

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

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 Southeastern International Services, Inc (“Southeastern”). Southeastern, a Florida corporation, is a distributor of liquor, tobacco products, medical supplies, and medical devices in Broward County, Florida. Southeastern has expressed an immediate need for FTZ benefits at their new location. Therefore, Broward County, on behalf of Southeastern, is requesting that 20,584 square feet (0.47254362 acre) of warehouse space located at 2820 SW 42nd Street, Hollywood, FL 33312, be designated as a part of FTZ No. 25 as established under its FTZ 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.

Sincerely,

Jonathan Daniels, 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, 14th 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 Usage-Driven

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

2820 SW 42nd Street, Hollywood, FL 33312

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).

20,584 sqft (0.47254362 acres)

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

Southeastern International Services, Inc

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

Receiving and distribution warehouse. Bonded and non-bonded, Liquor, tobacco, and medical supplies and devices.

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 TA Realty, 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:

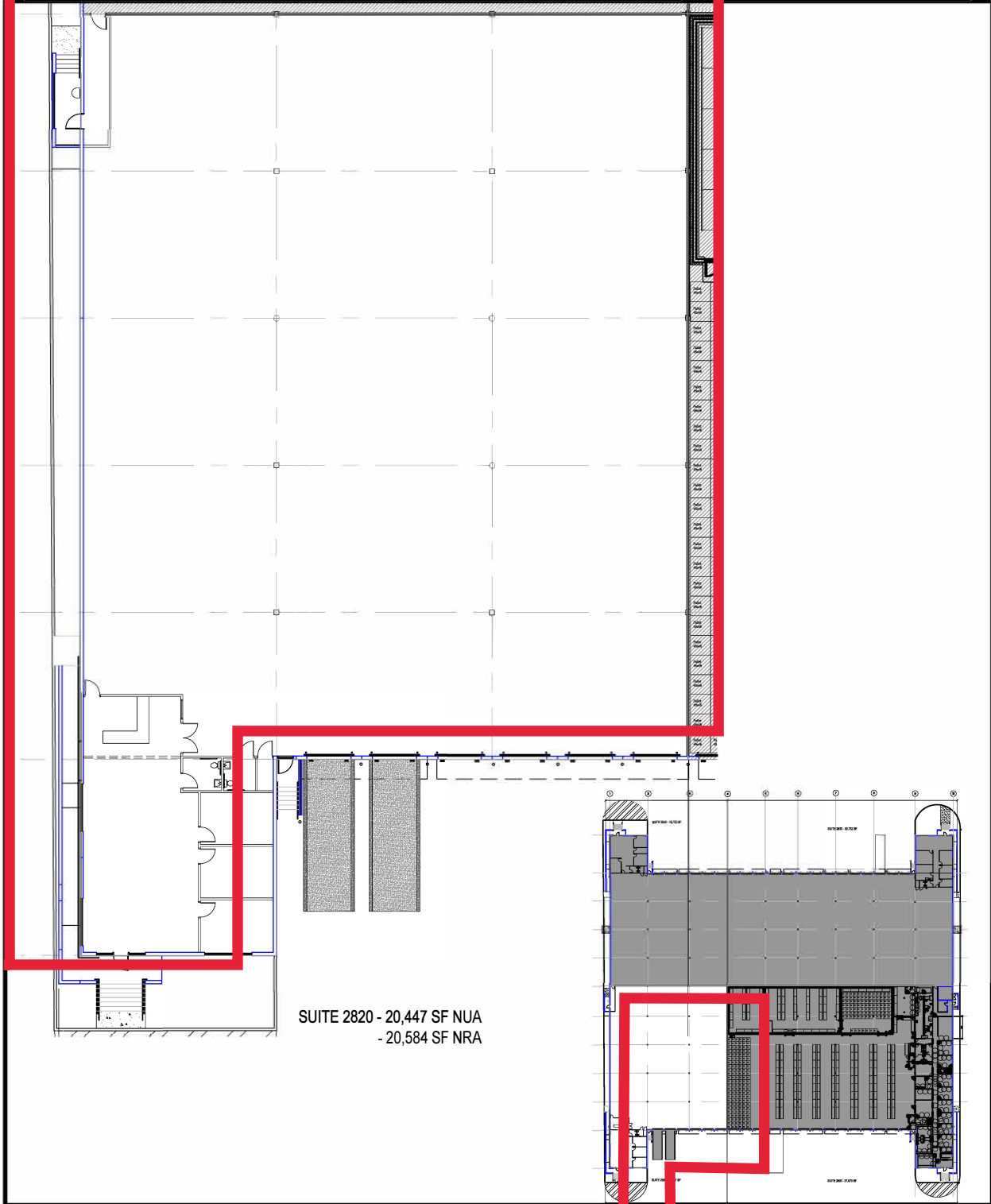
- A. An explanation of the specific local taxes that will be affected;
- B. A stand-alone letter that:
 - Lists all of the affected parties;
 - Includes a statement below the list certifying that this is a complete list of all parties that would be affected by this particular request; and,
 - Is signed 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.



TA REALTY, LLC / FHF I PORT 95, LLC
2820 SW 42ND STREET
WITHIN 2800 SW 42ND STREET
HOLLYWOOD, FL 33312



accepting and utilizing any form of media generated and provided by T&T Design and Development Inc. the Recipient covenants and agrees that all such drawings and data are instruments of service of T&T Design and Development Inc. who shall be deemed the author of the drawings and data, and shall retain all common law and other rights, including copyrights. The Recipient further agrees not to use the documents in whole or in part, for any purpose or project other than the project which is the subject of this Agreement. The Recipient agrees to waive all claims against T&T Design and Development Inc. resulting in any way from any unauthorized changes or reuse of the drawings and data for any other project by anyone other than T&T Design and Development Inc. In addition, the Recipient agrees, to the fullest extent permitted by law, to indemnify and hold T&T Design and Development Inc. harmless from any damage, liability or cost, including reasonable attorney's fees and costs of defense, arising from any changes made by anyone other than T&T Design and Development Inc. without the prior written consent of T&T Design and Development Inc. Under no circumstances shall transfer of the drawings and other instruments of service on electronic media for use by the Recipient be deemed a sale by merchantability and fitness for any particular purpose.



DRAWING NO. P95-4	TITLE BUILDING 4 - SUITE 2820
DATE 04-01-2014	SCALE NTS
DRAWN BY: JTT	

© COPYRIGHT 2014
T&T DESIGN AND DEVELOPMENT INC. HEREBY REPRESENTS TO BE THE AUTHOR OF THE DRAWINGS AND DATA AND SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF T&T DESIGN AND DEVELOPMENT INC. CONTRACTORS SHALL USE AT ALL TIMES THE LATEST EDITIONS OF ALL APPLICABLE CODES AND STANDARDS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE DESIGNER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS AND I AM NOT PROVIDING ANY WARRANTY OR LIABILITY FOR THE SAME. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES AS REQUIRED BY THE LOCAL, STATE AND FEDERAL REGULATIONS, CHAPTER 1, F.S. 100.01, 100.02, 100.03, 100.04, 100.05, 100.06, 100.07, 100.08, 100.09, 100.10, 100.11, 100.12, 100.13, 100.14, 100.15, 100.16, 100.17, 100.18, 100.19, 100.20, 100.21, 100.22, 100.23, 100.24, 100.25, 100.26, 100.27, 100.28, 100.29, 100.30, 100.31, 100.32, 100.33, 100.34, 100.35, 100.36, 100.37, 100.38, 100.39, 100.40, 100.41, 100.42, 100.43, 100.44, 100.45, 100.46, 100.47, 100.48, 100.49, 100.50, 100.51, 100.52, 100.53, 100.54, 100.55, 100.56, 100.57, 100.58, 100.59, 100.60, 100.61, 100.62, 100.63, 100.64, 100.65, 100.66, 100.67, 100.68, 100.69, 100.70, 100.71, 100.72, 100.73, 100.74, 100.75, 100.76, 100.77, 100.78, 100.79, 100.80, 100.81, 100.82, 100.83, 100.84, 100.85, 100.86, 100.87, 100.88, 100.89, 100.90, 100.91, 100.92, 100.93, 100.94, 100.95, 100.96, 100.97, 100.98, 100.99, 100.100.

T&T Design and Development Inc.
6810 Lyons Technology Circle
Suite 140, Coconut Creek, FL
info@ttdesigninc.com Phn:(954) 725-9499
www.ttdesigninc.com Fax:(954) 725-9188



Sent via Email & Regular Mail: jorhernandez@broward.org

September 8, 2020

Mr. Jorge Hernandez, Director, Business Administration Division
Broward County Department of Port Everglades
Foreign-Trade Zone Operator, Foreign Trade Zone #25
Port Everglades Department of Broward County
1850 Eller Drive
Fort Lauderdale, FL 33316

RE: Foreign Trade Zone Designation at 2820 SW 42nd Street, Hollywood, FL 33312;
Property Owned by FHF I Port 95, LLC c/o TA Realty, LLC (aka Port 95 Industrial Center)
For Use by Southeastern International Services, Inc., Currently a Tenant Within FTZ #25.

Dear Mr. Hernandez:

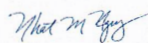

Please accept this letter as Landlord's consent to approve the specific building and portion of the property referenced above, located within FHF I Port 95, LLC's complex at 2800 SW 42nd Street, Hollywood, Florida as an approved designated site for Foreign Trade Zone status. In addition and for your review we have attached the marketing brochure for the Port 95 Industrial Center; aerial photographs upon which we have outlined in red, and highlighted in yellow, the specific space within the Building for which we wish to obtain Foreign Trade Zone status; and confirmation of IM-3 City of Hollywood industrial zoning.

Thank you for your assistance in accommodating this Minor Boundary Modification. In the event you have any questions, please feel free to contact Wendy Collins at the numbers listed below:

- Cell: 954-857-9866
- Office: _____

We will look forward to welcoming Southeastern International Services, Inc. and the expansion of FTZ 25 to include this portion of our property.

Very truly yours,


Nhat Nguyen
Regional Director
Sep 11 2020 7:08 PM
FHF I Port 95, LLC.
Landlord, Property Owner 

[Cc: ___as appropriate___]

DATE

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

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 Application") under the Alternative Site Framework for the property located at 2820 SW 42nd Street, Hollywood, FL 33312. 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 U.S. Foreign-Trade Zones Board ("FTZB") will contact you directly. However, we thought it helpful for you to have the information beforehand.

Southeastern International Services, Inc ("Southeastern"), will lease the proposed site and has expressed a need to utilize foreign-trade zone status. The owner of the site, TA Realty, LLC, has provided its concurrence. Southeastern's planned FTZ activities consist of distributing liquor, tobacco products, medical supplies, and medical devices. Their continued participation in Broward County's FTZ No. 25 will help to maintain jobs 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.

Sincerely,

Jorge A. Hernández
Director of Business Administration

Attachments