



Application Number 010-UP-81

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 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 Pompano Industrial Park Third Addition			
Plat/Site Number 010-UP-81		Plat Book - Page (if recorded) PB 111, PG 33	
Owner/Applicant/Petitioner Name Festival Real Estate, LLC			
Address 696 NE 125th Steet		City North Miami	State FL
		Zip 33161	
Phone 321-217-6247	Email ccollins@urbndesigngroup.com		
Agent for Owner/Applicant/Petitioner D.E.T Strategic Consultants, LLC		Contact Person Damian Thomason	
Address 12385 N. Parkland Bay Trail		City Parkland	State FL
		Zip 33076	
Phone 954-309-5945	Email damian@det-sc.com		
Folio(s) 484221070010 & 484221070070			
Location SW Corner _____ side of _____ W. Sample Rd. _____ at/between/and _____ NW 27th Ave. _____ and/of _____ W. Sample Road Ramp <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

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

We are seeking to amend the NVAL as delineated on Tract B of the Pompano Industrial Park Third Addition, Plat Book 111, Page 33 line as follows:

From:
What is shown in attached Exhibit B, which includes the legal description of the existing NVAL.

To:
What is shown on attached Exhibit C, which includes the legal description and sketch of the proposed NVAL.

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.

Damian Thomason Digitally signed by Damian Thomason Date: 2022.10.17 10:06:45 -04'00' 10/17/22
Owner/Agent Signature Date

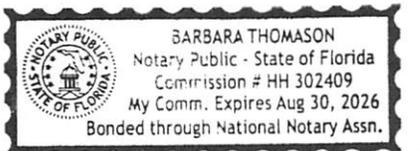
NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 17th day of October, 2022, who is personally known to me | has produced _____ as identification.

Barbara Thomason
Name of Notary Typed, Printed or Stamped


Signature of Notary Public – State of Florida



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

For Office Use Only

Application Type/Title of Request

NVAL Application

Application Date <u>11/16/22</u>	Acceptance Date <u>11/17/22</u>	Fee <u>\$ 2,410.00</u>
Comments Due <u>12/7/22</u>	Report Due <u>TBD</u>	CC Meeting Date <u>TBD.</u>

Adjacent City or Cities

BMSD

Plats Site Plans City Letter FDOT Letter

Other: Sketches

Distribute To
 Engineering Traffic Engineering Mass Transit

Other:

Comments

Received By Diego Penabazca



"A Modern Approach to Land Development"
12385 N. Parkland Bay Trl.
Parkland, FL 33076
Office: 954-309-5945 Mobile: 248-794-0264
Email: damian@det-sc.com

November 16, 2022

Ms. Karina Da Luz
Planning Section Supervisor
Broward County
Resilient Environment Department
Urban Planning Division
1 N. University Dr., #102A, Plantation, FL 33324

Re: Pompano Industrial Park Third Addition – NVAL – Plat No. 010-UP-81

Dear Ms. Da Luz:

The property is located on the south side of Sample Road, between Powerline Road and the Florida Turnpike, in the City of Pompano Beach. The property is part of the Pompano Industrial Park Development of Regional Impact (DRI). The plat was recorded on November 18, 1981.

We are seeking to amend the NVAL as delineated on Tract B of the Pompano Industrial Park Third Addition, Plat Book 111, Page 33. The change is specifically described below

- An 85-foot opening with centerline located approximately 456 feet West of the centerline of NW 27th Ave. Right turns only.
- An existing 35-foot opening with centerline located approximately 316 feet South of the North plat limits. Right turns only.

Regards,

A handwritten signature in black ink, appearing to read "D. Thomason", with a long horizontal flourish extending to the right.

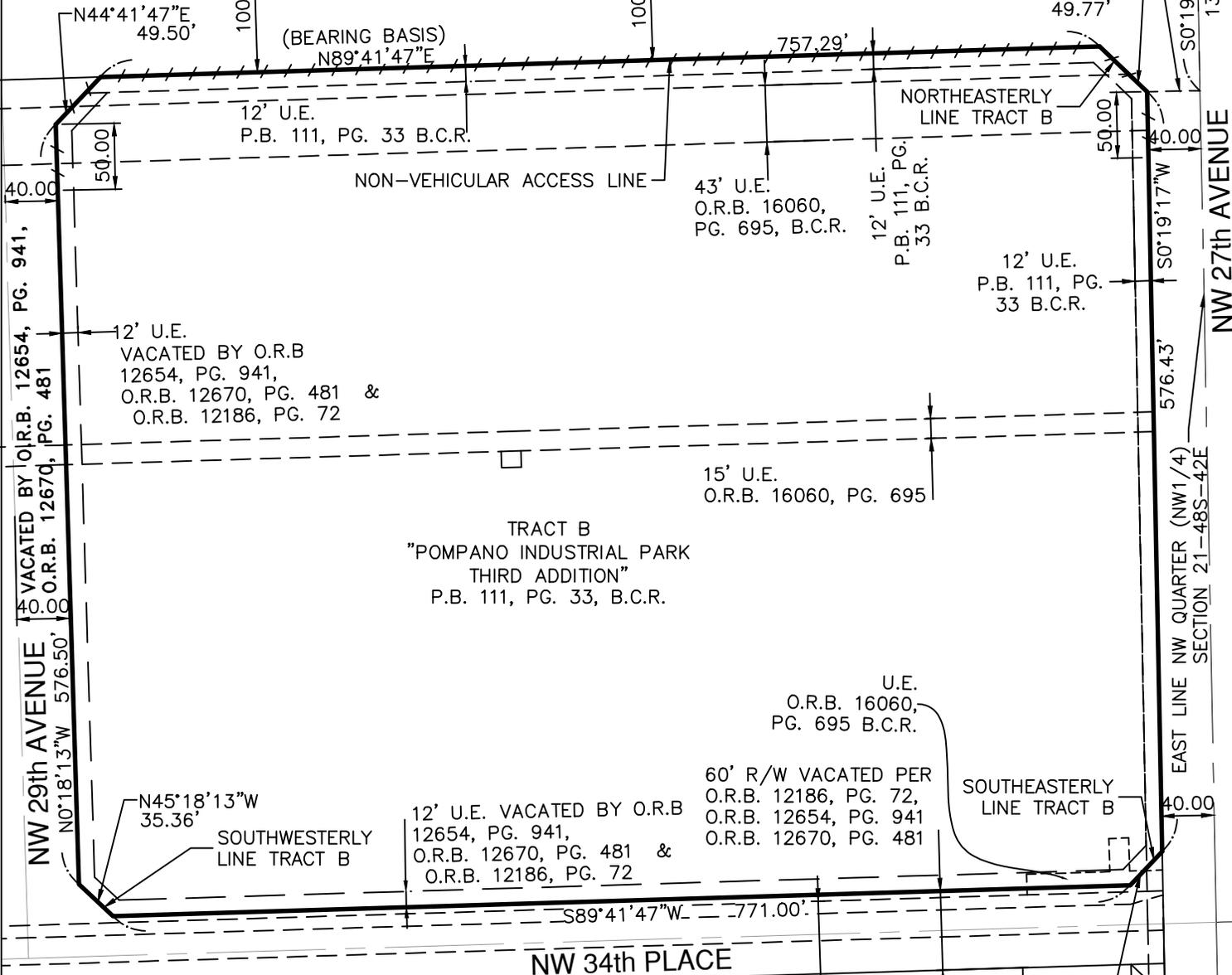
Damian E. Thomason
President

SHEET 2 OF 2

NORTH LINE NW QUARTER (NW 1/4) SECTION 18-48S-42E

P.O.C. NORTH QUARTER CORNER SECTION 21-48S-42E

SAMPLE ROAD

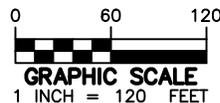


TRACT B
"POMPAÑO INDUSTRIAL PARK
THIRD ADDITION"
P.B. 111, PG. 33, B.C.R.

12' U.E. VACATED BY O.R.B.
12654, PG. 941,
O.R.B. 12670, PG. 481 &
O.R.B. 12186, PG. 72

ABBREVIATIONS:

- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- PG. - PAGE
- B.C.R. - BROWARD COUNTY RECORDS
- - - - NON-VEHICULAR ACCESS LINE PER PLAT (P.B. 111, PG. 33, B.C.R.)
- ⊕ - CENTERLINE



MILLER LEGG

South Florida Office: 5747 N. Andrews Way
Ft. Lauderdale, Florida · 33309-2364
954-436-7000 · Fax: 954-436-8664
www.millerlegg.com

Certificate of Authorization L.B. 6680

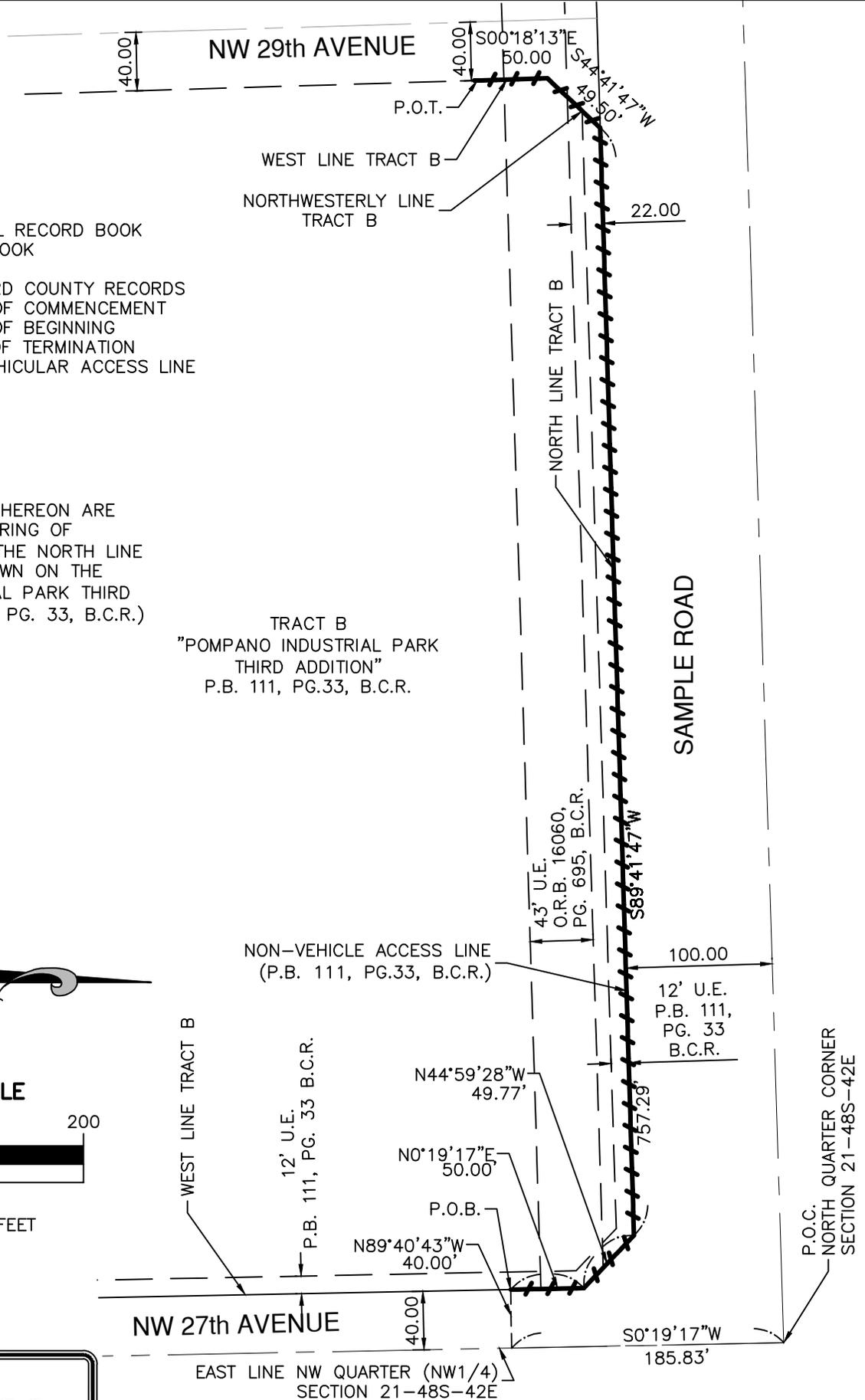
THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SKETCH & DESCRIPTION

PROJECT NO.
18-00051

FILE NO.
SD-2

SHEET 2 OF 2



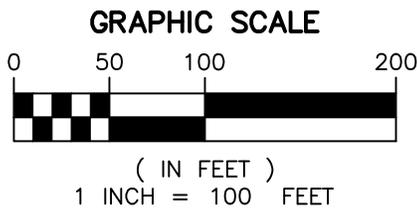
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- PG. - PAGE
- B.C.R. - BROWARD COUNTY RECORDS
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- P.O.T. - POINT OF TERMINATION
- NVAL - NON-VEHICULAR ACCESS LINE

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARING OF S89°41'47"W ALONG THE NORTH LINE OF TRACT B AS SHOWN ON THE "POMPANO INDUSTRIAL PARK THIRD ADDITION", (P.B. 111, PG. 33, B.C.R.)

TRACT B
 "POMPANO INDUSTRIAL PARK
 THIRD ADDITION"
 P.B. 111, PG.33, B.C.R.



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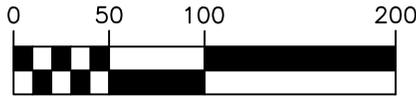
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PROJECT NO.
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SHEET 2 OF 2

GRAPHIC SCALE



(IN FEET)
1 INCH = 100 FEET

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SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARING OF S89°41'47"W ALONG THE NORTH LINE OF TRACT B AS SHOWN ON THE "POMPANO INDUSTRIAL PARK THIRD ADDITION", (P.B. 111, PG. 33, B.C.R.)

NW 34th PLACE

12' U.E.
ORB 16060,
PG. 695

60' R/W VACATED PER
O.R.B. 12186, PG. 72,
O.R.B. 12654, PG. 941
O.R.B. 12670, PG. 481

30.00

SOUTH LINE TRACT B

P.O.T. #3
S89°41'47"W
50.00'
S45°00'32"W
32.30'

2.00' WEST & PARALLEL

35' RIGHT TURNS ONLY

P.O.B. #3

N89°41'47"E
16.00'

S0°19'17"W 280.30'

EAST LINE TRACT B

SOUTHEASTERLY LINE TRACT B

S0°19'17"W
35.00'

N89°40'43"W
58.00'

S0°19'17"W
399.16'

EAST LINE NW QUARTER (NW1/4)
SECTION 21-48S-42E

NW 27th AVENUE

NW 29th AVENUE

S00°18'13"E 250.00

P.O.T. #2

WEST LINE TRACT B

NORTHWESTERLY LINE TRACT B

22.00

TRACT B
"POMPANO INDUSTRIAL PARK
THIRD ADDITION"
P.B. 111, PG.33, B.C.R.

NORTH LINE TRACT B

S44°41'47"W
49.50'
S89°41'47"W
334.15'

P.O.B. #2

85' RIGHT TURNS ONLY

S89°41'47"W
85.00'

P.O.T. #1

15' U.E.
O.R.B. 16060, PG. 695

43' U.E.
O.R.B. 16060,
PG. 695, B.C.R.

100.00

NON-VEHICLE ACCESS LINE
(P.B. 111, PG.33, B.C.R.)

NORTH LINE TRACT B

N44°59'28"W
24.45'

NORTHEASTERLY LINE TRACT B

12' U.E.
P.B. 111, PG. 33 B.C.R.

18.00' WEST & PARALLEL

12' U.E.
P.B. 111,
PG. 33
B.C.R.

P.O.C.
NORTH QUARTER CORNER
SECTION 21-48S-42E



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