



PORT EVERGLADES DEPARTMENT – Chief Executive & Port Director's Office  
1850 Eller Drive, Fort Lauderdale, Florida 33316  
954-468-3504 FAX 954-523-8713

**DATE**

Mr. Andrew McGilvray  
Executive Secretary  
U.S. Foreign-Trade Zones Board  
U.S. Department of Commerce,  
FCB - Suite 4100W  
1401 Constitution Avenue NW  
Washington, D.C. 20230

Via email: [ftz@trade.gov](mailto:ftz@trade.gov)

Subject: Application for Minor Boundary Modification

Dear Mr. McGilvray:

Broward County, Florida, as Grantee of Foreign-Trade Zone (FTZ) No. 25, hereby formally requests approval of a Minor Boundary Modification under the alternative site framework.

Broward County has received a request for FTZ designation from Old Liquors, Inc. (Old Liquors). Old Liquors, a Florida corporation, is a wine and spirits wholesaler and importer in Davie, Florida. Old Liquors has expressed an immediate need for FTZ benefits at their location to handle a growing market for its business. Therefore, Broward County, on behalf of Old Liquors, is requesting that 3,450 square feet (0.0792011 acre) of warehouse space located at 10428 West State Road 84, Unit 1, Davie, Florida 33324, be designated as a part of Broward County's foreign-trade zone as established under its Foreign-Trade Zone Grant of Authority.

Enclosed is an original copy of the Application for Minor Boundary Modification for your consideration. Thank you in advance for your support and assistance. If you have any questions regarding this report, please contact Jorge A. Hernández, Director of Business Administration, at [jorhernandez@broward.org](mailto:jorhernandez@broward.org).

Sincerely,

Glenn A. Wiltshire, Acting Chief Executive & Port Director

Enclosure

OMB Control No. 0625-0139  
Expiration Date: 04/30/2022

**Application for Subzone or Usage-Driven Designation (“Minor  
Boundary Modification”) Under the Alternative Site Framework (ASF)**

**Instruction Sheet**

This collection of information contains Paperwork Reduction Act (PRA) requirements approved by the Office of Management and Budget (OMB). Notwithstanding any other provision of law, no person is required to, nor shall any person be subject to a penalty for failure to comply with, a collection of information subject to the requirements of the PRA unless that collection of information displays a currently valid OMB control number. Public reporting burden for this collection of information is estimated to average 3.5 hours, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Persons wishing to comment on the burden estimate or any aspect of this collection of information, or offer suggestions for reducing this burden, should send their comments to the ITA Reports Clearance Officer, International Trade Administration, U.S. Department of Commerce, 14<sup>th</sup> and Constitution Avenue, NW, Washington, DC 20230.

No zone, subzone, zone expansion/reorganization/modification, or production authority may be approved unless a completed application/notification/request has been received (19 U.S.C. 81a-81u; 15 CFR Part 400). The Foreign-Trade Zones Board has no authority to finance zone projects. Its approval is in the form of a grant of authority (license) for operating a facility under foreign-trade zone procedures. The basic requirements for foreign-trade zone applications are found in the regulations of the Foreign-Trade Zones Board (15 CFR Part 400), including Sections 400.21 through 400.25. Application formats are available on the FTZ Board web site:

<http://www.trade.gov/ftz>.

Corporations submitting applications must be qualified to apply under the laws of the state in which the zone is to be located. Applicants may submit drafts of their applications to the FTZ Staff, which can provide comments and technical assistance in interpreting the Board's regulations.

Applicants should note that conduct of their proposed activity under FTZ procedures would result in an additional, ongoing information-collection burden associated with the Annual Report from Foreign-Trade Zones (OMB Control No. 0625-0109).

FTZ Staff  
March 2013

Foreign-Trade Zones Board  
U.S. Department of Commerce  
1401 Constitution Avenue, N.W., Room 21013  
Washington, D.C. 20230  
(202) 482-2862

Alternative Site Framework

**APPLICATION FOR SUBZONE OR USAGE-DRIVEN  
DESIGNATION (“MINOR BOUNDARY MODIFICATION”)**

**NOTE: This format is only for a Minor Boundary Modification (MBM) to propose a “Subzone” or “Usage-Driven” site(s) under the Alternative Site Framework (ASF).**

**INSTRUCTIONS**

**General:** The actual submitted request may take the form of a letter from the grantee requesting approval and answering each question listed below. Alternatively, the request may include a cover letter from the grantee identifying the specific Subzone/Usage-Driven site for which it is requesting approval and then a separate document answering the questions below. Leave each question in place (including its number) and provide your response directly below each question.

**Subzone versus Usage-Driven Designation:** Under the FTZ Board’s regulations (§400.24(c)), a grantee can request designation of a site(s) as a subzone that qualifies for usage-driven status, where warranted by the circumstances and so long as the subzone activity remains subject to the activation limit for the zone in question. As with usage-driven sites, subzone sites designated under this process will be subject to the standard three-year sunset provision.

**Sites versus Parcels:** A "site" is comprised of one or more generally contiguous parcels of land organized and functioning as an integrated unit, such as all or part of an industrial park or airport facility. If parcels do not meet that definition, they must be treated as separate sites.

**Submitted Request Must Be Complete:** Submitted MBM requests must be complete – with the sole allowable exception of any comments from U.S. Customs and Border Protection (CBP), if necessary. Incomplete submitted requests or documents submitted separately will be returned to the sender. The FTZ Staff cannot assemble complete requests from individual elements submitted separately.

If a letter from CBP is not included, a copy of your request must be provided to CBP no later than when the request is submitted to our office (see section 400.38(a) of the FTZ Board’s regulations). When providing the copy to CBP, you can note that the regulations provide CBP with 20 days to submit comment

**Submission of Completed Application:** Submit the final application by email (ftz@trade.gov) (Adobe PDF format preferred; you may use MS Word format if you are unable to submit PDF). The application must include color maps and signed versions of all letters.

**Timing:** Under the FTZ Board’s regulations, the ordinary timeframe to process MBM requests is within 30 days of the FTZ Staff having received a complete request. Timing will depend on receipt of CBP’s comments on the request.

Alternative Site Framework

**APPLICATION FOR SUBZONE OR USAGE-DRIVEN  
DESIGNATION (“MINOR BOUNDARY MODIFICATION”)**

**QUESTIONS**

1. Please mark the appropriate space below to indicate whether you are requesting “Subzone” or “Usage-Driven” designation for the proposed site(s):

\_\_\_\_\_ Subzone        X   Usage-Driven

2. List the address of the site(s), including the jurisdiction in which the site(s) falls (town, city, county).

10428 West State Road 84, Unit 1, Davie, Florida 33324

3. Explain how the proposed site(s) is within the grantee’s approved ASF service area.

The proposed site is located in Broward County, all of which consists of Broward County’s approved ASF service area.

4. State the proposed acreage of the site(s).

3,450 square foot (0.0792011 acre)

5. Indicate the company for which the site(s) will be designated.

Old Liquors, Inc.

6. Provide a summary of the company’s planned activities.

Import and wholesale of wine and spirits

7. Indicate the current zoning and the existing and planned buildings (including square footage) for the site(s). (Note: Sites (or areas within a site) with inappropriate zoning – such as agricultural, retail, or residential – are not eligible for FTZ status and should not be proposed in any MBM request.)

The current zoning is industrial; further described as: “Warehousing, distribution terminals, trucking terminals, van & storage warehousing”

8. Confirm that FTZ designation or the use of FTZ procedures is not a requirement or a precondition for future activity or construction at the site(s).

The FTZ designation or the use of FTZ procedures is not a requirement or a precondition for future activity or construction at the site.

9. List the owner(s). (If a site(s) is not owned by the grantee or the company planning to use the site(s) – as named in response to Question 5 above – then provide a "Right to Use" attachment with documentation demonstrating the right to use the site(s). Such evidence could be a signed letter from the proposed operator on its letterhead attesting to its right to use the property or a letter of concurrence from the owner of the proposed site(s).)

The owner of the site is 595 Flex LLC

## ATTACHMENTS

Attach the documents listed below (Items 10 and 11, plus Item 12 if applicable) directly behind the text of your request.

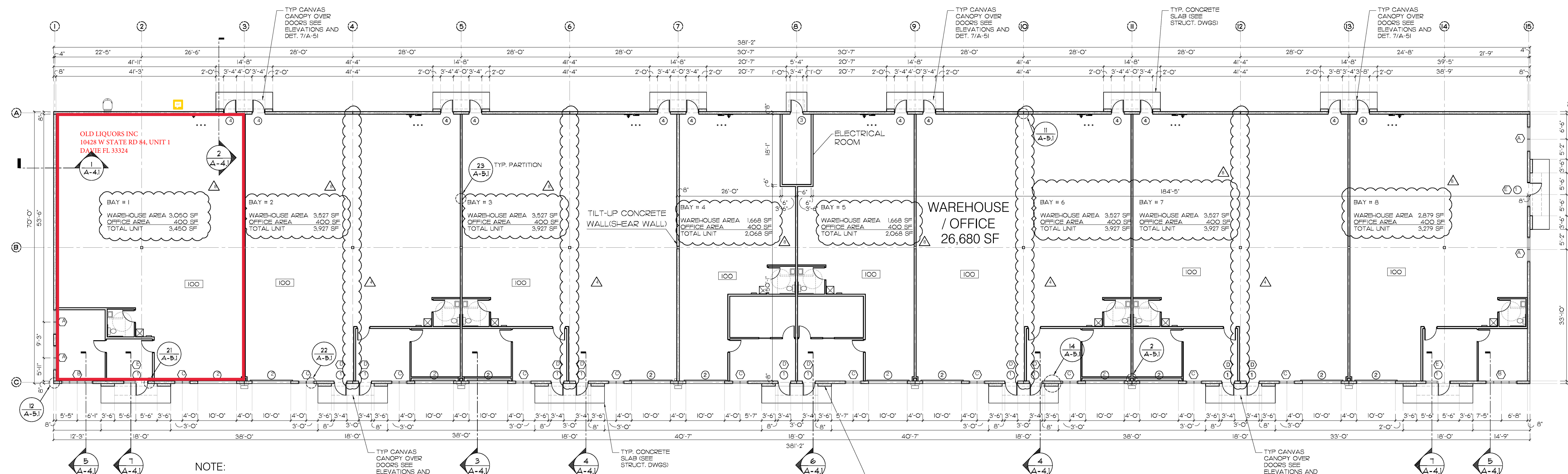
10. A clear and detailed site map showing existing and planned structures. The site boundaries must be outlined clearly **in red**. Note that if streets or similar landmarks are not legible on the site map, you will also need to provide a detailed street map with the proposed site's boundaries **in red**. Any map should be no larger than letter-sized (8 1/2" x 11") and clearly labeled, with legends provided for any markings.

The detailed site map showing existing structures and site boundaries is attached hereto as a part of Exhibit A.

11. Comments from U.S. Customs and Border Protection (CBP): The grantee generally should provide comments from CBP with the submitted request. Alternatively, the grantee may provide a copy of the request to CBP at the time the request is submitted to the FTZ Board, in which case the grantee should also communicate with CBP regarding the 20-day timeframe in the FTZ Board's regulations for CBP to provide comments to the FTZ Board.

Comments from CBP have been prepared and are attached hereto as a part of Exhibit B

12. If your state (such as TX, KY, AZ) has one or more taxes for which collections will be affected by the proposed FTZ designation of the new site(s), please attach all of the following:
  - A. An explanation of the specific local taxes that will be affected;
  - B. A stand-alone letter that:
    - Lists all of the affected parties;
    - Includes a statement below the list certifying that this is a complete list of all parties that would be affected by this particular request; and,
    - Is signed by an official of the grantee organization.
  - C. Correspondence from all of the affected parties (such as a local school board) indicating their concurrence (or non-objection) regarding the proposed FTZ designation.



REVISIONS:

06/03/19	BUILDING DEP. COM.
01/04/18	COORDINATION
05/19/16	TI PERMIT COMMENTS

**GROUND FLOOR**  
SCALE: 3/32" = 1'-0"

NOTE:  
FOR OVERLAPPING & JOINT PANELS SEE DETS I145 ON A-6

**LEGEND**

	8' PRECAST CONCRETE TILT WALL
	4'-6" FULL HEIGHT PARTITION WITH 1 HR. FIRE RATED TO UNDERSIDE OF ROOF DECK. (TYP.) SEE DETAIL I27A(5)

**MAXIMUM FLOOR AREA ALLOWANCE/OCCUPANT**  
(TABLE 1004.1.2 (F.B.C.))

BUILDING GROUND FLOOR TOTAL OCCUPANT LOAD - 65 PERSONS.

**OCCUPANT LOAD CALCULATION**  
STORAGE (S-I) AND BUSINESS (B) OCCUPANCIES FROM (TABLE 1004.1.2 (F.B.C.))

THE OCCUPANT LOAD FACTOR IS:  
WAREHOUSE 500 SFI/OCCUPANT  
OFFICE 100 SFI/OCCUPANT

BAY # 1 AREA - WHS 3,050 SF AND OFFICE 400 SF	= 11 PERSONS
BAY # 2 AREA - WHS 3,527 SF AND OFFICE 400 SF	= 12 PERSONS
BAY # 3 AREA - WHS 1,668 SF AND OFFICE 400 SF	= 8 PERSONS
BAY # 4 AREA - WHS 1,668 SF AND OFFICE 400 SF	= 8 PERSONS
BAY # 5 AREA - WHS 3,527 SF AND OFFICE 400 SF	= 12 PERSONS
BAY # 6 AREA - WHS 3,527 SF AND OFFICE 400 SF	= 12 PERSONS
BAY # 7 AREA - WHS 2,879 SF AND OFFICE 400 SF	= 10 PERSONS
BAY # 8 AREA - WHS 2,879 SF AND OFFICE 400 SF	= 10 PERSONS
ELECTRICAL ROOM - 107 SQ FT	= 0 PERSONS
<b>TOTAL AREA - 26,680 SQ FT</b>	<b>65 PERSONS</b>

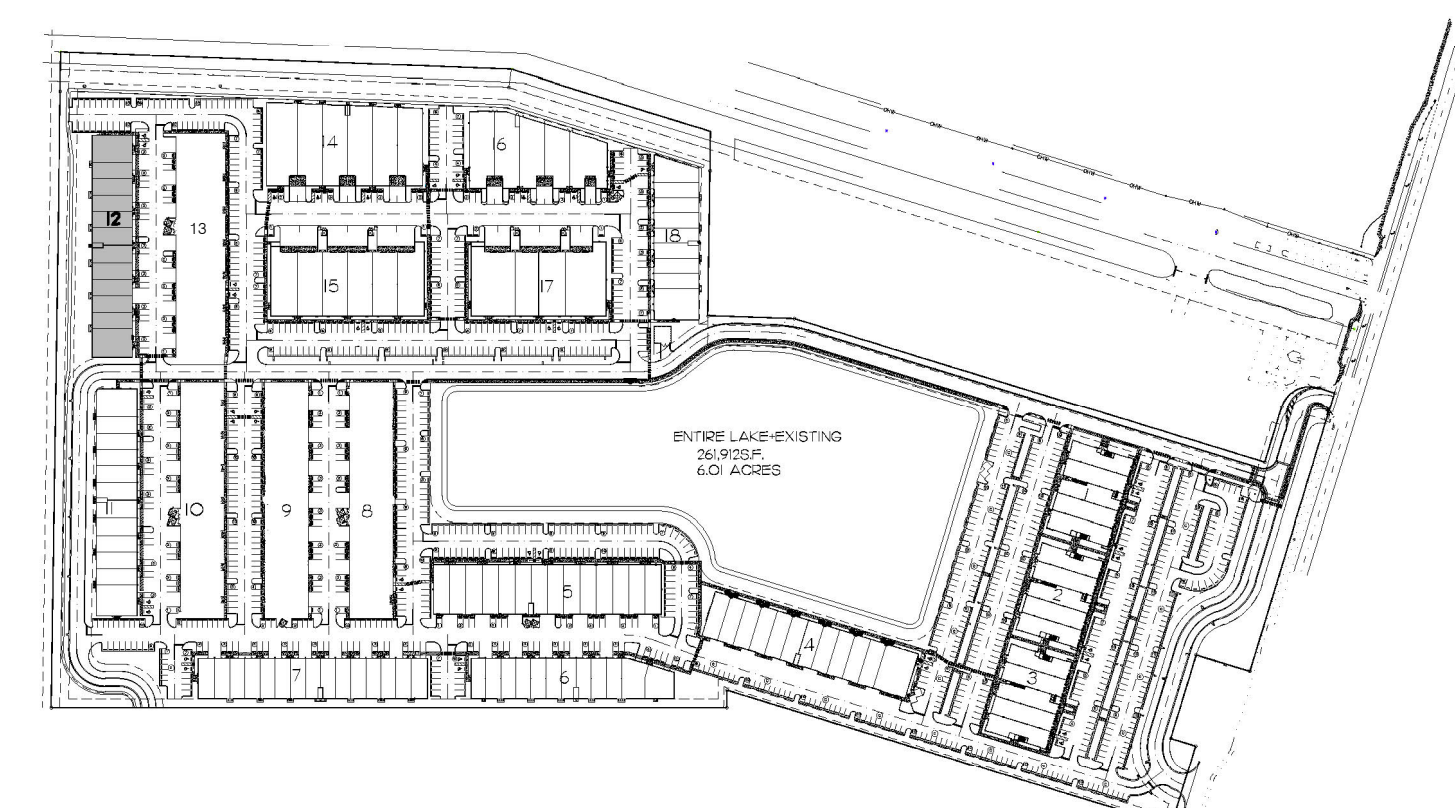
**NFPA 1 CHAPTER 10 SECTION 10.13**

**FIRE PROTECTION MARKINGS:**  
NUMBERS SHALL HAVE PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. NUMERALS SHALL BE NOT LESS THAN SIX INCHES IN HEIGHT, AND SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS.

**APPLICABLE CODES**

- CITY OF TOWN OF DAVIE ZONING CODE
- FLORIDA BUILDING CODE, 2014 5TH EDITION
- FLORIDA MECHANICAL CODE, 2014 5TH EDITION
- FLORIDA PLUMBING CODE, 2014 5TH EDITION
- NATIONAL ELECTRIC CODE, 2010 EDITION
- FLORIDA FIRE PREVENTION CODE, 2014 5TH EDITION



**KEY PLAN**  
SCALE: 1/8" = 1'-0"

**595 CORPORATE PARK OF COMMERCE- Bldg 12**

DEVELOPER:  
595 FIBX, LLC  
2645 N.E. 207th Street  
Aventura, FL 33180

PROJECT LOCATION:  
595 Corp Park of Commerce,  
State Road 84, Towne of Davie, Florida

**CABRERA RAMOS ARCHITECTS, INC.**

9851 N.W. 58th Street #107  
Doral, Florida 33178  
P. 305.593.0750 F. 305.593.8862  
AA 000001

MIGUEL A. CABRERA JR., R.A.  
State Reg. No. AR13118  
ROSA E. RAMOS-BOTTA, R.A.  
State Reg. No. AR15209

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The Design and Drawings for this Project are the property of the Architect and are protected under the Copyright Protection Act.

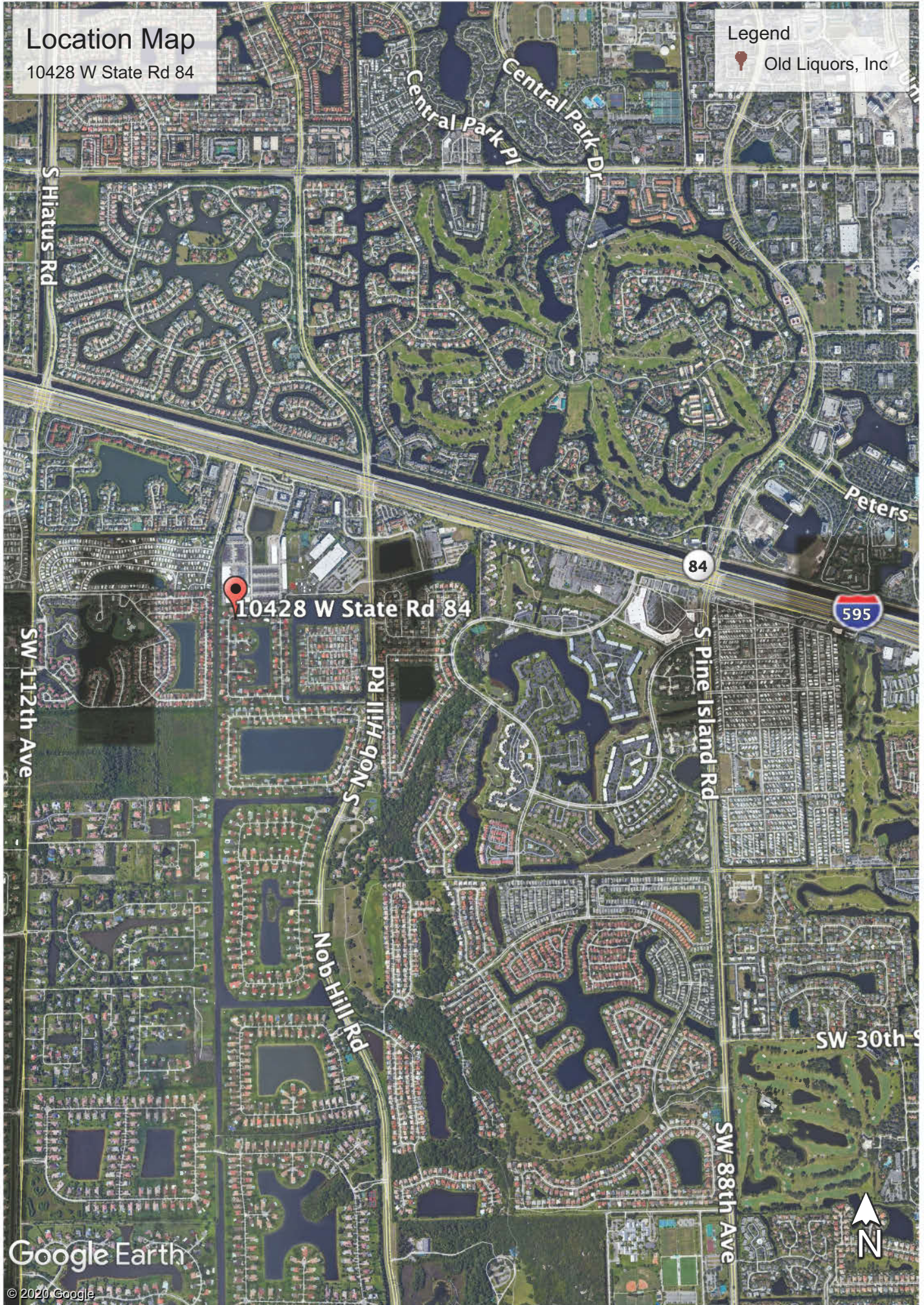
DATE: 04-10-2015  
DRAWN: RT  
CHECKED BY: RDB  
JOB NO.: 1930-14

SEAL

SHEET NO.  
**A-2.1**  
of

Location Map  
10428 W State Rd 84

Legend  
📍 Old Liquors, Inc





## 595 Flex LLC

March, 04, 2020

I, Adolfo Daniel Avakian, manager of 595 Flex LLC confirm that Old Liquors Inc. is currently a tenant in unit #1 at 10428 W State Road 84 Davie, FL 33324. I authorize the tenant to apply and obtain any and all licenses required for his business that are permitted under the law.



Adolfo Daniel Avakian, MGR.  
(305) 454-9947



**PORT EVERGLADES DEPARTMENT** – Business Administration Division  
1850 Eller Drive, Fort Lauderdale, Florida 33316-4201 • 954-523-3404 • FAX 954-525-1910

March 25, 2020

Mr. Dylan DeFrancisci, Port Director  
U.S. Customs & Border Protection  
1800 Eller Drive  
Port Everglades, FL 33316

via email to: [dylan.j.defrancisci@cbp.dhs.gov](mailto:dylan.j.defrancisci@cbp.dhs.gov)

RE: Minor Boundary Modification, FTZ #25

Dear Mr. DeFrancisci:

Broward County, Florida, as Grantee/Operator of Foreign-Trade Zone (FTZ) No. 25, is in the process of sponsoring an Application for Minor Boundary Modification (MBM) for the property located at 10428 West State Road 84, Unit 1, Davie, FL. As allowed under U.S. Foreign-Trade Zones Board (FTZB) regulations, we are sponsoring the non-contiguous site under the alternative site framework. Since the proposed site and FTZ No. 25 are within the Port Everglades Port of Entry, and under your direct control as Port Director - U.S. Customs & Border Protection, we are informing you of our plans and seeking the concurrence letter which is a part of the application process. Of course, the FTZB will contact you directly. However, we thought it helpful for you to have the information beforehand.

Old Liquors, Inc. ( Old Liquors), leases the proposed site and has expressed a need to utilize foreign-trade zone status. The owner of the site, 595 Flex LLC, has provided its concurrence. Old Liquors' planned FTZ activities consist of the import and wholesale of wine and spirits. Their added participation in Broward County's FTZ No. 25 will help to expand jobs and investment in the South Florida economy. Attached is a copy of the MBM Application, which is being submitted to the FTZB, and describes the proposed project. Please review and consider providing to the FTZB a brief letter (similar to the suggested CBP draft also attached) expressing your awareness of the proposal and that you have no objections to the project.

Thank you in advance for your support and assistance. If you have any questions regarding this matter, please contact me at (954) 468-3501 or [jorhernandez@broward.org](mailto:jorhernandez@broward.org).

Sincerely,

Jorge A. Hernández  
Director of Business Administration

Attachments