



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 Number 146-MP-81

**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

Pembroke Lakes South

Plat/Site Number

146-MP-81

Plat Book - Page (if recorded)

119-1

Owner/Applicant/Petitioner Name

Sunshine Gasoline Distributors, Inc.

Address

1650 N.W. 87-th Avenue

City

Doral

State

Fla.

Zip

33172

Phone

305-477-5800

Email

mzamora@sunshinegasoline.com

Agent for Owner/Applicant/Petitioner

MDM Services, Inc.

Contact Person

Boris Belfer, MSCE

Address

2151 W. Hillsboro Blvd., Suite 401

City

Deerfield Beach

State

Fla.

Zip

33442

Phone

954-593-9021

Email

borisbelfer@gmail.com

Folio(s)

514024020022

Location

E side of S. Flamingo Rd. at/between/and Pembroke Rd. and/of SW 14th St.
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

Monica Randino, Senior Planner, EPGMD P&DMD; Tuesday, Nov. 24, 2020, 3:54 PM

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

Existing gas station has inadequate safety and circulation. Abandonment of allowed 60' wide access opening centered 230' North of Tract C-2 South Plat Line on Flamingo Rd and addition of future 36' wide access opening restricted to right turn in only centered 266' North of Tract C-2 South Plat Line on Flamingo Rd. is required to re-align the entrance in accordance with site plan approved by City of Pembroke Pines Commission on May 23, 2017 as result of extensive modeling using fire truck, ambulance, commercial delivery, gasoline, garbage trucks, large passenger vehicles, and multiple reviews with FDOT and City key personnel.

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.

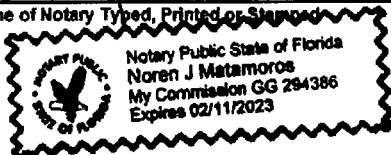
Owner/Agent Signature [Signature] Date 1/28/21

NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 28 day of January, 20 21, who ☒ is personally known to me | ☐ has produced _____ as identification.

Name of Notary Typed, Printed or Stamped
Noren J. Matamoros



Signature of Notary Public - State of Florida
[Signature]

Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only		
Application Type/Title of Request <u>NVAL</u>		
Application Date <u>02/10/2021</u>	Acceptance Date <u>02/16/2021</u>	Fee <u>\$2,410</u>
Comments Due <u>03/08/2021</u>	Report Due <u>03/18/2021</u>	CC Meeting Date <u>TBD</u>
Adjacent City or Cities <u>Miramar</u>		
☒ Plats	☒ Site Plans	☒ City Letter
☐ FDOT Letter		
☐ Other:		
Distribute To ☒ Engineering	☒ Traffic Engineering	☒ Mass Transit
☐ Other:		
Comments		
Received By <u>[Signature]</u>		

MDM Services, Inc.

Engineering, Environmental, and Construction

MDM
South Florida

Address: 2151 West
Hillsboro Boulevard,
Suite 401,
Deerfield Beach,
FL 33442

Tel: 954-427-3076
Fax: 954-427-3420

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
c/o: Josie P. Sesodia, AICP Director
1 North University Drive, Room 102A, Fort Lauderdale, FL 33324

Date: July 27, 2020

Subject: Non-Vehicular Access Line Amendment (NVAL)
For: Chevron Gas Station #358 Improvements
Address: 1501 S. Flamingo Road, Pembroke Pines, FL
Plat: Pembroke Lakes South (PB 119, Pg. 1-09)

Dear Mrs. Sesodia,

Please consider this correspondence as formal letter of request for NVAL opening for mentioned above project, with following justification.

Existing gas station is located on 1.17 acres of land and currently has a total of 2,538 sf convenience stores with car wash and 6 multiproduct dispensers (12 vehicle fueling positions) It's capacities are inadequate in many aspects including safety and circulation. Hence, subject site requires a revitalization, involving significant improvements.

New site plan approved by City of Pembroke Pines Commission on May 23, 2017 will support 12 new modern multiple product dispensers with 24 fueling positions and new 20K regular, 15K premium, 15K diesel steel double wall underground storage tanks with state of the art fuel distribution system, fuel monitoring and leak detection, new ADA compliant 2,538 sf convenience store and parking, 2 canopies 5,052 sf total, resistant to tropical storms and hurricane, new dumpster/trash enclosure with loading zone conforming to Waste Management requirements, 760 sf enclosed automatic car wash, compressed air and vacuum, proper traffic circulation, pavement marking, adequate energy efficient lighting, drainage sufficient for storm water quality and quantity treatment. Building architecture, hardscaping, landscaping and signage will be consistent with Sunshine Gas new store image and City of Pembroke Pines codes and regulations.

After multiple revisions and extensive modeling using fire, commercial delivery, gasoline, garbage trucks, large passenger vehicles, and reviews with City departments and FDOT the viable alternative was found and consensus with City was achieved regarding site traffic circulation. Abandonment of allowed 60' wide access opening centered 230' North of Tract C-2 South Plat Line on Flamingo Rd and addition of future 36' wide access opening restricted to right turn in only centered 266' North of Tract C-2 South Plat Line on Flamingo Rd. is therefore required to re-align the entrance in accordance with selected site layout. Please provide the letter of no objection for Broward County delegation request to amend the Pembroke Lakes South Plat (PB 119, Pg. 1-09).

Thank you in advance for your consideration and anticipated assistance. Please contact me directly at (954) 593-9021, if you have any questions.

MDM Services, Inc.

Boris Belfer

Boris Belfer, MSCE

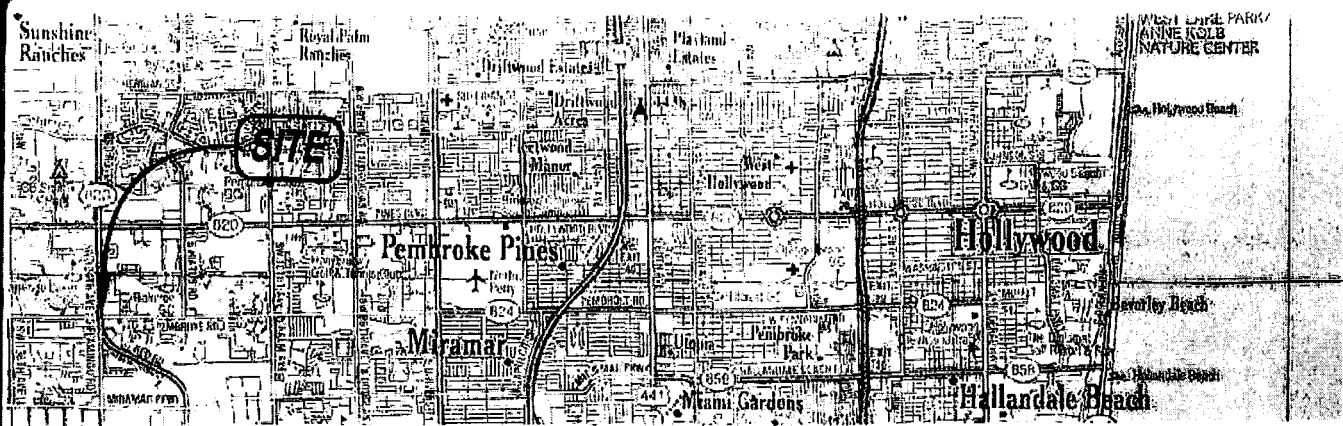


EXHIBIT 'B'

LOCATION MAP: NOT TO SCALE

SKETCH AND LEGAL DESCRIPTION FOR THE ABANDONMENT OF AN ALLOWED 60' ACCESS OPENING AS SHOWN ON PLAT OF PEMBROKE LAKES SOUTH PLAT BOOK 119, PAGE 1, BROWARD COUNTY PUBLIC RECORDS

LEGAL DESCRIPTION:

THE ABANDONMENT OF AN EXISTING ALLOWED 60' ACCESS OPENING LYING IN A PORTION OF TRACT C-2, PEMBROKE LAKES SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY, SOUTHWEST CORNER OF SAID TRACT C-2; THENCE NORTH 00°00'41" EAST, ALONG THE WEST LINE OF SAID TRACT C-2 AND EAST RIGHT OF WAY LINE OF SOUTH FLAMINGO ROAD, A DISTANCE OF 165.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°00'41" EAST, FOR A DISTANCE OF 60.00 FEET TO THE POINT OF TERMINUS.

SURVEYOR'S NOTES:

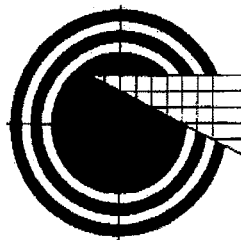
1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
3. BEARINGS SHOWN HEREON ARE REFER TO AN ASSUMED MERIDIAN OF N.00°00'41"E. ALONG THE EAST RIGHT OF WAY LINE OF FLAMINGO ROAD.
4. ALL BEARINGS AND DISTANCES SHOWN ARE PLAT, UNLESS OTHERWISE NOTED.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

REVISION: 6-4-20 COMMENTS

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY MAP AND/OR REPORT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.


CRAIG D. WATSON
PROFESSIONAL SURVEYOR & MAPPER
NO. 5547 STATE OF FLORIDA

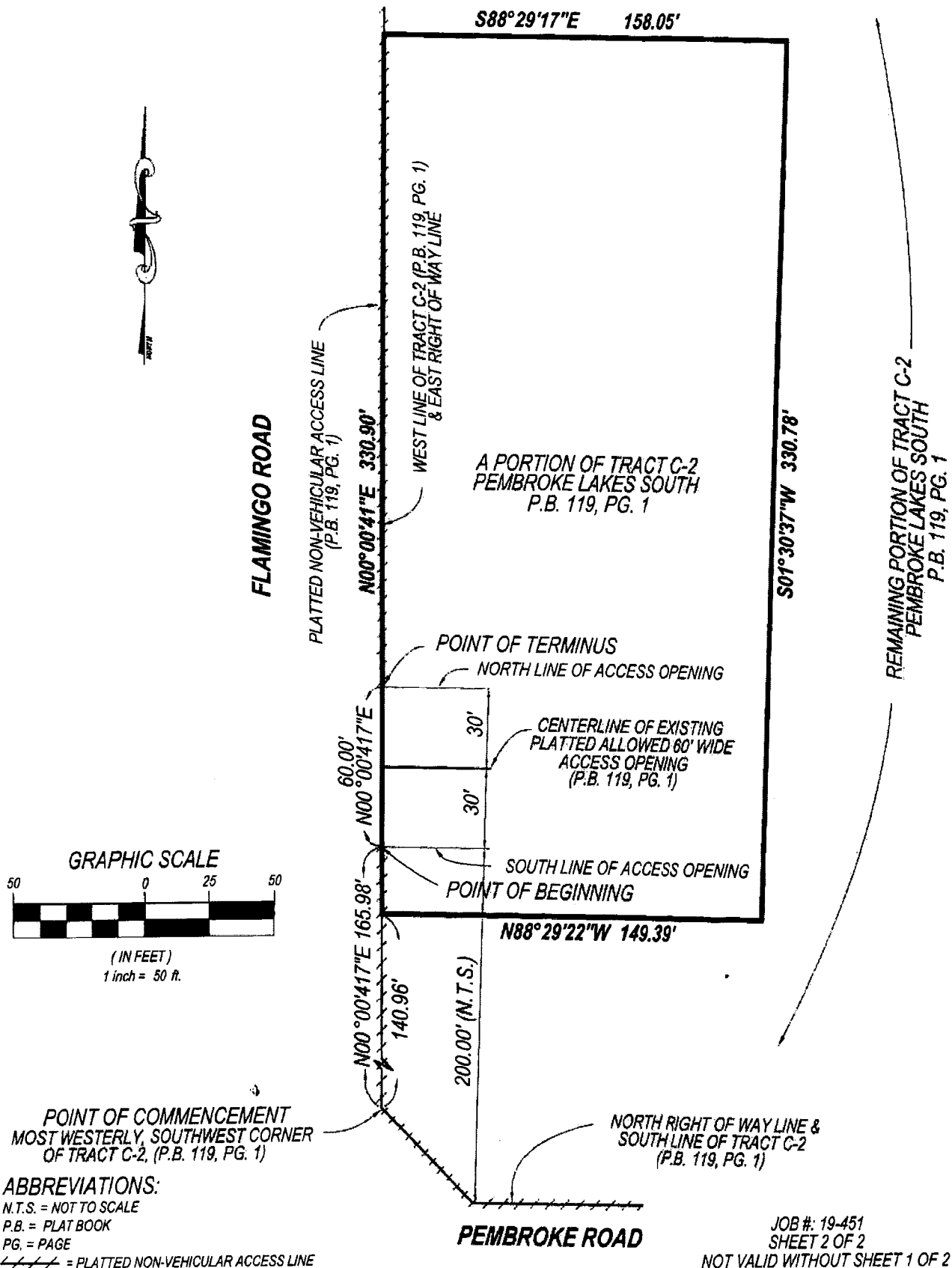


WATSON | KILLANE
SURVEYING AND MAPPING, INC.
2240 NE DIXIE HIGHWAY
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868
WATSONKILLANE@GMAIL.COM
LICENSED BUSINESS NO. 8241

JOB #: 19-451
FIELD DATE: 9-16-19

SHEET 1 OF 2
NOT VALID WITHOUT SHEET 2 OF 2

ABANDONMENT OF AN ALLOWED 60' WIDE ACCESS OPENING



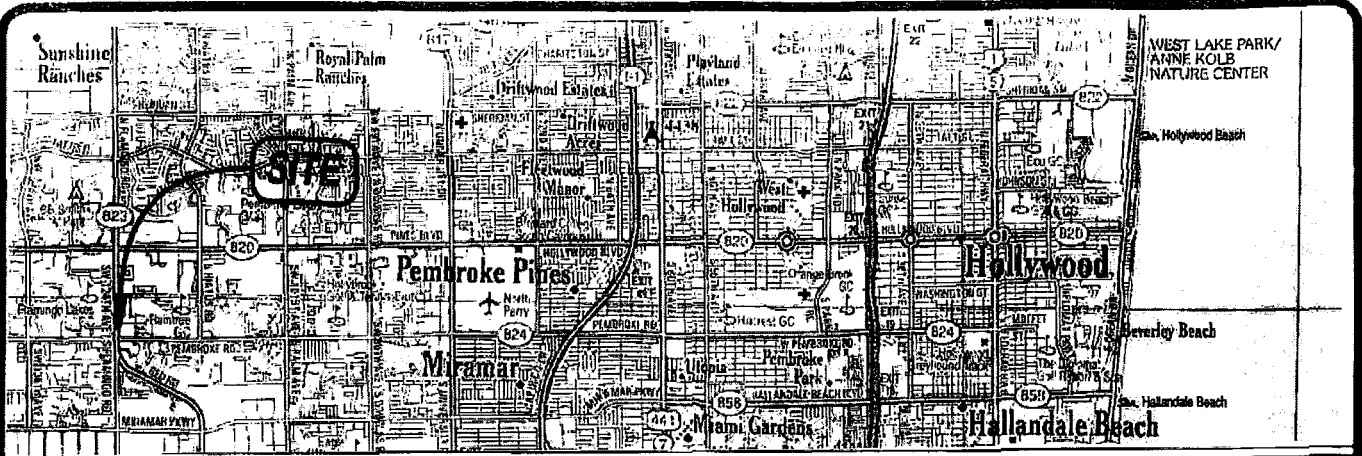


EXHIBIT 'C'

LOCATION MAP: NOT TO SCALE

SKETCH AND LEGAL DESCRIPTION
ADDITION OF FUTURE 36' WIDE ACCESS OPENING
RESTRICTED TO RIGHT TURN IN ONLY
LYING IN A PORTION OF TRACT C-2
AS SHOWN ON PLAT OF PEMBROKE LAKES SOUTH
PLAT BOOK 119, PAGE 1, BROWARD COUNTY PUBLIC RECORDS

LEGAL DESCRIPTION:

A 36 FOOT ACCESS OPENING RESTRICTED TO RIGHT TURN IN ONLY LYING IN A PORTION OF TRACT C-2, PEMBROKE LAKES SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY, SOUTHWEST CORNER OF SAID TRACT C-2; THENCE NORTH $00^{\circ}00'41''$ EAST, ALONG THE WEST LINE OF SAID TRACT C-2 AND EAST RIGHT OF WAY LINE OF SOUTH FLAMINGO ROAD, A DISTANCE OF 214.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH $00^{\circ}00'41''$ EAST, FOR A DISTANCE OF 36.00 FEET TO THE POINT OF TERMINUS.

SURVEYOR'S NOTES:

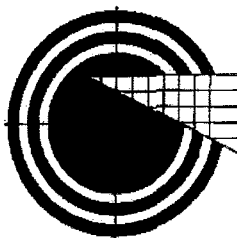
1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
3. BEARINGS SHOWN HEREON ARE REFER TO AN ASSUMED MERIDIAN OF $N.00^{\circ}00'41''E$. ALONG THE EAST RIGHT OF WAY LINE OF FLAMINGO ROAD.
4. ALL BEARINGS AND DISTANCES SHOWN ARE PLAT, UNLESS OTHERWISE NOTED.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

REVISION: 3-9-20 RE-LABEL
REVISION: 6-4-20 COMMENTS

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY MAP AND/OR REPORT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CRAIG D. WATSON
PROFESSIONAL SURVEYOR & MAPPER
NO. 5647 STATE OF FLORIDA



WATSON | KILLANE
SURVEYING AND MAPPING, INC.
2240 NE DIXIE HIGHWAY
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868
WATSONKILLANE@GMAIL.COM
LICENSED BUSINESS NO. 8241

JOB #: 19-451
FIELD DATE: 9-16-19

SHEET 1 OF 2
NOT VALID WITHOUT SHEET 2 OF 2

ADDITION OF FUTURE 36' WIDE ACCESS OPENING RESTRICTED TO RIGHT TURN IN ONLY



FLAMINGO ROAD

PLATTED NON-VEHICULAR ACCESS LINE
(P.B. 119, PG. 1)

WEST LINE OF TRACT C-2 (P.B. 119, PG. 1)
& EAST RIGHT OF WAY LINE

S88°29'17"E 158.05'

A PORTION OF TRACT C-2
PEMBROKE LAKES SOUTH
P.B. 119, PG. 1

POINT OF TERMINUS

S01°30'37"W 330.78'

REMAINING PORTION OF TRACT C-2
PEMBROKE LAKES SOUTH
P.B. 119, PG. 1

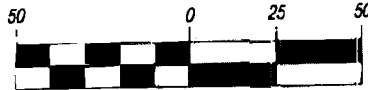
N00°00'41"E 36.00'

CENTERLINE OF 36' WIDE
ACCESS OPENING RESTRICTED
TO RIGHT TURN IN ONLY

POINT OF BEGINNING

18'
18'

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

N00°00'41"E 214.00'

73.04'
140.96'

248.0' (N.T.S.)

N88°29'22"W 149.39'

POINT OF COMMENCEMENT
MOST WESTERLY, SOUTHWEST CORNER
OF TRACT C-2, (P.B. 119, PG. 1)

NORTH RIGHT OF WAY LINE &
SOUTH LINE OF TRACT C-2
(P.B. 119, PG. 1)

PEMBROKE ROAD

ABBREVIATIONS:

N.T.S. = NOT TO SCALE

P.B. = PLAT BOOK

PG. = PAGE

--- = PLATTED NON-VEHICULAR ACCESS LINE

JOB #: 19-451
SHEET 2 OF 2
NOT VALID WITHOUT SHEET 1 OF 2

Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management Division
Project Update Sheet

4

Plat/Site Plan Number 146-MP-81

INSTRUCTIONS

Use this update form in lieu of filling out a new plat/site plan application form whenever a project goes from one review to another or whenever new information is submitted. Complete the applicable sections of this form only if the information has changed from the previous submittal. If you do not have a copy of your previous application forms, obtain a copy from this office. Any section left blank indicates that the information on the original (previous) application has not changed. Supplemental documentation requirements are listed on the reverse side of the "Project Questionnaire" form, page 3, available from this office. Please type this application or print legibly in **black ink**.

PROJECT REVISIONS

Plat/Site Plan Name _____	
Owner's Name _____	Phone _____
Address _____	City _____ State _____ Zip Code _____
Owner's E-mail Address _____	Fax # _____
Agent _____	Phone _____
Contact Person _____	
Address _____	City _____ State _____ Zip Code _____
Agent's E-mail Address _____	Fax # _____

EXISTING	PROPOSED
Land use plan designation(s) _____	Land use plan designation(s) _____
Zoning District(s) _____	Zoning District(s) _____

A credit against impact fees may be given for the site's present or previous use if there are existing buildings on the property and/or if buildings were demolished within eighteen (18) months of this application. To receive a credit, complete the following table (attach an additional sheet if necessary). (Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within 18 months of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

LAND USE	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?

*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

Please specify the proposed use in accordance with the land use categories listed on the reverse side of the "Project Characteristics form, page 2, available from this office. Please Note: Residential uses must be expressed based upon DWELLING UNIT TYPES listed on the reverse side of page 2. COMMERCIAL, OFFICE, and CHURCH USES must be expressed in terms of gross building square footage. If there are any unique factors which may affect traffic generation, attach a separate sheet and describe fully.

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?

☐ Yes ☐ No ☐ Don't Know

If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

RESIDENTIAL UNITS		NON-RESIDENTIAL UNITS	
Type of Unit	Number of Units	Land Use	Net Acreage or Gross Floor Area

SCHOOL CONCURRENCY (Residential Submissions Only)

Does the change to the application generate less than one (1) student? ☐ Yes ☐ No

Is this application exempt or vested pursuant to criteria in the Land Development Code? ☐ Yes ☐ No

If the answers to both questions are "No," please see reverse side of Page 3, Required Documentation section of the Plat/Site Plan application for submittal requirements.

Is this application subject to an approved Declaration of Restrictive Covenant or tri-party agreement? ☐ Yes ☐ No

If "Yes," please see reverse side of Page 3, Required Documentation section of the Plat/Site Plan application for submittal requirements.

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Application Type _____ Time _____ Application Date _____

Acceptance Date _____ Fee _____ Comments Due _____

Report Due _____ Adjacent City _____

☐ Plats ☐ Surveys ☐ Site Plans ☐ Landscaping Plans ☐ Lighting Plans

☐ Other (Describe) _____ Received By _____

Comments _____

Questionnaire Changes

Please review all questions on the "Project Questionnaire" form, Page 3, and indicate any revisions.

[illegible]

Comments and Additional Information

Change from:

"Existing gas station has inadequate safety and circulation. Abandonment of allowed 60' wide access opening centered 230' North of Tract C-2 South Plat Line on Flamingo Rd and addition of future 36' wide access opening restricted to right turn in only centered 266' North of Tract C-2 South Plat Line on Flamingo Rd. is required to re-align the entrance in accordance with site plan approved by City of Pembroke Pines Commission on May 23, 2017 as result of extensive modeling using fire truck, ambulance, commercial delivery, gasoline, garbage trucks, large passenger vehicles, and multiple reviews with FDOT and City key personnel."

to:

"The abandonment of allowed 60' wide access opening centered 195.98' north of most westerly southwest corner of Tract C-2 (Pb. 119, Pg. 1) and addition of future 60' wide access opening on Flamingo Road, restricted to right turn in only, centered 232' north of most westerly southwest corner of Tract C-2 (Pb. 119, Pg. 1) are required to re-align the entrance in accordance with site plan approved by City of Pembroke Pines Commission on May 23, 2017 and to accommodate typical 75'R minimum right in only driveway, approved by Florida Department of Transportation on January 4, 2021."

Owner/Agent Certification

State of FLORIDA

County of San Juan - LADE

This is to certify that I am the owner/agent of the property described in this application and that all changes to the original application and supplemental documents supplied herein are true and correct to the best of my knowledge. If no changes are indicated on this update sheet or in the attached supplemental documentation, then this certifies that the information supplied on the original application 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 of owner/agent M. W. F. L. M. 1894

Sworn and subscribed to before me this 5th day of May, 2021

by Mauro Lamon ☒ (He) she is personally known to me or

☐ Has presented _____ as identification.

Signature of Notary Public _____

Type or Print Name **TERESITA D. GARCIA**

TERESITA D. GARCIA

