



Application Number 084-MP-95

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

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 Seneca Plat Parcel B			
Plat/Site Number 084-MP-95	Plat Book - Page (if recorded) Book 165- Page 9		
Owner/Applicant/Petitioner Name Southeast Investment, Inc. (Applicant)			
Address 151 Sawgrass Corner Dr, Ste 202	City Ponte Vedra Beach	State FL	Zip 32082
Phone 561-210-9105	Email jzito@ferbercompany.com		
Agent for Owner/Applicant/Petitioner Bohler FLA, LLC		Contact Person Taylor Parker	
Address 201 South Biscayne Blvd, 20th Floor	City Miami	State FL	Zip 33131
Phone 786-681-0800	Email tparker@bohlereng.com		
Folio(s) 5142 20 17 0073			
Location north side of Hallandale Beach Blvd at/between/and east and/of Seneca Blvd <small>north side/corner north street name street name / side/corner street name</small>			

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).	N/A
Land Development Code citation(s)	N/A
Have you contacted anyone in County Government regarding this request?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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): See attached justification narrative.	

REQUIRED DOCUMENTATION	
Submit one (1) original and copy of each document listed below.	
<ol style="list-style-type: none"> 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 Planning and Development Management 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:	
<ol style="list-style-type: none"> 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 Planning and Development Management 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.

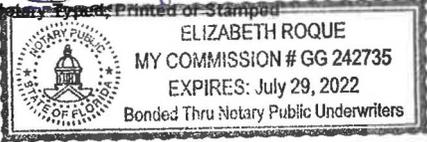
Owner/Agent Signature _____ Date 6-10-2021

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 10 day of July, 2021, who is personally known to me | has produced _____ as identification.

Name of Notary Public: Printed or Stamped _____ Signature of Notary Public - State of Florida _____



ELIZABETH ROQUE
MY COMMISSION # GG 242735
EXPIRES: July 29, 2022
Bonded Thru Notary Public Underwriters

Notary Seal (or Title or Rank) _____ Serial Number (if applicable) _____

For Office Use Only

Application Type/Title of Request
Modifications of Conditions previously approved and NVAL Application

Application Date 09/14/21	Acceptance Date 09/14/21	Fee \$ 2,410.00
Comments Due 10/04/21	Report Due 10/14/21	CC Meeting Date TBD

Adjacent City or Cities
N/A

Plats Site Plans City Letter FDOT Letter

Other:

Distribute To
 Engineering Traffic Engineering Mass Transit

Other:

Comments
Modifications of Conditions previously approved and NVAL Application

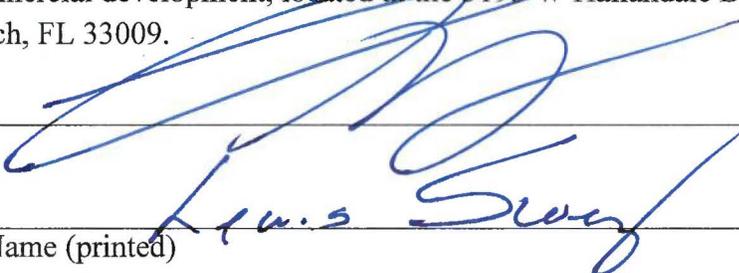
Received By
Diego Penaloza

LETTER OF AUTHORIZATION

To Whom It May Concern:

This letter authorizes Bohler Engineering FL, LLC and Southeast Investments Inc to act on behalf of Hallandale Land Trust, LLC in regards to permits and applications for site plan approval through City of Pembroke Park, as well as but not limited to all regulatory agencies, departments and governmental agencies of Broward County WWS, Broward County Wastewater, and South Florida Water Management District (SFWMD), necessary for the construction and development of a proposed commercial development, located at the 3195 W Hallandale Beach Boulevard, Hallandale Beach, FL 33009.

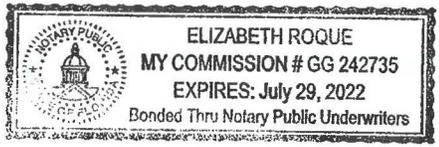
Signature: _____

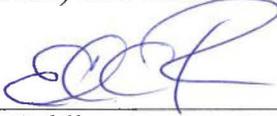


Name (printed)

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 10 day of June, 2021, by Lewis Swezy as Manager of Hallandale Land Trust LLC, on behalf of the corporation. They are personally known to me or have produced _____ as identification and (did/did not) take oath.





Notary Public
Elizabeth Roque

Print Name
Commission No. _____
Expiration Date: _____

Brian S. Adler
Tel 305-350-2351
Fax 305-351-2206
badler@bilzin.com

August 16, 2021

VIA ELECTRONIC MAIL
jsesodia@broward.org

Josie Sesodia, Director
Planning and Development Management Division
Broward County Highway Construction
and Engineering Division
One North University Drive
Box 102
Plantation, Florida 33324

Re: 3195 W. Hallandale Beach Boulevard, Pembroke Park, FL 33023
Property ID No.: 5142 20 17 0073
Request for Amendment of Non-Vehicular Access Line ("NVAL")

Dear Ms. Sesodia:

Our firm represents Ferber Construction Management, LLC, an affiliate of Southeast Investments, Inc., the contract purchaser of the above Property. Our client is proposing to develop in the Town of Pembroke Park to develop the subject property with multiple users across the site, including a convenience store and self-service gas station, self-storage facility and fast food restaurant.

The Property is part of Tract B of the Seneca Plat recorded in 1998 in Plat Book 165 at Page 9 of the Public Records of Broward County, Florida. The site has been the subject of prior approvals, however, the Property currently remains vacant at this juncture. Our client is proposing to bring new development to the Property.

As part of the proposed development, our Client proposed certain modified driveways, and on December 3, 2020, pursuant to our Client's request, the District's Access Management Review Committee approved the following:

*A right-in/right out driveway located approximately 324.8 feet east of and measured from the centerline of the SW 32nd Avenue/Seneca Boulevard right-of way SW 32nd Avenue/Seneca Boulevard;

*A right in/left-in/right out driveway approximately 275 feet east of the driveway noted above; and

*Access to the Property through the intersection of SR858/Hallandale Beach Boulevard and SW 32nd Avenue/Seneca Boulevard.

The above approval included certain conditions. The conditions are met as reflected in the attached the legal description and sketches prepared by Fortin, Leavy, Skiles, Inc. and site plan prepared by Bohler.

The existing NVAL is illustrated on the site layout plan, Sheet C-301, prepared by Bohler and attached to the application as follows:

- a. Requirement: A minimum driveway length of 50 feet as measured from the ultimate right-of-way line to the first conflict point shall be provided at driveways 1 and 2. If a gate is installed a minimum driveway length of 100 feet is required.

Response: A minimum driveway length of 50 feet is provided for each of the driveways. No gate is proposed at this time, however, if a gate is proposed it will meet the minimum 100 feet at the time of the proposal.

- b. Requirement: Right turn lanes are required at driveways 1 and 2 and shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide a buffered bicycle lane.

Response: As reflected on the site plan accompanying this response, and in accordance with the approval, right turn lanes are provided at driveways 1 and 2 meeting the minimum requirements in the Florida Design Manual (FDM). Further, a buffered bicycle lane is provided.

- c. Requirement: The southbound approach lane configuration of the SR 858 and Seneca Boulevard intersection shall be modified to an exclusive right turn lane, an exclusive through lane and an exclusive left turn lane. The required southbound left turn lane storage shall be determined by a traffic study and submitted at the time of Permit.

Response: In order to facilitate traffic flow in general in the area, the site plan proposes to alter the southbound approach lanes of Seneca Boulevard/S.W. 32nd Avenue at Hallandale Beach Boulevard. Specifically, the southbound travel lanes currently consist of two lanes, a dedicated right turn lane and combined left turn and forward lane. The modified lanes reflect three dedicated lanes, a left, a forward and a right dedicated lane. This will facilitate traffic flow not only for the subject site but improve the traffic flow for the Seneca Park industrial park located to the north of the Property.



Based on the foregoing, the required conditions of the AMRC approval are satisfied, reflecting a better functioning site that will accommodate the anticipated vehicles customarily associated with the above uses. Additionally, the end result is an overall

Based on the foregoing, we respectfully request the approval of the proposed permit. Should you have any questions or require additional information, please do not hesitate to contact me at 305-350-2351.

Very truly yours,

A handwritten signature in blue ink, appearing to read "BSA".

Brian S. Adler

BSA/ebf
Attachment

EXHIBIT "A" THE PROPERTY

LEGAL DESCRIPTION:

A portion of Parcel B, SENECA PLAT, according to the Plat thereof, as recorded in Plat Book 165 at Page 9 of the Public Records of Broward County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Parcel B; thence S 88°21'41" W for 196.74 feet; thence N 78°08'34" W for 51.42 feet; thence S 88°21'41" W for 255.00 feet; thence S 01°38'19" E for 12.00 feet; thence S 88°21'41" W for 3.82 feet; thence N 78°08'34" W for 51.42 feet; thence S 88°21'41" W for 115.00 feet; thence S 88°18'07" W for 130.00 feet (the last eight (8) courses and distances being coincident with the North right of way line of Hallandale Beach Boulevard); thence N 02°42'49" W for 333.88 feet; thence N 88°18'54" E for 806.70 feet; thence S 01°39'19" E along the East line of said Parcel B for 346.34 feet to the Point of Beginning.

<i>Drawn By</i>	MAP
<i>Cad. No.</i>	210319
<i>Ref. Dwg.</i>	2020-011
<i>Plotted:</i>	8/20/21 7:28a

LEGAL DESCRIPTION, NOTES & CERTIFICATION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

<i>Date</i>	8/20/21
<i>Scale</i>	NOT TO SCALE
<i>Job. No.</i>	210598
<i>Dwg. No.</i>	1021-022-3
<i>Sheet</i>	1 of 3

EXHIBIT "B"

ORIGINAL PORTION OF NON VEHICULAR ACCESS LINE

LEGAL DESCRIPTION:

A portion of the Non Vehicular Access Line to be removed along the North right of way line of Hallandale Beach Boulevard (State Road #858) lying adjacent to Parcel B, SENECA PLAT, according to the Plat thereof, as recorded in Plat Book 165 at Page 9 of the Public Records of Broward County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Parcel B, the following two (2) courses being along said North right of way line of Hallandale Beach Boulevard (State Road #858); 1) thence S 88°21'41" W for 196.74 feet; 2) thence N 78°08'34" W for 51.42 feet to a point hereinafter referred to as Point "A", also being the Point of Termination.

AND

Commence at afore said Point "A", the following two (2) courses being along said North right of way line of Hallandale Beach Boulevard (State Road #858); 1) thence S 88°21'41" W for 195.00 feet to the Point of Beginning; (2) thence continue S 88°41" W for 10.00 feet to a point hereinafter referred to as Point "B", also being the Point of Termination.

AND

Commence at afore said Point "B", the following four (4) courses being along said North right of way line of Hallandale Beach Boulevard (State Road #858); 1) thence continue S 88°21'41" W for 50.00 feet to the Point of Beginning; 2) thence S 01°38'19" E for 12.00 feet; 3) thence S 88°21'41" W for 3.82 feet; 4) thence N 78°08'34" W for 51.42 feet to the Point of Termination.

SURVEYOR'S NOTES:

- This site lies in Section 29, Township 51 South, Range 42 East, Town of Pembroke Park, Broward County, Florida.
- Bearings hereon are referred to an assumed value of S 88°21'41" W for the North right of way line of Hallandale Beach Boulevard.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2020-011-NAVD.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on August 20, 2021, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

Digitally signed by Daniel C Fortin

DN: c=US, o=Unaffiliated,

ou=A01410D0000017402A2BF420004

295B, cn=Daniel C Fortin

Date: 2021.08.27 08:02:47 -04'00'

By: _____

Daniel C. Fortin, Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.



Drawn By	MAP
Cad. No.	210319
Ref. Dwg.	2020-011
Plotted:	8/20/21 7:28a

LEGAL DESCRIPTION, NOTES & CERTIFICATION

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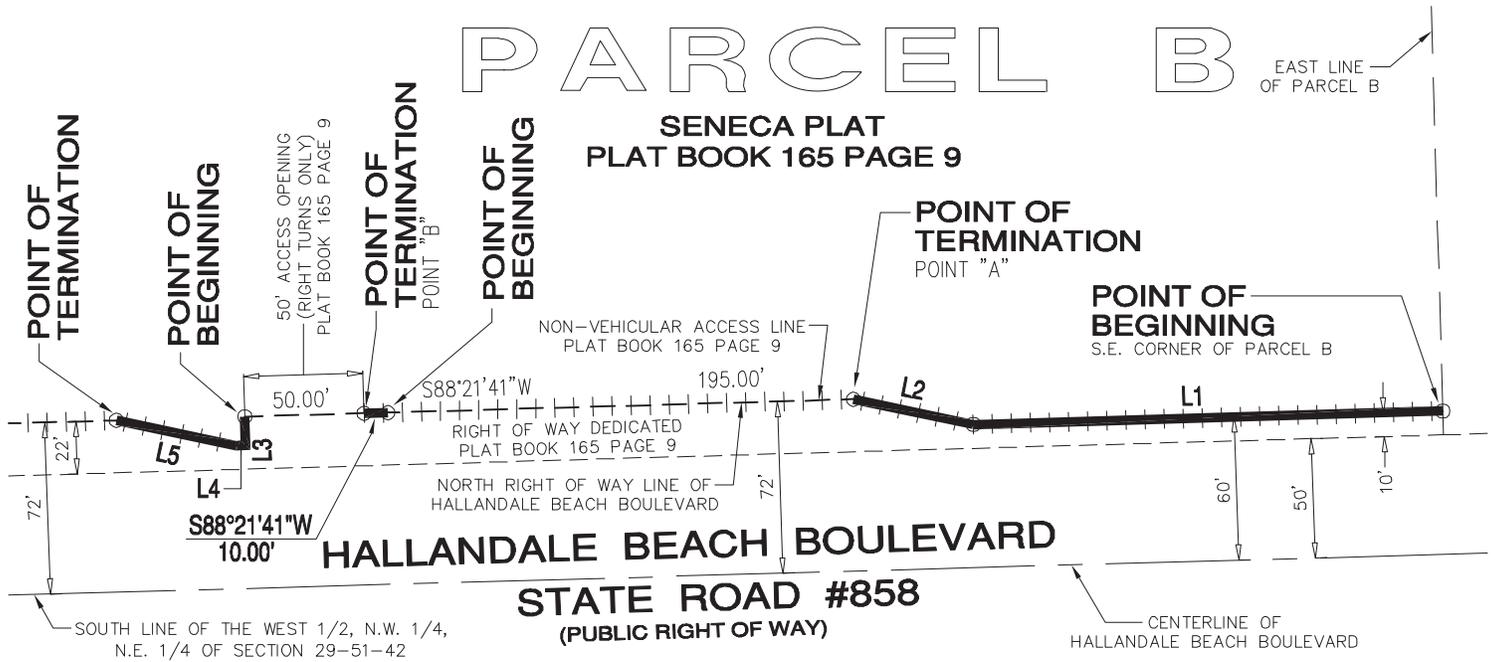
Date	8/20/21
Scale	NOT TO SCALE
Job. No.	210598
Dwg. No.	1021-022-2
Sheet	1 of 3

EXHIBIT "B"

ORIGINAL PORTION OF NON VEHICULAR ACCESS LINE

PARCEL B

**SENECA PLAT
PLAT BOOK 165 PAGE 9**



LINE TABLE		
LINE	LENGTH	BEARING
L1	196.74	S88°21'41"W
L2	51.42	N78°08'34"W
L3	12.00	S01°38'19"E
L4	3.82	S88°21'41"W
L5	51.42	N78°08'34"W



(IN FEET)
1 inch = 80 ft.

Drawn By	MAP
Cad. No.	210319
Ref. Dwg.	2020-011
Plotted:	8/20/21 7:28a

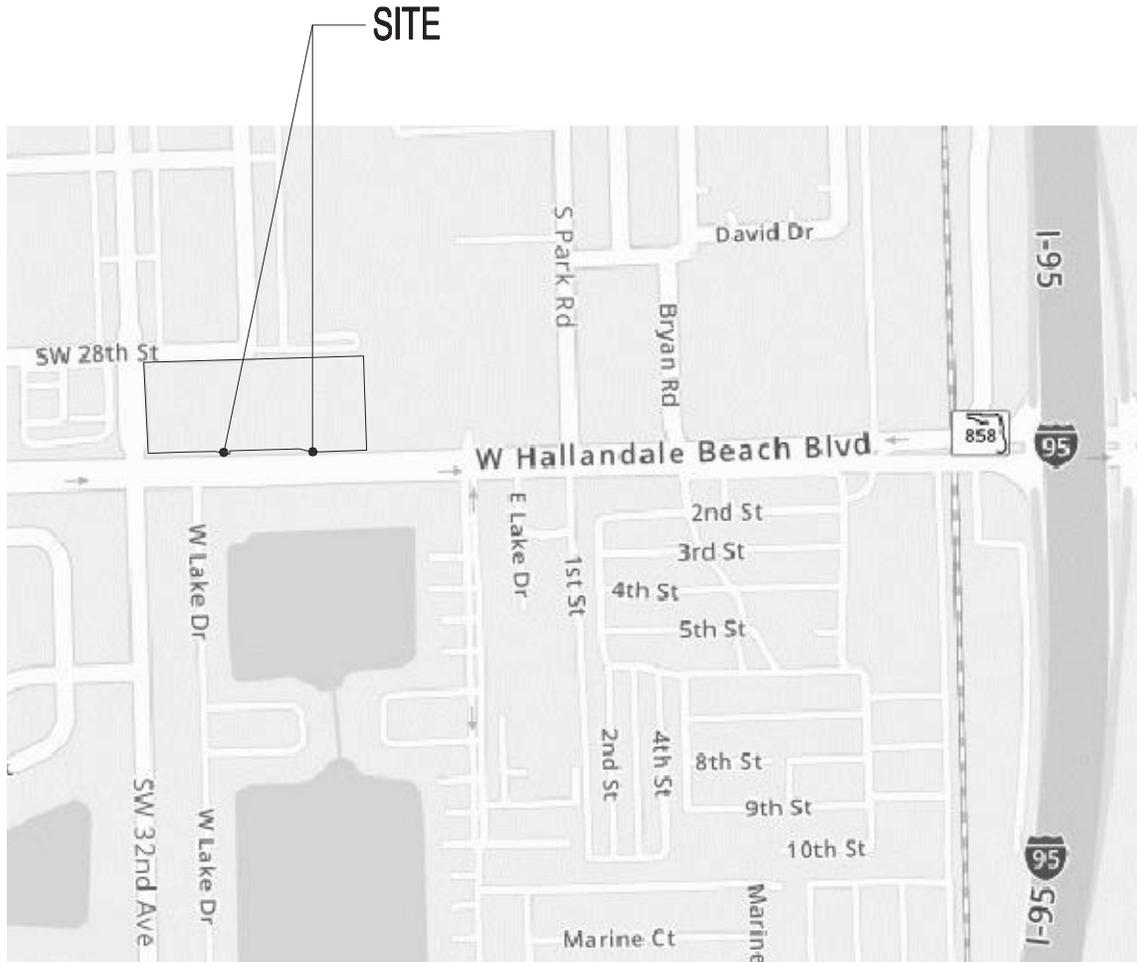
SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0003653
 180 Northeast 168th Street / North Miami Beach, Florida 33162
 Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	8/20/21
Scale	1"=80'
Job. No.	210598
Dwg. No.	1021-022-2
Sheet	2 of 3

EXHIBIT "B"

ORIGINAL PORTION OF NON VEHICULAR ACCESS LINE



<i>Drawn By</i>	MAP
<i>Cad. No.</i>	200319
<i>Ref. Dwg.</i>	2020-011
<i>Plotted:</i>	8/20/21 7:28a

LOCATION SKETCH

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 Northeast 168th Street / North Miami Beach, Florida 33162
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<i>Scale</i>	NOT TO SCALE
<i>Job. No.</i>	210598
<i>Dwg. No.</i>	1021-022-2
<i>Sheet</i>	3 of 3

EXHIBIT "C" NEW PORTION OF NON VEHICULAR ACCESS LINE

LEGAL DESCRIPTION:

A Non Vehicular Access Line along the North right of way line of Hallandale Beach Boulevard (State Road #858) lying adjacent to Parcel B, SENECA PLAT, according to the Plat thereof, as recorded in Plat Book 165 at Page 9 of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Parcel B; thence N 01°39'19" W along the East line of said Parcel B for 12.00 feet to the Point of Beginning; thence S 88°21'41" W along said North right of way line of Hallandale Beach Boulevard (State Road #858) for 171.73 feet to a point hereinafter referred to as Point "A", also being the Point of Termination.

AND

Commence at aforesaid Point "A", the following two (2) courses being along said North right of way line of Hallandale Beach Boulevard (State Road #858); 1) thence S 88°21'41" W for 50.00 feet to the Point of Beginning; 2) thence continue S 88°21'41" W for 25.00 feet to a point hereinafter referred to as Point "B", also being the Point of Termination.

AND

Commence at aforesaid Point "B", the following two (2) courses being along said North right of way line of Hallandale Beach Boulevard (State Road #858); 1) thence S 88°21'41" W for 245.00 feet to the Point of Beginning; 2) thence continue S 88°21'41" W for 63.82 feet to the Point of Termination.

SURVEYOR'S NOTES:

- This site lies in Section 29, Township 51 South, Range 42 East, Town of Pembroke Park, Broward County, Florida.
- Bearings hereon are referred to an assumed value of S 88°21'41" W for the North right of way line of Hallandale Beach Boulevard.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2020-011-NAVD.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on August 20, 2021, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653 Digitally signed by Daniel C Fortin

DN: c=US, o=Unaffiliated,
ou=A01410D0000017402A2BF42
0004295B, cn=Daniel C Fortin
Date: 2021.11.29 14:12:33 -05'00'

By: 

Daniel C. Fortin, Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.



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Cad. No.	210319
Ref. Dwg.	2020-011
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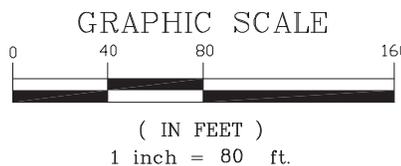
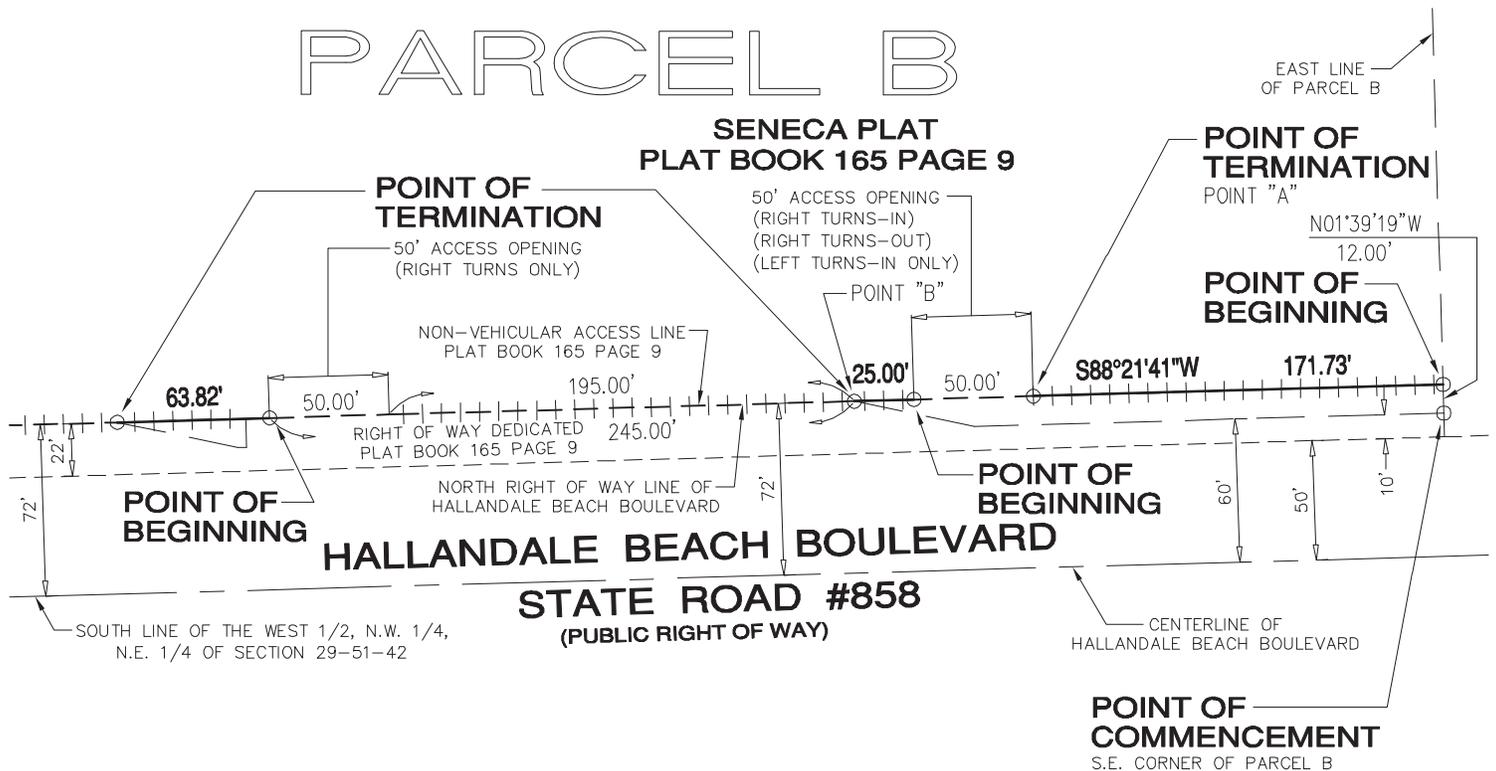
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Scale	NOT TO SCALE
Job. No.	210598
Dwg. No.	1021-022-1
Sheet	1 of 3

EXHIBIT "C" NEW PORTION OF NON VEHICULAR ACCESS LINE

PARCEL B



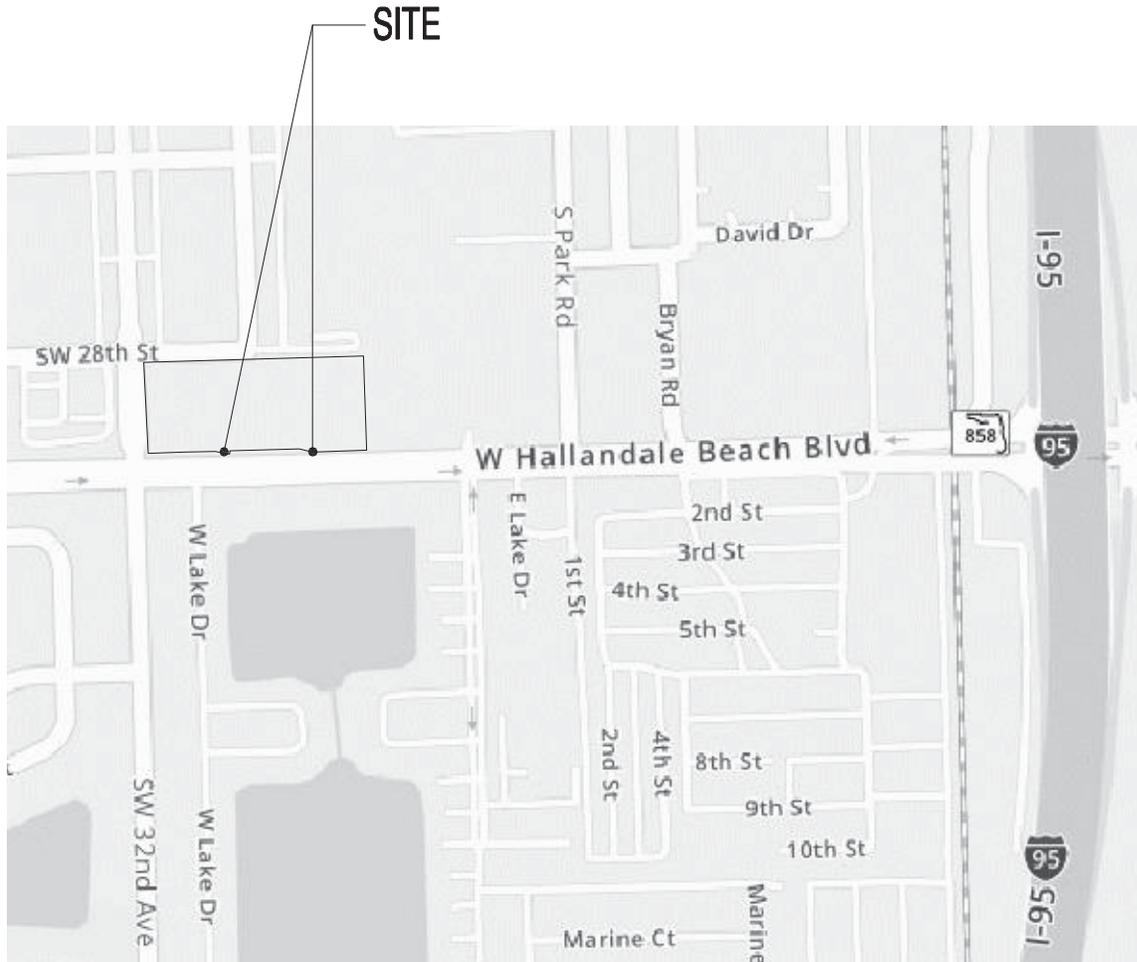
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Dwg. No.	1021-022-1
Sheet	2 of 3

EXHIBIT "C" NEW PORTION OF NON VEHICULAR ACCESS LINE



<i>Drawn By</i>	MAP
<i>Cad. No.</i>	200319
<i>Ref. Dwg.</i>	2020-011
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LOCATION SKETCH

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<i>Sheet</i>	3 of 3