

Application Number 118-MP-84

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:

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

Horn Plat No. 2

Plat/Site Number

118-MP-84

Plat Book - Page (if recorded)

PB 129-47

Owner/Applicant/Petitioner Name

Pompano Beach Community Redevelopment Agency

Address

100 W Atlantic Boulevard

City

Pompano Beach

State

FL

Zip

33060

Phone

(954) 765-6254

Email

gotsman@aol.com

Agent for Owner/Applicant/Petitioner

Turner Planning Solutions, LLC

Contact Person

Thuy Turner, AICP

Address

62 Wimbledon Lake Drive

City

Plantation

State

FL

Zip

33324

Phone

(954) 610-1633

Email

thuy@turnerplanningsolutions.com

Folio(s)

484233390010, 484233390020, 484233900030

Location

east side side of NW 31 Ave at/between/and NW 3 St and/of NW 6 Ct
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).

N/A

Land Development Code citation(s)

N/A

Have you contacted anyone in County Government regarding this request? Yes No

If yes, indicate name(s), department and date

Karina da Luz, Planning and Development Management Division

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

See attached narrative.

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.

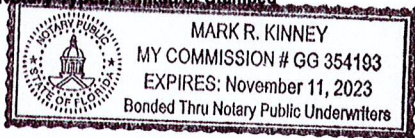
[Signature] _____ 11/24/20 _____
Owner/Agent Signature Date

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 24 day of November, 2020, who is personally known to me | has produced Florida Driver License as identification.

Name of Notary: Typed, Printed or Stamped



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

Non vehicular Access Line

Application Date <u>12/15/2020</u>	Acceptance Date <u>12/16/2020</u>	Fee <u>\$2,410.00</u>
Comments Due <u>1/15/2021</u>	Report Due <u>1/18/2021</u>	CC Meeting Date <u>T.B.D</u>

Adjacent City or Cities

None

Plats Site Plans City Letter FDOT Letter

Other: Narrative, sketches, opinion title

Distribute To

Engineering Traffic Engineering Mass Transit

Other:

Comments

Received By

M. Randino



thuy@turnerplanningsolutions.com
62 Wimbledon Lake Drive
Plantation, FL 33324

P 954.610.1633

November 24, 2020

Exhibit "A"
NVAL Amendment Narrative

Horn Plat No. 2
(Plat Book 129, Page 47)

Pompano Beach Community Redevelopment Agency, owner, is developing the property located at 300, 510 and 600 Northwest 30 Terrace in the City of Pompano Beach, situated on the Horn Plat No. 2, as recorded in Plat Book 129, Page 47 of the Public Records of Broward County, Florida. The plat is generally located on the east side of Northwest 31 Avenue, between Northwest 3 Street and Northwest 6 Court in the City of Pompano Beach.

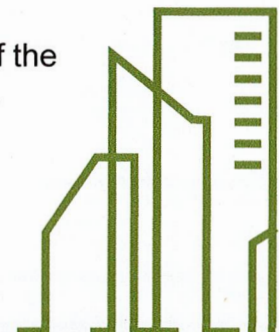
The owner is proposing to amend the existing Non-Vehicular Access Lines to correspond with the new driveway connections proposed on the site plans, which have been approved by the City. Copies of the site plans are included with this submission.

Specifically, on Parcel "A", the owner is proposing to relocate the existing 50-foot access opening along the north plat limits centered approximately 124 feet west of the east plat limits to be centered approximately 117 feet west of the east plat limits; and relocate the existing 50-foot access opening along the south plat limits centered 124 feet west of the east plat limits to be centered approximately 120 feet west of the east plat limits.

On Parcel "B", the owner is relocating the existing 50-foot access opening along the north plat limits centered approximately 33 feet west of the east plat limits to be centered 39 feet west of the east plat limits; and relocate the existing 50-foot access opening along the south plat limits centered approximately 133 feet west of the east plat limits to be centered 79 feet west of the east plat limits.

On Parcel "C", the owner is relocating the existing 50-foot access opening along the north plat limits centered approximately 132 feet west of the east plat limits to be centered 25 feet west of the east plat limits; and relocate the existing 50-foot access along the south plat limits opening centered approximately 82 feet west of the east plat limits to be centered approximately 93 feet west of the east plat limits.

The sketch and legal description of the existing Non-Vehicular Access Lines is attached hereto as Exhibit "B". A sketch and legal description of the proposed Non-Vehicular Access Lines is attached here to as Exhibit "C".





McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

EXHIBIT "B"

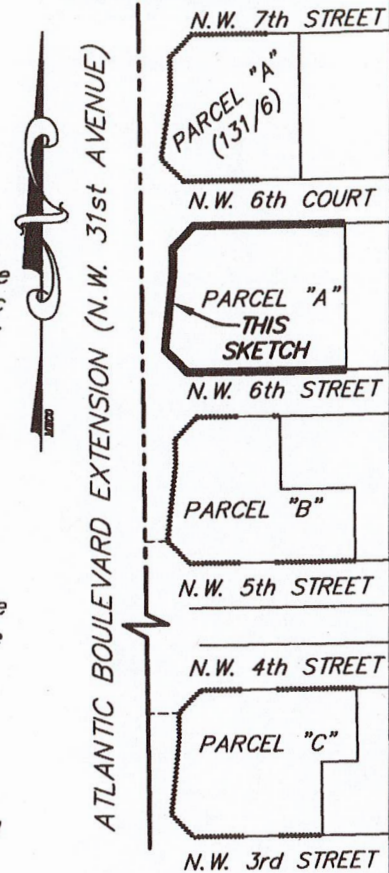
SKETCH AND DESCRIPTION
OLD NON-VEHICULAR ACCESS LINE
PARCEL "A", HORN PLAT NO. 2
(PLAT BOOK 129, PG. 47, B.C.R.)
SHEET 1 OF 2 SHEETS

LEGAL DESCRIPTION:

The Non-Vehicular Access Line and Openings on the North, West and South lines of Parcel "A", HORN PLAT NO. 2, according to the plat thereof, as recorded in Plat Book 129, Page 17, of the public records of Broward County, Florida more fully described as follows:

Beginning (1) at the Northeast corner of said Parcel "A", being the Beginning of a Non-Vehicular Access Line; thence South 89°02'34" West, a distance of 99.26 feet to the Point of Termination (1) of said Non-Vehicular Access Line and to the Point of Beginning (2) of a 50 foot Access Opening; thence continuing South 89°02'34" West, a distance of 50.00 feet to the Point of Termination (2) of said 50 foot Access Opening and to the Point of Beginning (3) of a Non-Vehicular Access Line; thence continuing South 89°02'34" West, a distance of 53.00 feet; thence South 44°02'19" West, a distance of 42.43 feet; thence South 00°57'57" East, a distance of 32.00 feet; thence South 05°39'34" West, a distance of 104.01 feet; thence South 45°56'57" East, a distance of 42.41 feet; thence North 89°04'04" East, a distance of 65.02 feet to the Point of Termination (3) of said Non-Vehicular Access Line and to the Point of Beginning (4) of a 50 foot Access Opening; thence continuing North 89°04'04" East, a distance of 50.00 feet to the Point of Termination (4) of said 50 foot Access Opening and to the Point of Beginning (5) of a Non-Vehicular Access Line; thence continuing North 89°04'04" East, a distance of 99.12 feet to the Southeast corner of said Parcel "A" and to the Point of Termination (5) of the herein described Non-Vehicular Access Line.

Said lands situate, lying and being in, the City of Pompano Beach, Broward County, Florida.



SITE LAYOUT
NOT TO SCALE

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 12th day of November, 2020.



McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the East right-of-way line of Atlantic Boulevard Extension as South 00°57'57" East.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-5608

CHECKED BY: _____

C: \JMMjr/2020/V5608 (NVAL)



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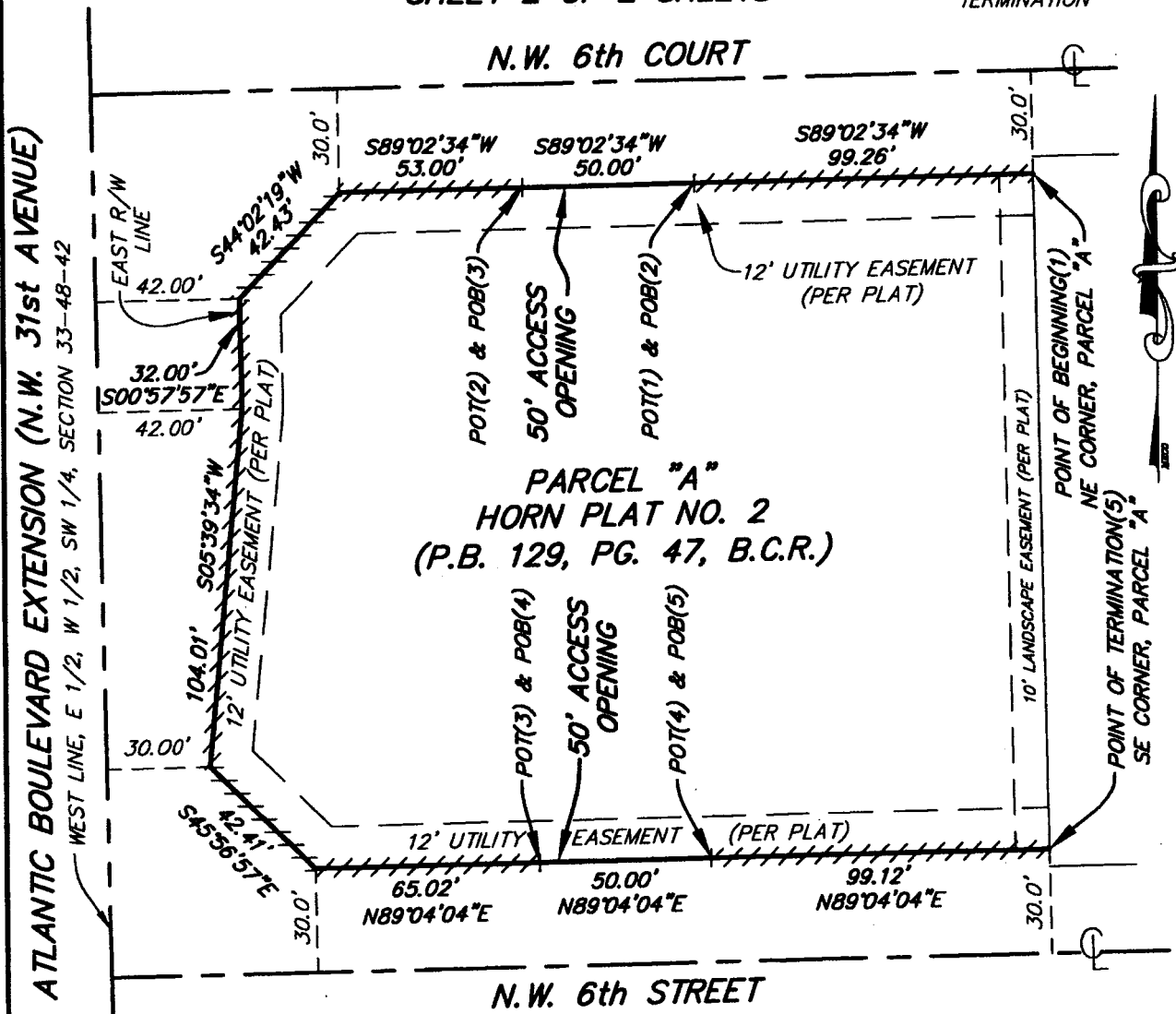
SCALE 1" = 50'

SKETCH AND DESCRIPTION

EXHIBIT "B"

OLD NON-VEHICULAR ACCESS LINE
PARCEL "A", HORN PLAT NO. 2
(PLAT BOOK 129, PG. 47, B.C.R.)
SHEET 2 OF 2 SHEETS

LEGEND:
B.C.R. = BROWARD COUNTY RECORDS
POB = POINT OF BEGINNING
POT = POINT OF TERMINATION



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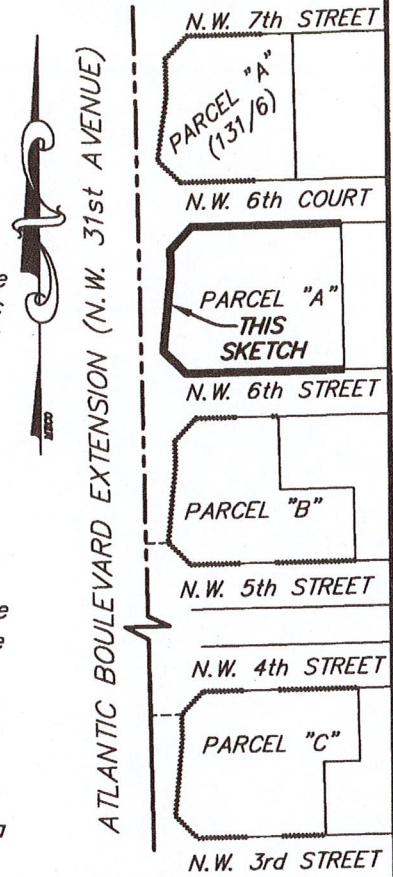
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Beginning (1) at the Northeast corner of said Parcel "A", being the Beginning of a Non-Vehicular Access Line; thence South 89°02'34" West, a distance of 91.99 feet to the Point of Termination (1) of said Non-Vehicular Access Line and to the Point of Beginning (2) of a 50 foot Access Opening; thence continuing South 89°02'34" West, a distance of 50.00 feet to the Point of Termination (2) of said 50 foot Access Opening and to the Point of Beginning (3) of a Non-Vehicular Access Line; thence continuing South 89°02'34" West, a distance of 60.27 feet; thence South 44°02'19" West, a distance of 42.43 feet; thence South 00°57'57" East, a distance of 32.00 feet; thence South 05°39'34" West, a distance of 104.01 feet; thence South 45°56'57" East, a distance of 42.41 feet; thence North 89°04'04" East, a distance of 69.00 feet to the Point of Termination (3) of said Non-Vehicular Access Line and to the Point of Beginning (4) of a 50 foot Access Opening; thence continuing North 89°04'04" East, a distance of 50.00 feet to the Point of Termination (4) of said 50 foot Access Opening and to the Point of Beginning (5) of a Non-Vehicular Access Line; thence continuing North 89°04'04" East, a distance of 95.15 feet to the Southeast corner of said Parcel "A" and to the Point of Termination (5) of the herein described Non-Vehicular Access Line.

Said lands situate, lying and being in, the City of Pompano Beach, Broward County, Florida.



SITE LAYOUT
NOT TO SCALE

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 12th day of November, 2020.



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JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
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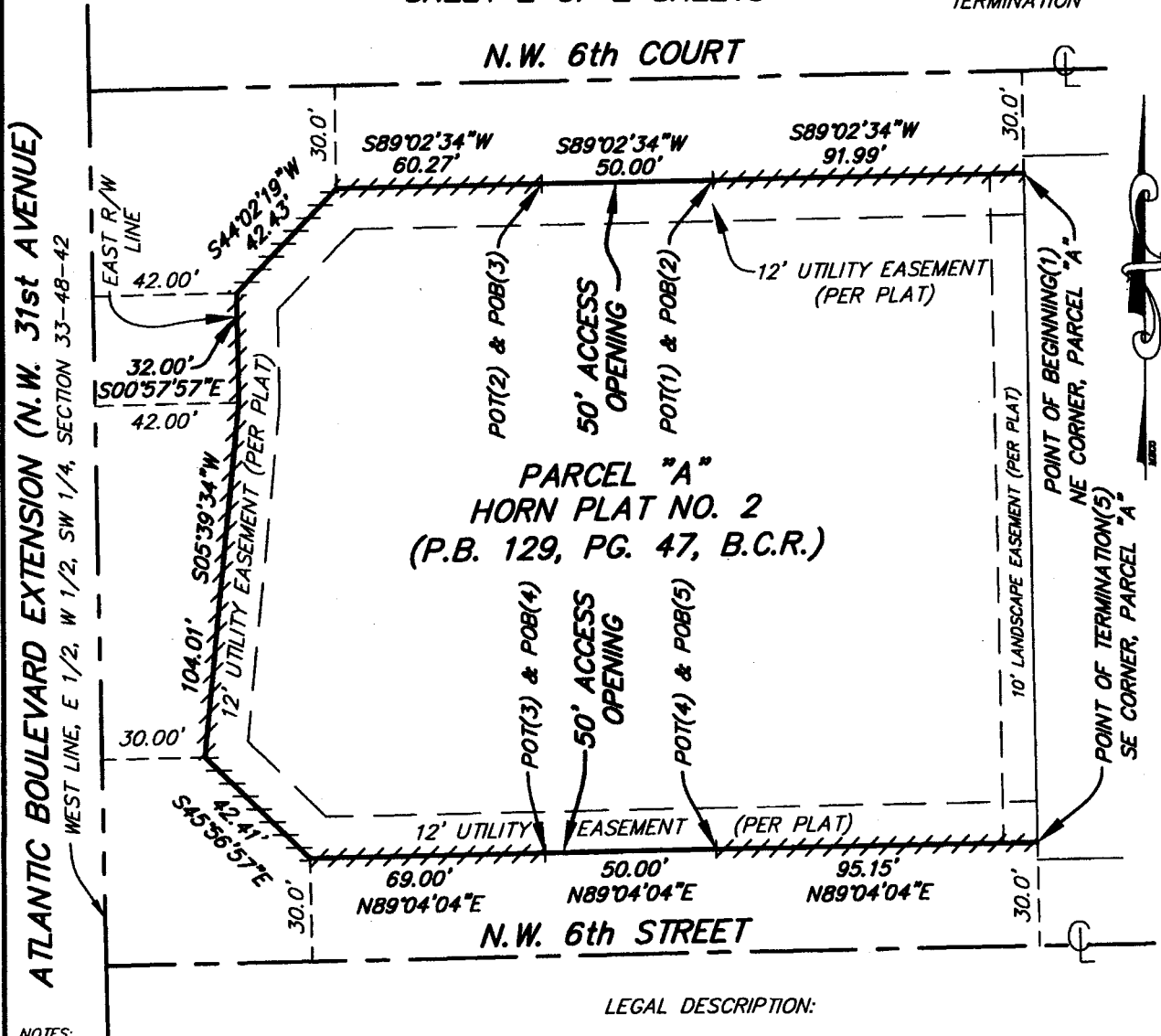
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SCALE 1" = 50'

SKETCH AND DESCRIPTION
NEW NON-VEHICULAR ACCESS LINE
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SHEET 2 OF 2 SHEETS

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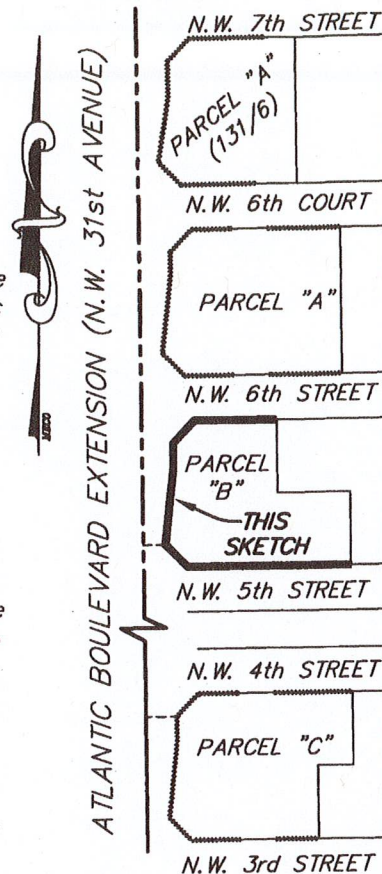
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LEGAL DESCRIPTION:

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Beginning (1) at the Northeast corner of said Parcel "B", being the Beginning of a Non-Vehicular Access Line; thence South 89°04'04" West, a distance of 8.17 feet to the Point of Termination (1) of said Non-Vehicular Access Line and to the Point of Beginning (2) of a 50 foot Access Opening; thence continuing South 89°04'04" West, a distance of 50.00 feet to the Point of Termination (2) of said 50 foot Access Opening and to the Point of Beginning (3) of a Non-Vehicular Access Line; thence continuing South 89°04'04" West, a distance of 52.98 feet; thence South 44°03'03" West, a distance of 42.44 feet; thence South 00°57'57" East, a distance of 32.00 feet; thence South 05°39'35" West, a distance of 104.00 feet; thence South 45°56'12" East, a distance of 42.40 feet; thence North 89°05'33" East, a distance of 65.03 feet to the Point of Termination (3) of said Non-Vehicular Access Line and to the Point of Beginning (4) of a 50 foot Access Opening; thence continuing North 89°05'33" East, a distance of 50.00 feet to the Point of Termination (4) of said 50 foot Access Opening and to the Point of Beginning (5) of a Non-Vehicular Access Line; thence continuing North 89°05'33" East, a distance of 107.88 feet to the Southeast corner of said Parcel "B" and to the Point of Termination (5) of the herein described Non-Vehicular Access Line.

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SITE LAYOUT
NOT TO SCALE

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 12th day of November, 2020.



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JERALD A. McLAUGHLIN
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State of Florida.

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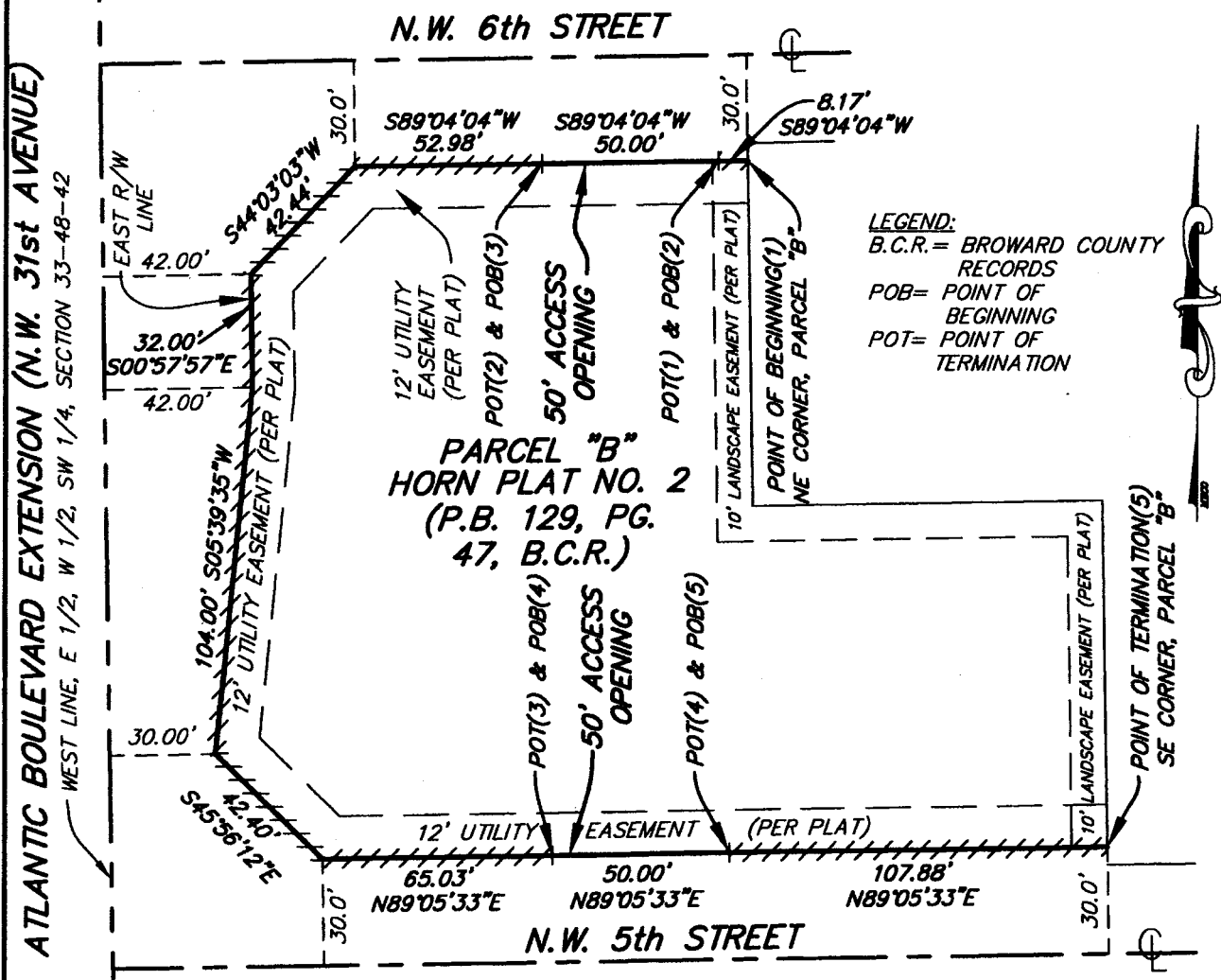
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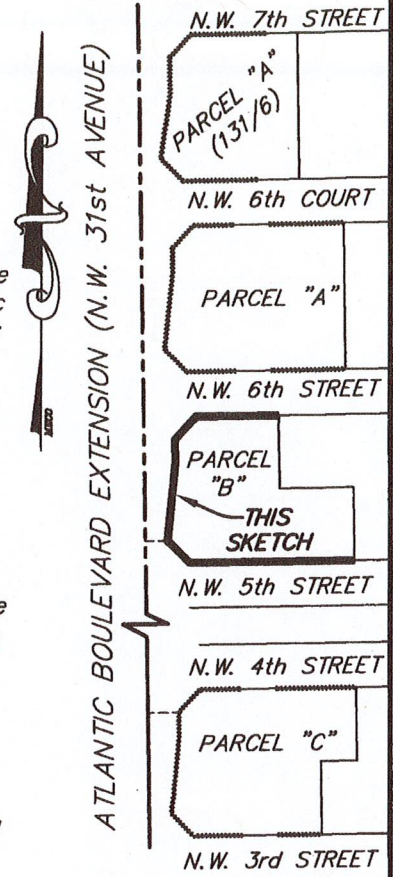
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Said lands situate, lying and being in, the City of Pompano Beach, Broward County, Florida.

EXHIBIT "C"



SITE LAYOUT
NOT TO SCALE



CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 12th day of November, 2020.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
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FIELD BOOK NO. _____

DRAWN BY: JMMjr _____

JOB ORDER NO. V-5608 _____

CHECKED BY: _____

C:\JMMjr\2020\V5608 (NVAL)

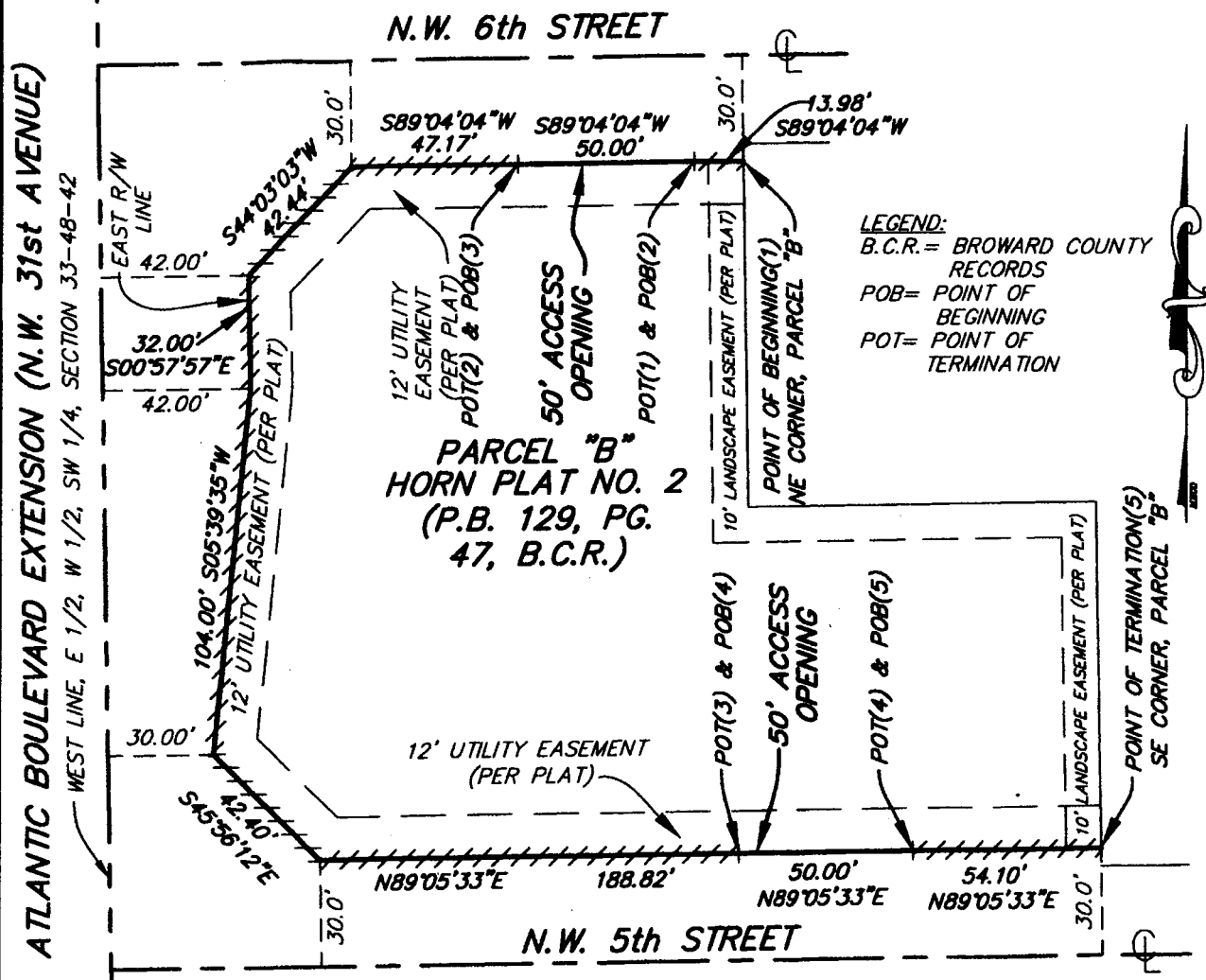


McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
 1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
 PHONE (954) 763-7611 * FAX (954) 763-7615

SCALE 1" = 50'

SKETCH AND DESCRIPTION **EXHIBIT "C"**
NEW NON-VEHICULAR ACCESS LINE
PARCEL "B", HORN PLAT NO. 2
(PLAT BOOK 129, PG. 47, B.C.R.)
SHEET 2 OF 2 SHEETS



LEGEND:
 B.C.R. = BROWARD COUNTY RECORDS
 POB = POINT OF BEGINNING
 POT = POINT OF TERMINATION

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the East right-of-way line of Atlantic Boulevard Extension as South 00°57'57" East.

LEGAL DESCRIPTION:

The Non-Vehicular Access Line and Openings on the boundary of Parcel "B", HORN PLAT NO. 2, according to the plat thereof, as recorded in Plat Book 129, Page 17, of the public records of Broward County, Florida more fully described on Sheet 1 of 2 Sheets.

Said lands situate, lying and being in, the City of Pompano Beach, Broward County, Florida.

FIELD BOOK NO. _____

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EXHIBIT "B"

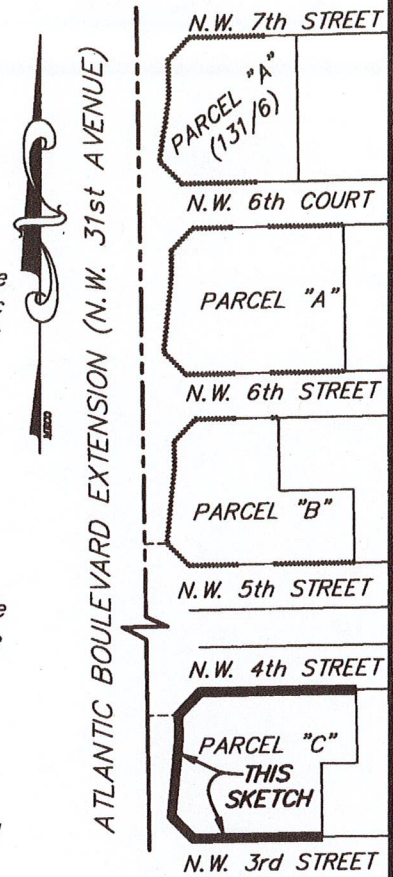
SKETCH AND DESCRIPTION
OLD NON-VEHICULAR ACCESS LINE
PARCEL "C", HORN PLAT NO. 2
(PLAT BOOK 129, PG. 47, B.C.R.)
SHEET 1 OF 2 SHEETS

LEGAL DESCRIPTION:

The Non-Vehicular Access Line and Openings on the North, West and South lines of Parcel "C", HORN PLAT NO. 2, according to the plat thereof, as recorded in Plat Book 129, Page 17, of the public records of Broward County, Florida more fully described as follows:

Beginning (1) at the Northeast corner of said Parcel "C", being the Beginning of a Non-Vehicular Access Line; thence South 89°08'32" West, a distance of 107.08 feet to the Point of Termination (1) of said Non-Vehicular Access Line and to the Point of Beginning (2) of a 50 foot Access Opening; thence continuing South 89°08'32" West, a distance of 50.00 feet to the Point of Termination (2) of said 50 foot Access Opening and to the Point of Beginning (3) of a Non-Vehicular Access Line; thence continuing South 89°08'32" West, a distance of 52.93 feet; thence South 44°05'18" West, a distance of 42.47 feet; thence South 00°57'57" East, a distance of 32.00 feet; thence South 05°39'39" West, a distance of 103.99 feet; thence South 45°53'57" East, a distance of 42.38 feet; thence North 89°10'02" East, a distance of 65.09 feet to the Point of Termination (3) of said Non-Vehicular Access Line and to the Point of Beginning (4) of a 50 foot Access Opening; thence continuing North 89°10'02" East, a distance of 50.00 feet to the Point of Termination (4) of said 50 foot Access Opening and to the Point of Beginning (5) of a Non-Vehicular Access Line; thence continuing North 89°10'02" East, a distance of 56.78 feet to the Southeast corner of said Parcel "C" and to the Point of Termination (5) of the herein described Non-Vehicular Access Line.

Said lands situate, lying and being in, the City of Pompano Beach, Broward County, Florida.



SITE LAYOUT
NOT TO SCALE

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 12th day of November, 2020.



McLAUGHLIN ENGINEERING COMPANY

Jerald A. McLaughlin
JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

NOTES:

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- 4) THIS IS NOT A BOUNDARY SURVEY.
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FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-5608

CHECKED BY: _____

C: \JMMjr\2020\V5608 (NVAL)



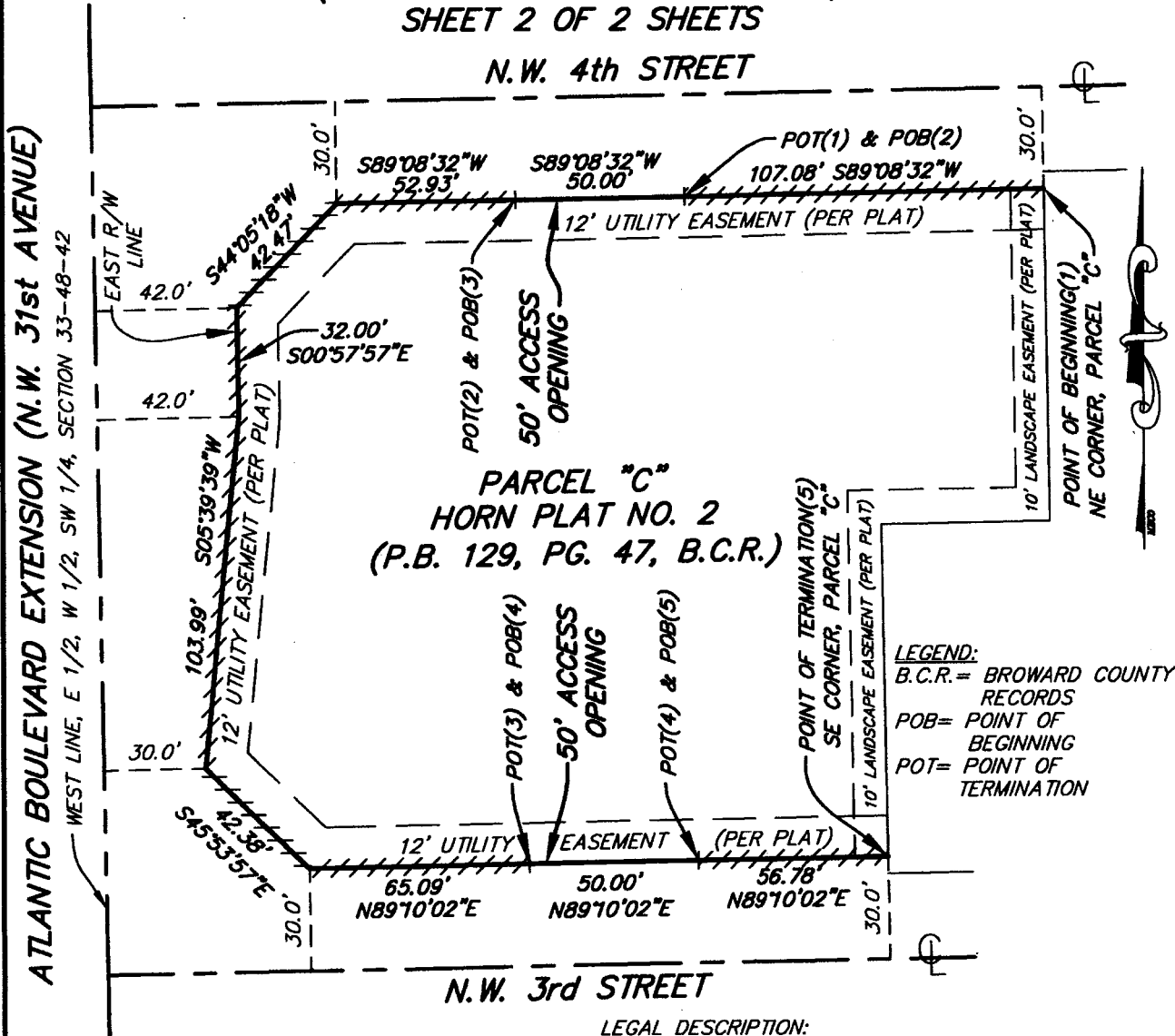
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SCALE 1" = 50'

SKETCH AND DESCRIPTION
OLD NON-VEHICULAR ACCESS LINE
PARCEL "C", HORN PLAT NO. 2
(PLAT BOOK 129, PG. 47, B.C.R.)
SHEET 2 OF 2 SHEETS

EXHIBIT "B"



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EXHIBIT "C"

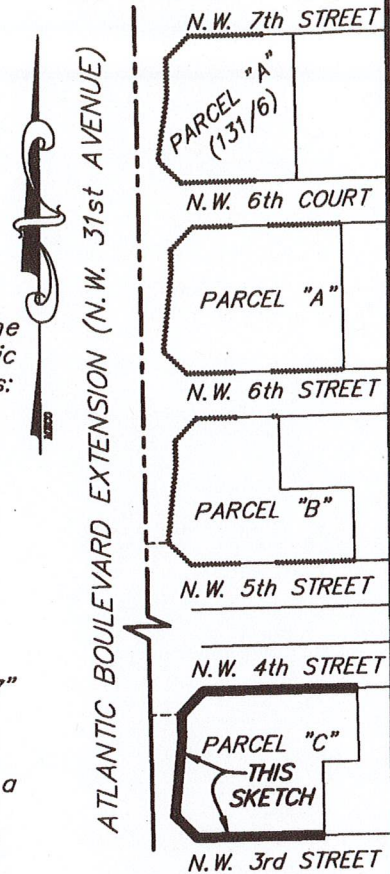
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PARCEL "C", HORN PLAT NO. 2
(PLAT BOOK 129, PG. 47, B.C.R.)
SHEET 1 OF 2 SHEETS**

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Beginning (1) at the Northeast corner of said Parcel "C", being the Beginning of a 50 foot Access Opening; thence South 89°08'32" West, a distance of 50.00 feet to the Point of Termination (1) of said 50 foot Access Opening and to the Point of Beginning (2) of a Non-Vehicular Access Line; thence continuing South 89°08'32" West, a distance of 107.08 feet; thence South 44°05'18" West, a distance of 42.47 feet; thence South 00°57'57" East, a distance of 32.00 feet; thence South 05°39'39" West, a distance of 103.99 feet; thence South 45°53'57" East, a distance of 42.38 feet; thence North 89°10'02" East, a distance of 54.12 feet to the Point of Termination (2) of said Non-Vehicular Access Line and to the Point of Beginning (3) of a 50 foot Access Opening; thence continuing North 89°10'02" East, a distance of 50.00 feet to the Point of Termination (3) of said 50 foot Access Opening and to the Point of Beginning (4) of a Non-Vehicular Access Line; thence continuing North 89°10'02" East, a distance of 67.74 feet to the Southeast corner of said Parcel "C" and to the Point of Termination (4) of the herein described Non-Vehicular Access Line.

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**SITE LAYOUT
NOT TO SCALE**



CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 12th day of November, 2020.

McLAUGHLIN ENGINEERING COMPANY

Jerald A. McLaughlin
JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

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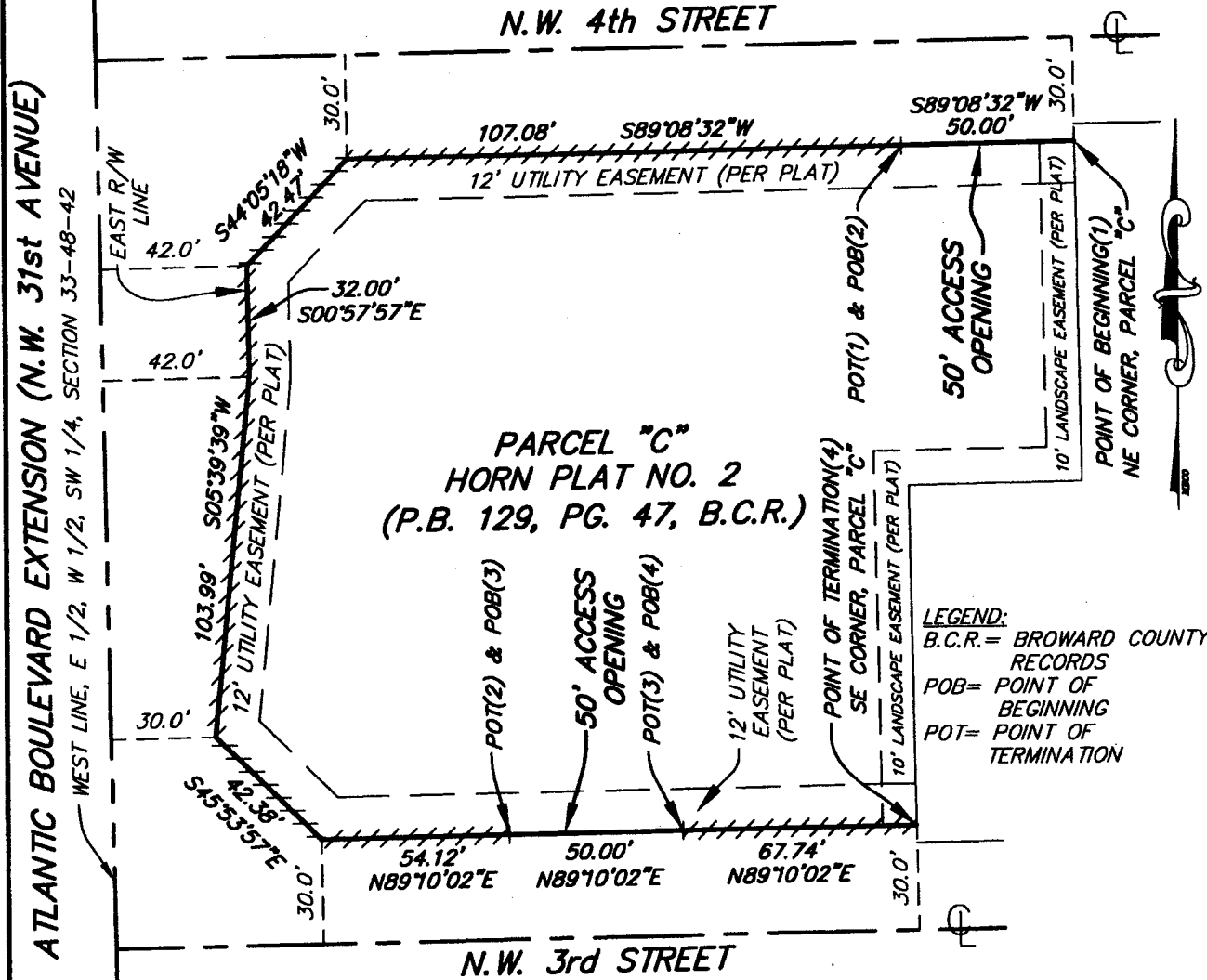
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SHEET 2 OF 2 SHEETS

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