



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 015-MP-22

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

<b>INSTRUCTIONS</b>	
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:	
<b>ROADWAY RELATED</b> 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	<b>NON-ROADWAY RELATED</b> 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 <b>black ink</b> .	

<b>Project Information</b>			
Plat/Site Plan Name <b>Pines &amp; 72nd Plat</b>			
Plat/Site Number <b>015-MP-22</b>	Plat Book - Page (if recorded) <b>Not Recorded</b>		
Owner/Applicant/Petitioner Name <b>BP-Pines, LLC</b>			
Address <b>7901 4th St. N Suite 300</b>	City <b>St. Petersburg</b>	State <b>FL</b>	Zip <b>33702</b>
Phone <b>248-797-0003</b>	Email <b>patrick@bluepeninsula.net</b>		
Agent for Owner/Applicant/Petitioner <b>Miskel Backman, LLP</b>		Contact Person <b>Dwayne L. Dickerson</b>	
Address <b>14 SE 4th St. Suite 36</b>	City <b>Boca Raton</b>	State <b>FL</b>	Zip <b>33432</b>
Phone <b>561-405-3336</b>	Email <b>ddickerson@miskelbackman.com</b>		
Folio(s) <b>514114010041</b>			
Location <b>SE corner</b> side of <b>Pines Blvd.</b> at/between/and <b>SW 72nd Ave.</b> and/of _____ <i>north side/corner north street name street name / side/corner street name</i>			

### 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

Jennifer Lu-Chong 8/15/24

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

Request to remove a condition of approval included in the development review report to provide a right-turn lane on SW 72nd Ave. and release any funds associated with the construction of this turn lane. Please see the attached narrative for more details.

### 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 August 23, 2024

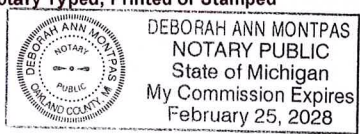
**NOTARY PUBLIC**

STATE OF ~~FLORIDA~~ MICHIGAN  
COUNTY OF ~~BROWARD~~ OAKLAND

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 23<sup>rd</sup> day of August, 20 24, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

Deborah Ann Montpas  
Name of Notary Typed, Printed or Stamped

Deborah Ann Montpas  
Signature of Notary Public - State of ~~Florida~~ Michigan



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

**For Office Use Only**

Application Type/Title of Request  
modification to conditions - roadway related.

Application Date <u>9/24/24</u>	Acceptance Date <u>10/2/24</u>	Fee <u>\$1,190</u>
Comments Due <u>10/22/24</u>	Report Due <u>11/1/24</u>	CC Meeting Date <u>TBD</u>

Adjacent City or Cities  
Hollywood

Plats       Site Plans       City Letter       FDOT Letter

Other: city letter, narrative, site access analysis

Distribute To  
 Engineering       Traffic Engineering       Mass Transit

Other:

Comments  
Prior to plat recordation

Received By  
J. W. Cheng



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN  
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI  
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

Josie P. Sesodia, AICP  
Resilient Environment Department Director  
Broward County Urban Planning Division  
1 N. University Dr.  
Plantation, FL 33324

RE: Delegation Request- Pines & 72<sup>nd</sup> Plat (015-MP-22)

Dear Ms. Sesodia,

The Pines & 72<sup>nd</sup> Plat was approved by the Broward County Commission on April 16, 2024. The Development Review Report (“DRR”) issued with the approval of the plat, included several conditions of approval. One of these conditions, issued by the Broward County Highway Construction & Engineering Division (“HCED”), is regarding the requirement to secure and construct a northbound right-turn lane on 72<sup>nd</sup> Ave. Specifically, comment number 14 in the HCED memorandum states the following:

“Northbound right turn lane on SW 72nd Avenue at the 40-foot opening with 150 feet of storage and 50 feet of transition.”

“COMBINATION BUS BAY/ RIGHT TURN LANE (Secure and Construct)”

Since the time of approval in April, the Applicant has provided a turn lane traffic analysis to HCED to demonstrate that the northbound right-turn lane on SW 72<sup>nd</sup> Avenue is not needed, and traffic will flow sufficiently without it. As such, the Applicant is requesting to modify the conditions of approval to remove the comment regarding the northbound right-turn lane along SW 72<sup>nd</sup> Avenue and release any funds held in conjunction with the construction of this turn lane.

Thank you in advance for your consideration of this request. Please contact the undersigned should you have any questions.

Sincerely,

A handwritten signature in blue ink that reads 'Dwayne L. Dickerson'.

Dwayne L. Dickerson, Esq.  
Miskel Backman, LLP