



Application Number 004-MP-19

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:	
<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> .	

Project Information			
Plat/Site Plan Name <b>621 NE 1st AVENUE DEVELOPMENT</b>			
Plat/Site Number <b>004-MP-19</b>	Plat Book - Page (if recorded) <b>PB 183, PG 386-387</b>		
Owner/Applicant/Petitioner Name <b>Glenn Speck</b>			
Address <b>PO BOX 1017</b>	City <b>Charlotte</b>	State <b>NC</b>	Zip <b>28201</b>
Phone <b>954-296-8185</b>	Email <b>GIYSP@aol.com</b>		
Agent for Owner/Applicant/Petitioner <b>KEITH</b>		Contact Person <b>John A. Rinaldi</b>	
Address <b>301 E Atlantic Blvd.</b>	City <b>Pompano Beach</b>	State <b>FL</b>	Zip <b>33060</b>
Phone <b>9547883400</b>	Email <b>Jrinaldi@keithteam.com</b>		
Folio(s) <b>484235920010</b>			
Location  <div style="display: flex; justify-content: space-between;"> <span>South Side _____ side of <b>NE 8th St</b> _____ at/between/and _____ East Side _____ and/of <b>FEC Railroad</b> _____</span> </div> <div style="display: flex; justify-content: space-between; font-size: small; margin-top: 5px;"> <span><i>north side/corner north</i></span> <span><i>street name</i></span> <span><i>street name / side/corner</i></span> <span><i>street name</i></span> </div>			

### 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):

The KEITH team is requesting an NVAL amendment to provide access to the proposed warehouse facilities from NE 8th Street. The proposed Warehouses are accessible through an existing cross access easement from the adjacent site to the south. This amendment would provide efficient access through the site to NE 8th St. to the north. The purpose of this request is to modify the existing access opening on NE 8th St. providing efficient ingress and egress on-site.

### 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 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:

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 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.

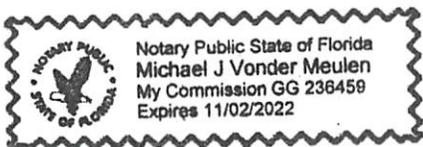
*[Signature]* \_\_\_\_\_ 04/19/2021  
 Owner/Agent Signature Date

**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 19th day of April, 2021, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

Michael Vonder Meulen \_\_\_\_\_  
 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  
NUAL

Application Date <u>06/24/2021</u>	Acceptance Date <u>06/30/2021</u>	Fee <u>\$ 2,410.00.</u>
Comments Due <u>07/20/21</u>	Report Due <u>07/30/21</u>	CC Meeting Date

Adjacent City or Cities  
N/A

Plats                     
  Site Plans                     
  City Letter                     
  FDOT Letter

Other:

Distribute To  
 Engineering                     
  Traffic Engineering                     
  Mass Transit

Other:

Comments  
NUAL.

Received By  
*[Signature: Diego Penaloza]*



June 21<sup>th</sup>, 2021

JOSIE P. SESODIA, AICP DIRECTOR  
Environmental Protection and Growth Management Department  
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION  
115 S. Andrews Ave. Room 329K  
Fort Lauderdale, FL 33301

RE: Non-Vehicular Access Line Amendment (NVAL)  
"621 NE 1<sup>st</sup> AVENUE DEVELOPMENT" – P.B. 183, PGS. 386-387, B.C.R.  
Folio Number: 484235920010

Dear Mrs. Sesodia,

KEITH representing Glenn Speck, the owner of 621 NE 1<sup>st</sup> Avenue, Pompano Beach FL 33060 is requesting a Non-Vehicular Access Line amendment to the existing 15-foot access opening along NE 8<sup>th</sup> Street. NE 8<sup>th</sup> St is a dead-end city owned road that terminates at the Florida East Coast Railway. There is no railroad crossing at this intersection. This parcel is currently vacant, and the property owner proposed to build a new warehouse facility with accessory parking, site lighting, and improved civil and landscape design. This NVAL application proposes to modify the current NVAL to allow the opening as shown on the attached site plan.

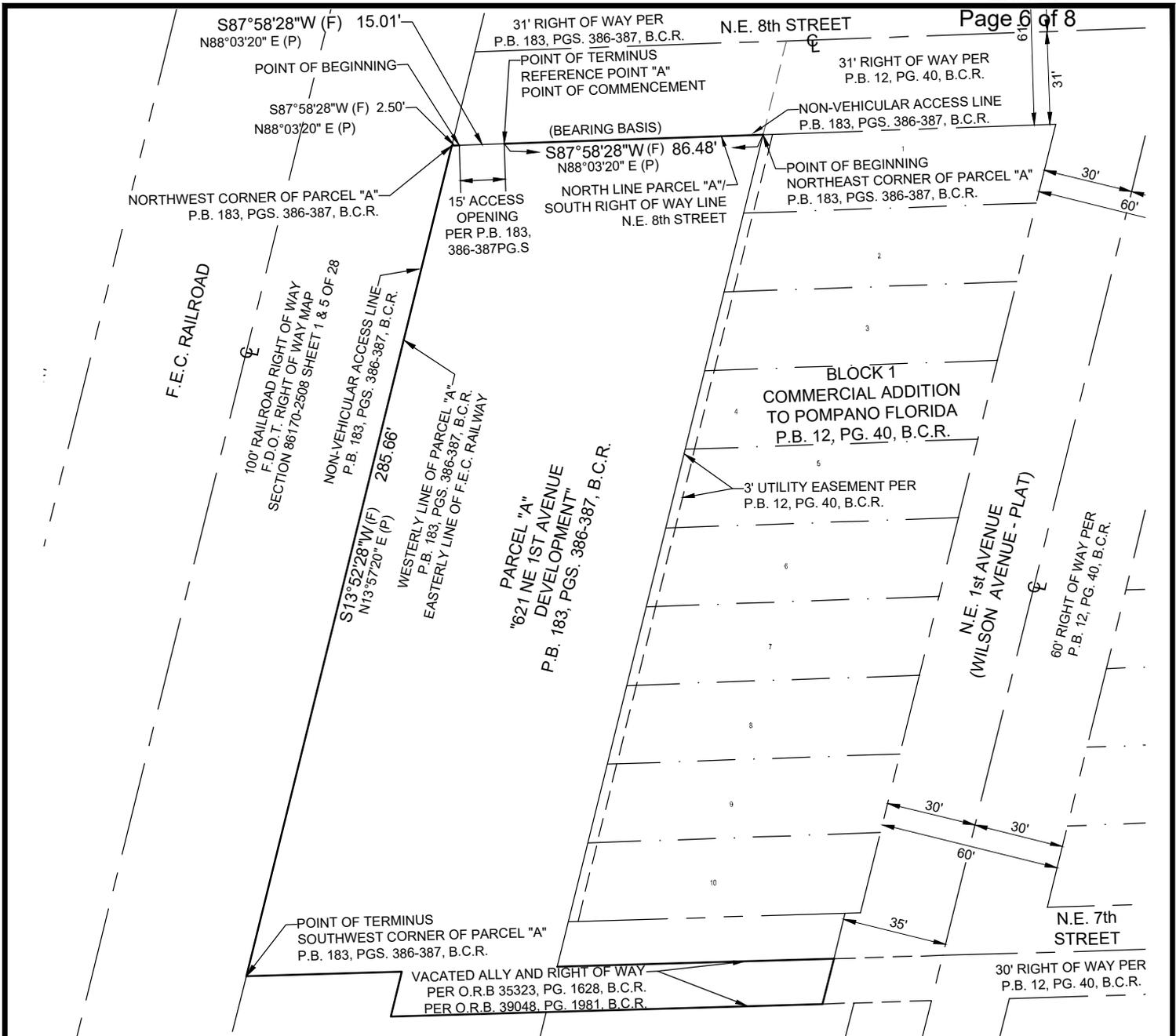
This NVAL amendment would increase the current 15-foot access opening to a 24-foot access opening on NE 8<sup>th</sup> St. (refer to sketch and description for full legal description). The purpose of this request is to modify the access opening on NE 8th street providing efficient ingress/egress on-site.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Michael Vonder Meulen', written over a light blue horizontal line.

Michael Vonder Meulen, AICP  
Keith and Associates, Inc.



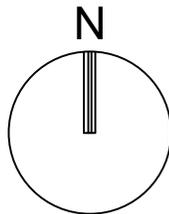


**GRAPHIC SCALE**



SCALE: 1" = 50'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



**LEGEND:**

- B.C.R. BROWARD COUNTY RECORDS
- (F) PER FIELD MEASUREMENT
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- F.E.C. FLORIDA EAST COAST
- (P) PER RECORD PLAT MEASUREMENT
- P.B. PLAT BOOK
- PG. PAGE
- PGS. PAGES
- Ⓢ CENTERLINE

**EXHIBIT B**

**SKETCH & DESCRIPTION**

THAT CERTAIN NON-VEHICULAR ACCESS LINE ALONG PORTIONS OF THE NORTH AND WESTERLY LINES OF PARCEL "A" "621 NE 1ST AVENUE DEVELOPMENT" PLAT BOOK 183, PAGES 386 THROUGH 387, B.C.R.



301 EAST ATLANTIC BOULEVARD  
 POMPAÑO BEACH, FLORIDA 33060-6643  
 (954) 788-3400 FAX (954) 788-3500  
 EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 11486.00-NVAL S&D EXISTING.DWG

DATE 04/7/21

SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY DDB

CHK. BY MMM

DATE REVISIONS

**LEGAL DESCRIPTION:**

A NON-VEHICULAR ACCESS LINE ALONG A PORTION OF THE NORTH LINE OF PARCEL "A" AND ALONG THE WESTERLY LINE OF PARCEL "A", "621 NE 1ST AVENUE DEVELOPMENT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGES 386 THROUGH 387, SAID NON-VEHICULAR ACCESS LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 87°58'28" WEST ALONG THE NORTH LINE OF SAID PARCEL "A", SAID NON-VEHICULAR ACCESS LINE AND SOUTH RIGHT OF WAY LINE OF NORTHEAST 8th STREET, 73.13 FEET TO A POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE AND A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A".

TOGETHER WITH:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE SOUTH 87°58'28" WEST, ALONG AN ACCESS OPENING, ALONG THE NORTH LINE OF SAID PARCEL "A" AND ALONG THE SOUTH RIGHT OF WAY LINE OF NORTHEAST 8th STREET, 24.95 FEET TO THE POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE SOUTH 87°58'28" WEST, ALONG SAID NON-VEHICULAR ACCESS LINE, ALONG THE NORTH LINE OF SAID PARCEL "A" AND ALONG THE SOUTH RIGHT OF WAY LINE OF NORTHEAST 8th STREET, 5.90 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE SOUTH 13°52'28" WEST, ALONG SAID NON-VEHICULAR ACCESS LINE, ALONG THE WESTERLY LINE OF SAID PARCEL "A" AND ALONG THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST (F.E.C.) RAILWAY, 285.66 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A" AND A POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE.

SAID LANDS LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

**SURVEY NOTES:**

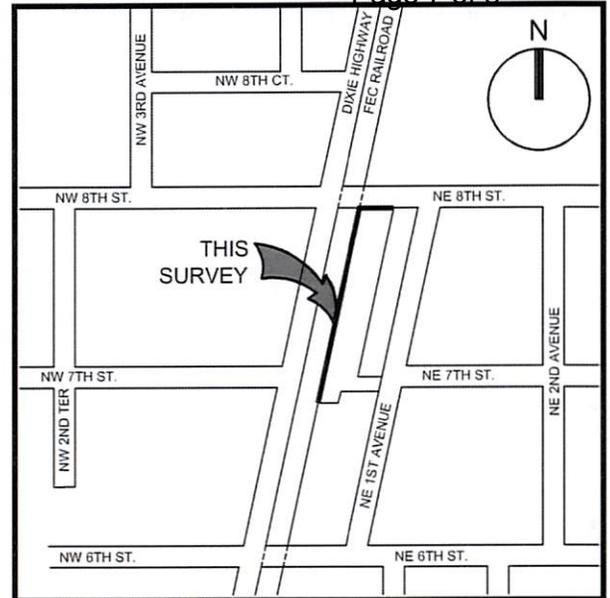
1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. THE LINE WORK SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (NAD 83/11), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
7. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 87°58'28" WEST ALONG THE NORTH LINE OF PARCEL "A", "621 NE 1ST AVENUE DEVELOPMENT", AS RECORDED IN PLAT BOOK 183, ON PAGES 386 THROUGH 387, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
8. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
9. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=50' 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 APRIL 7, 2021 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

MICHAEL M. MOSSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REG. NO. 5660



**LOCATION MAP:**  
NOT TO SCALE

EXHIBIT C

**SKETCH & DESCRIPTION**

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ALONG THE NORTH AND WESTERLY  
LINES OF PARCEL "A"  
"621 NE 1ST AVENUE DEVELOPMENT"  
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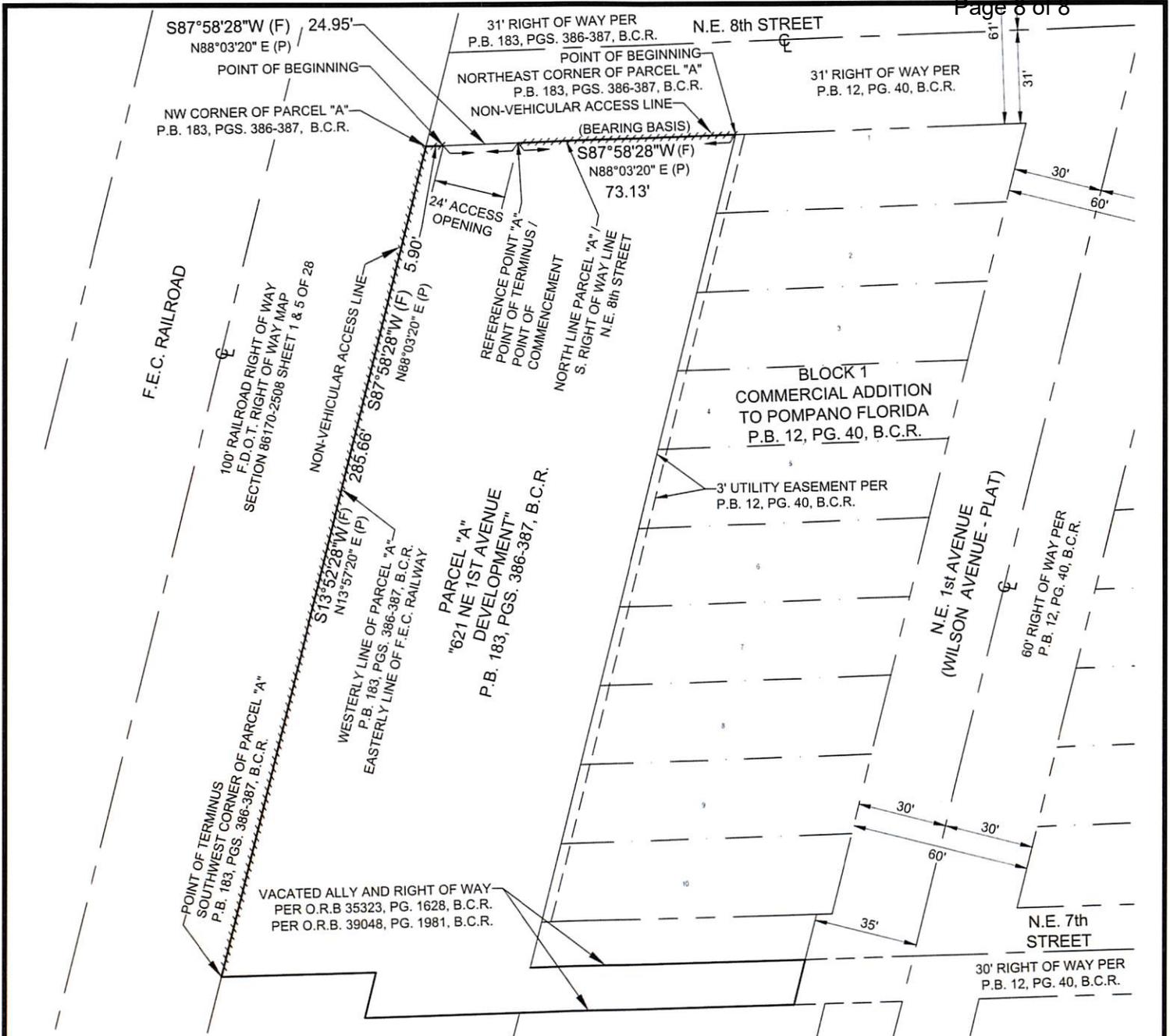
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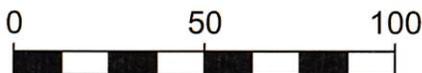
DWNG. BY DDB

CHK. BY MMM

DATE	REVISIONS
06/03/21	OPENING

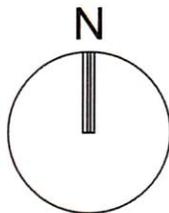


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**SKETCH & DESCRIPTION**

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LINES OF PARCEL "A"  
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CITY OF POMPANO BEACH,  
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