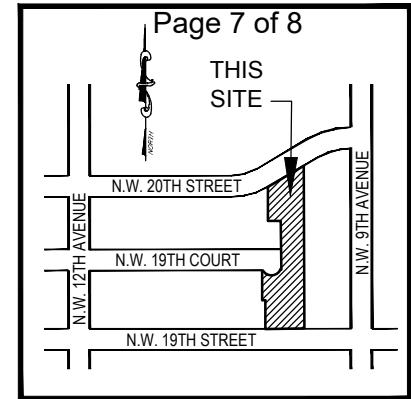
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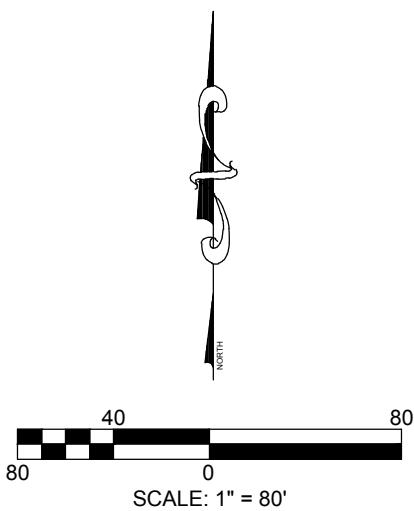
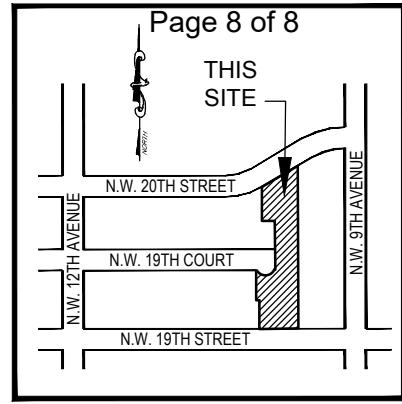
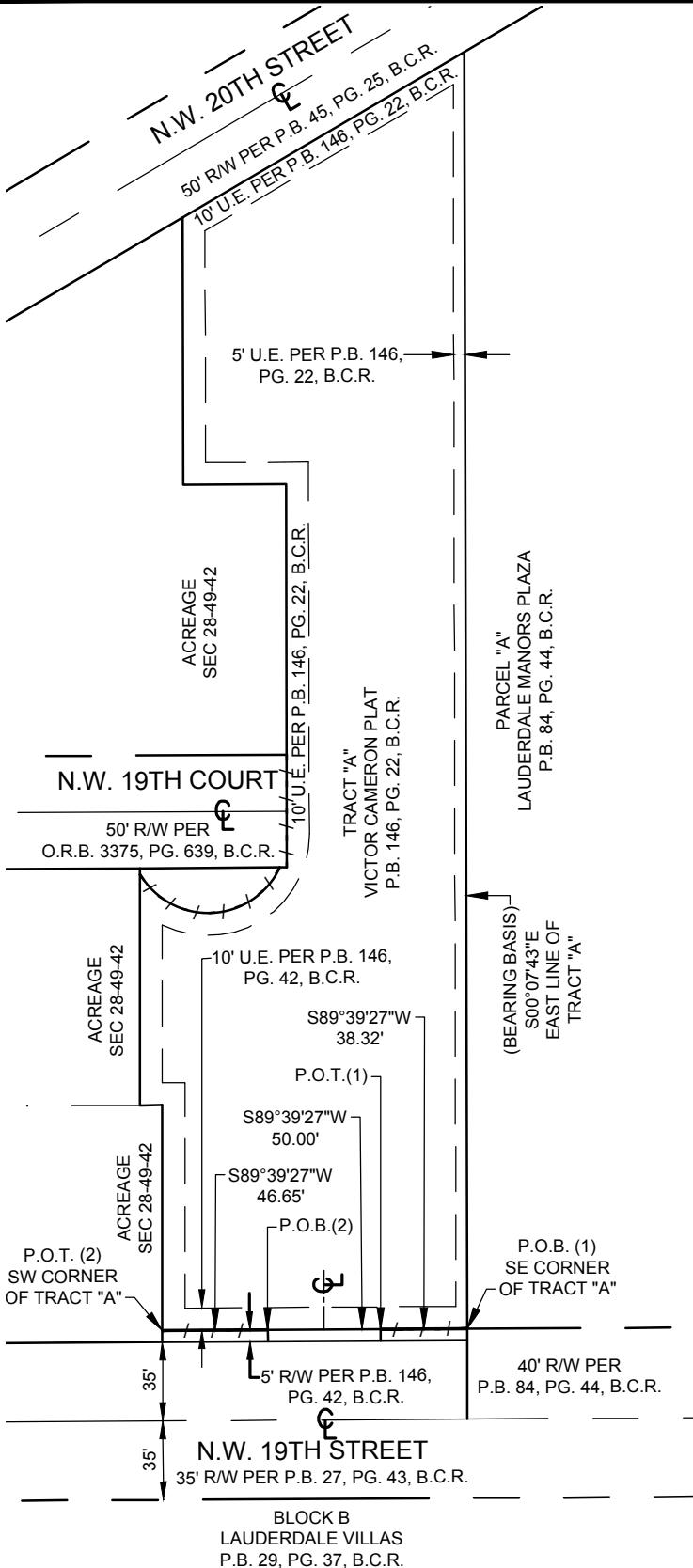
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