



**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, busbays 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 Palm Aire Cypress Course Estates 4th Section
 Plat/SitePlan Number 126-MP-81 Plat Book - Page 118/36 (If recorded)
 Owner/Applicant City of Pompano Beach Phone 954.786.7921
 Address 100 W. Atlantic Blvd. City Pompano Beach State FL Zip Code 33060
 Owner's E-mail Address Maggie.Barszewski@copbfl.com Fax # NA
 Agent KEITH Phone 954-788-3400
 Contact Person James Kahn
 Address 301 E, Atlantic Blvd. City Pompano Beach State FL Zip Code 33060
 Agent's E-mail Address jkahn@keithteam.com Fax # NA

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):

See attached narrative to provide access to proposed fire station

NW 21 Ave: no access currently: request 53' fire access 21.03' from corner and 25' for parking 83.06' north of fire access. McNab Rd: no access currently propose fire access of 32' located 134.78' from corner.

**Please see the reverse side of this form for Required Documentation
 and Owner/Agent Certification**

REQUIRED DOCUMENTATION: Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically a separate pdf on a CD, flash drive, etc. Exhibit 5
Page 2 of 8

All requests listed on this application must include the following documents:

- **Letter from the applicable municipality**, dated within six (6) months of this application, stating the city's position on this request.
- **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).
- **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:

- **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.
- **Signed and sealed drawings (2 original)** clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale.
- **A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which are not 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.

OWNER/AGENT CERTIFICATION

State of Florida

County of Broward

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent Jim Kahn

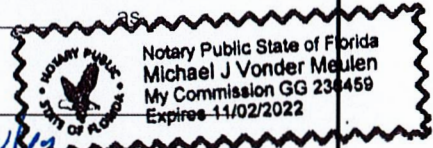
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of April, 2020 (year)

By James Kahn (name of person acknowledging) who is

personally known to me or has presented _____ as identification.

Signature of Notary

Michael J Vonder Meulen



Public Type or Print Name Michael Vonder Meulen

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time 12:01 pm Application Date 6-8-2020 Acceptance Date 6-8-2020

Comments Due 6-29-2020 C.C. Mtg. Date T.B.D. Fee \$ 2,410.00

Report Due TBD Adjacent City None

Plats Site Plans/Drawings City Letter FDOT Letter

Other (Describe) _____

Title of Request Note Amendment

Distribute to: Engineering Traffic Engineering Mass Transit

Other _____ Other _____

Comments _____

Received by M. Rando



April 29, 2020

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)
Palm Aire Cypress Course Estates 4th Section Plat (118/36)

Dear Mrs. Sesodia,
KEITH representing The City of Pompano Beach the owners of the proposed Fire Station 114 site and are requesting a NVAL amendment to provide access to the proposed Fire Station located on the NW corner of NW 21 Avenue and McNab Road (SW 15 Street). The station location is critical to providing efficient response to the area and the site currently does not have a permitted access point. The proposed request is for openings on both frontages to provide circulation on-site for rescue vehicles. The NW 21 Avenue has two proposed openings: one for rescue vehicles at 53 feet located 21.03 feet from the corner and a smaller opening of 25 feet, 83.06 feet north of the fire access for a parking area for responders and public. The McNab Road proposed opening is for rescue trucks and is 32 feet located 134.78 feet from the corner. Fire apparatus are proposed to be equipped with OptiCom Emergency Vehicle Pre-emption devices. Attached is the proposed site plan illustrating the access points.

Please do not hesitate to contact me with any questions,

Sincerely,

James Kahn, AICP

Corporate Office 301 E Atlantic Blvd Pompano Beach FL 33060 954.788.3400	Miami-Dade County 2160 NW 82 Ave Doral FL 33122 305.667.5474	Broward County 2312 S Andrews Ave Fort Lauderdale FL 33316 954.788.3400	Palm Beach County 120 N. Federal Hwy Suite 208 Lake Worth, FL 33460 561.469.0992	St. Lucie County 2325 SE Patio Cir. Port St. Lucie FL 34952 954.788.3400	Orange County 2948 E Livingston St. Orlando FL 32803 954.788.3400
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July 13, 2020 / Page 2 of 2

Text Line 2

Text Line 3

Cc: application to amend plat note
Site plan exhibit



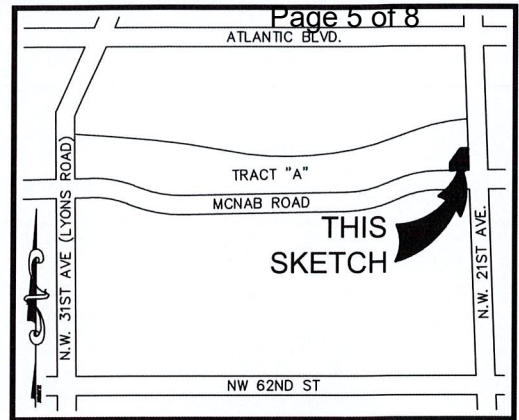
LEGAL DESCRIPTION:

A PORTION OF THAT CERTAIN NON-VEHICULAR ACCESS LINE RUNNING ALONG THE EAST LINE AND A PORTION OF THE SOUTH LINE OF TRACT A, PALM AIRE CYPRESS COURSE ESTATES 4TH SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 118, AT PAGE 36, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE ALONG THE EAST LINE OF SAID TRACT A, AND SAID NON-VEHICULAR ACCESS LINE THE FOLLOWING FOUR (4) COURSES;

1. SOUTH 02°16'42" EAST, 304.44 FEET;
2. SOUTH 04°33'52" WEST, 100.72 FEET;
3. SOUTH 02°16'42" EAST, 200.00 FEET;
4. SOUTH 43°18'33" WEST, 57.15 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "A" AND SAID NON-VEHICULAR ACCESS LINE; THENCE ALONG SAID SOUTH LINE AND NON-VEHICULAR ACCESS LINE THE FOLLOWING FIVE (5) COURSES;
1. SOUTH 88°53'48" WEST, 25.00 FEET;
2. NORTH 79°47'36" WEST, 61.19 FEET;
3. SOUTH 88°53'48" WEST, 50.00 FEET;
4. SOUTH 77°35'12" WEST, 61.19 FEET;
5. SOUTH 88°53'48" WEST, 161.03 FEET TO THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE.

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



LOCATION MAP:
NOT TO SCALE

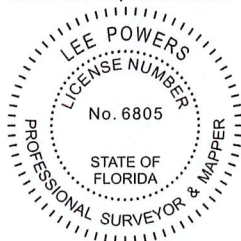
SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 02°16'42" WEST ALONG THE EAST LINE OF TRACT "A", PALM AIRE CYPRESS COURSE ESTATES 4TH SECTION, AS RECORDED IN PLAT BOOK 118, ON PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=100' 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 FEBRUARY 13, 2020 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS



Digitally signed
by Lee Powers
Date: 2020.03.31
10:47:05 -04'00'

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

SKETCH & DESCRIPTION

A PORTION OF THAT NON-VEHICULAR ACCESS LINE ALONG THE EAST & SOUTH LINES OF TRACT "A"
PALM AIRE CYPRESS COURSE ESTATES
4TH SECTION
P.B. 118, PG. 36, B.C.R.
POMPANO BEACH, BROWARD COUNTY, FLORIDA



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

SHEET 1 OF 2

DRAWING NO. 10785.05-SKETCH & DESCRIPTION.DWG

DATE 02/13/20

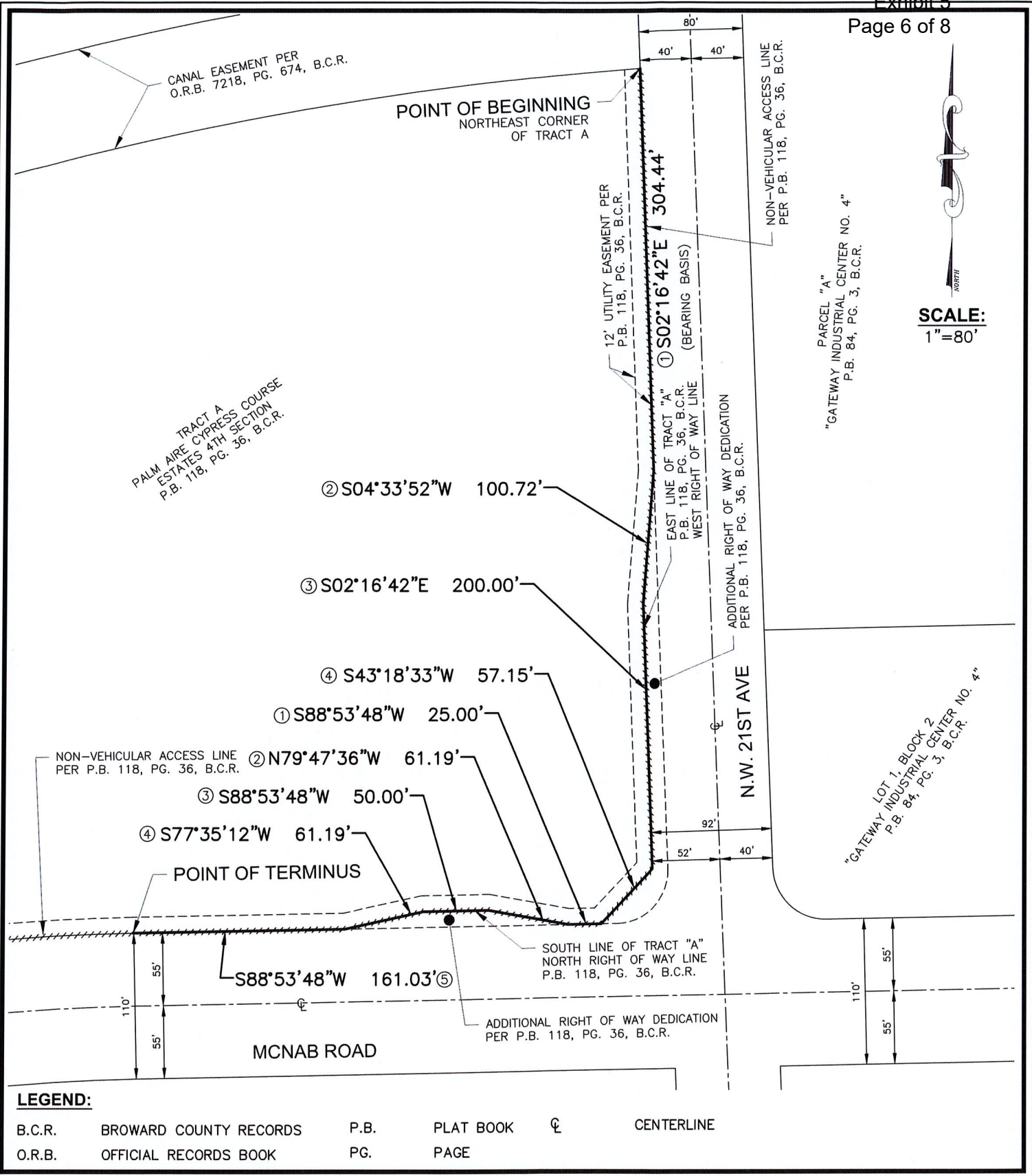
SCALE 1"=100'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY LP

DATE	REVISIONS



LEGEND:

- B.C.R. BROWARD COUNTY RECORDS P.B. PLAT BOOK ☉ CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK PG. PAGE

SKETCH & DESCRIPTION

A PORTION OF THAT NON-VEHICULAR ACCESS LINE ALONG THE EAST & SOUTH LINES OF TRACT "A" PALM AIRE CYPRESS COURSE ESTATES 4TH SECTION P.B. 118, PG. 36, B.C.R. POMPANO BEACH, BROWARD COUNTY, FLORIDA

KEITH

301 EAST ATLANTIC BOULEVARD
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SHEET 2 OF 2

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SCALE 1"=100'

FIELD BK. N/A

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CHK. BY LP

DATE	REVISIONS

LEGAL DESCRIPTION:

A PORTION OF THAT CERTAIN NON-VEHICULAR ACCESS LINE RUNNING ALONG THE EAST LINES AND A PORTION OF THE SOUTH LINES OF TRACT "A", PALM AIRE CYPRESS COURSE ESTATES 4TH SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 118, AT PAGE 36, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

(I) BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE ALONG THE EAST LINE OF SAID TRACT "A", ALSO BEING THE WEST RIGHT OF WAY LINE OF NW 21st AVENUE, AND SAID NON-VEHICULAR ACCESS LINE THE FOLLOWING THREE (3) COURSES; 1) SOUTH 02°16'42" EAST, 304.44 FEET; THENCE 2) SOUTH 04°33'52" WEST, 100.72 FEET; THENCE 3) SOUTH 02°16'42" EAST, 17.92 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A", AND THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE;

TOGETHER WITH:

(II) COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE ALONG SAID EAST LINE OF SAID TRACT A, SOUTH 02°16'42" EAST, 25.00 FEET TO THE POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE ALONG SAID EAST LINE, SOUTH 02°16'42" EAST, 83.06 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "B", AND THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE;

TOGETHER WITH:

(III) COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "B"; THENCE ALONG SAID EAST LINE OF SAID TRACT A, SOUTH 02°16'42" EAST, 53.00 FEET TO THE POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE ALONG SAID EAST LINE, SOUTH 02°16'42" EAST, 21.03 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "A", ALSO BEING THE NORTH RIGHT OF WAY LINE OF MCNAB ROAD; THENCE ALONG SAID SOUTH LINE THE FOLLOWING FOUR (4) COURSES: 1) THENCE SOUTH 43°18'33" WEST, 57.15 FEET, THENCE 2) SOUTH 88°53'48" WEST, 25.00 FEET; THENCE 3) NORTH 79°47'36" WEST, 61.19 FEET; THENCE 4) SOUTH 88°53'48" WEST, 48.59 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "C", AND THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE;

TOGETHER WITH:

(IV) COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "C"; THENCE ALONG SAID SOUTH LINE OF SAID TRACT A, SOUTH 88°53'48" WEST, 1.41 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 77°35'12" WEST, 30.59 FEET TO THE POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 77°35'12" WEST, 30.60 FEET; THENCE 2) SOUTH 88°53'48" WEST, 161.03 FEET TO THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE.

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

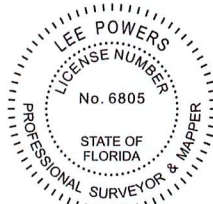
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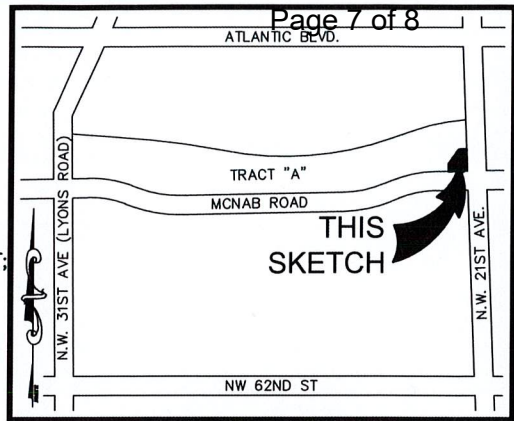
KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS



Digitally signed
by Lee Powers

Date:
2020.03.31
10:47:28 -04'00'

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA



LOCATION MAP:
NOT TO SCALE

SKETCH & DESCRIPTION

NON-VEHICULAR ACCESS LINE
ALONG THE EAST & SOUTH LINES OF
TRACT "A"
PALM AIRE CYPRESS COURSE ESTATES
4TH SECTION
P.B. 118, PG. 36, B.C.R.
POMPANO BEACH, BROWARD COUNTY, FLORIDA



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SHEET 1 OF 2

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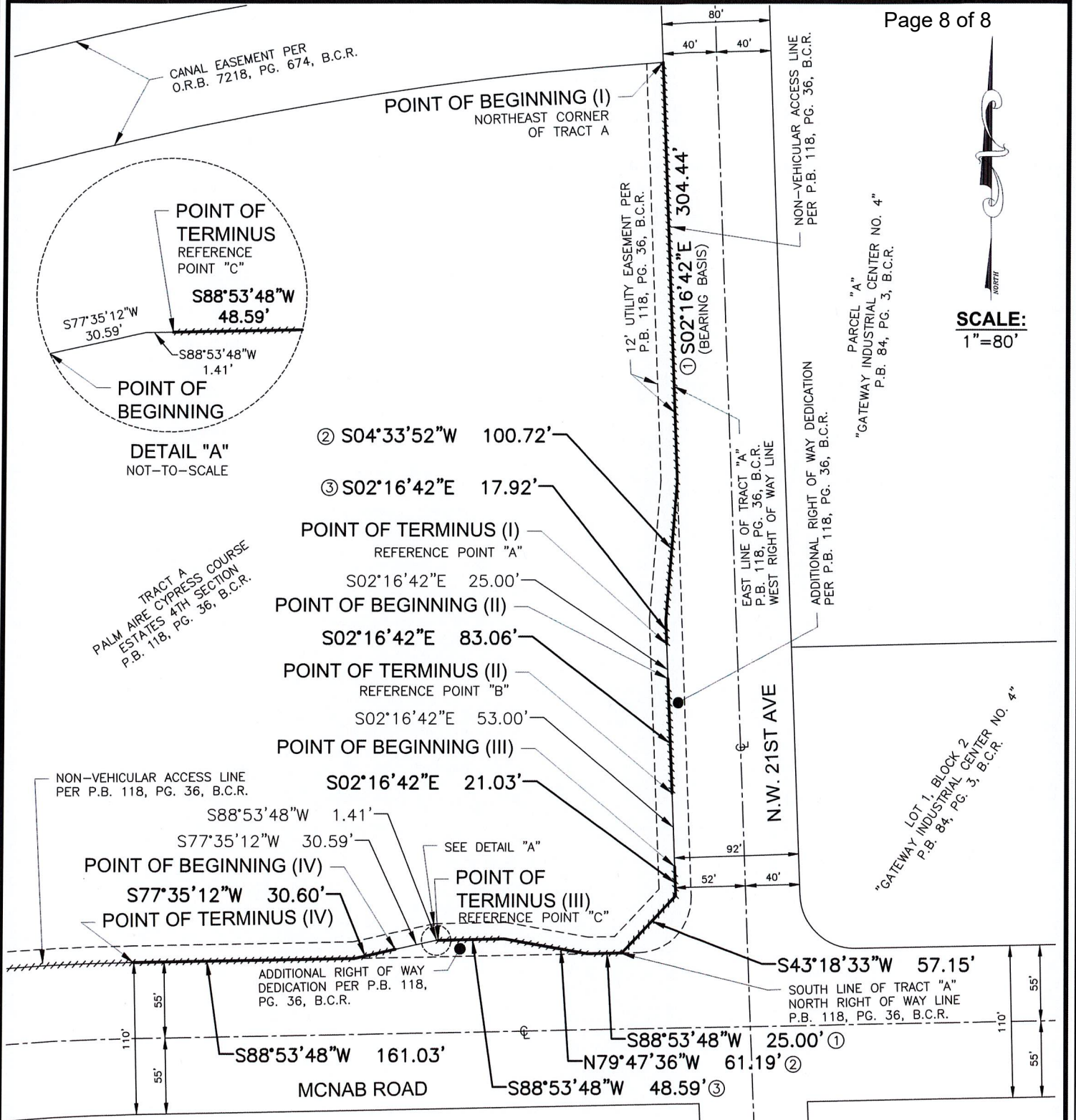
FIELD BK. N/A

DWG. BY DDB

CHK. BY LP

DATE REVISIONS

DATE	REVISIONS



SCALE:
1"=80'

DETAIL "A"
NOT-TO-SCALE

TRACT A
PALM AIRE CYPRESS COURSE
ESTATES 4TH SECTION
P.B. 118, PG. 36, B.C.R.

LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- ☉ CENTERLINE

SKETCH & DESCRIPTION

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