



Application Number 153-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:	
<b>ROADWAY RELATED</b> 1. <u>Non-Vehicular Access Lines</u> 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	<b>NON-ROADWAY RELATED</b> 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 <b>black ink</b> .	

Project Information			
Plat/Site Plan Name <b>S. H. Plat</b>			
Plat/Site Number <b>153-MP-84</b>	Plat Book - Page (if recorded) <b>PB 131-6</b>		
Owner/Applicant/Petitioner Name <b>Pompano Beach Community Redevelopment Agency</b>			
Address <b>100 W Atlantic Boulevard</b>	City <b>Pompano Beach</b>	State <b>FL</b>	Zip <b>33060</b>
Phone <b>(954) 765-6254</b>	Email <b>gotsman@aol.com</b>		
Agent for Owner/Applicant/Petitioner <b>Turner Planning Solutions, LLC</b>		Contact Person <b>Thuy Turner, AICP</b>	
Address <b>62 Wimbledon Lake Drive</b>	City <b>Plantation</b>	State <b>FL</b>	Zip <b>33324</b>
Phone <b>(954) 610-1633</b>	Email <b>thuy@turnerplanningsolutions.com</b>		
Folio(s) <b>484233400010</b>			
Location <b>east side</b> side of <b>NW 31 Ave</b> at/between/and <b>NW 7 St</b> and/of <b>NW 6 Ct</b> <small>north side/corner north street name street name / side/corner street name</small>			

### 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 about 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**

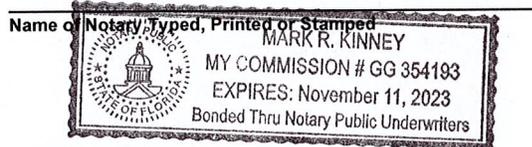
This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by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

*[Signature]* \_\_\_\_\_ Date 11/24/20 \_\_\_\_\_  
Owner/Agent Signature

**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.



*[Signature]* \_\_\_\_\_  
Signature of Notary Public - State of Florida

Notary Seal (or Title or Rank)

Serial Number (if applicable)

**For Office Use Only**

Application Type/Title of Request

Application Date <u>12/16/2020</u>	Acceptance Date <u>12/16/2020</u>	Fee <u>\$2,410.00</u>
Comments Due <u>1/5/2021</u>	Report Due <u>1/18/2021</u>	CC Meeting Date <u>T.B.D.</u>
Adjacent City or Cities <u>None</u>		
<input checked="" type="checkbox"/> Plats	<input checked="" type="checkbox"/> Site Plans	<input type="checkbox"/> City Letter
<input type="checkbox"/> Other: <u>Narrative, Sketches, FDOT Letter</u>		
Distribute To <input checked="" type="checkbox"/> Engineering		
<input checked="" type="checkbox"/> Traffic Engineering		
<input checked="" type="checkbox"/> Mass Transit		
<input type="checkbox"/> Other:		
Comments		
Received By <u>M. Randino</u>		



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

P 954.610.1633

November 24, 2020

**Exhibit "A"**  
**NVAL Amendment Narrative**

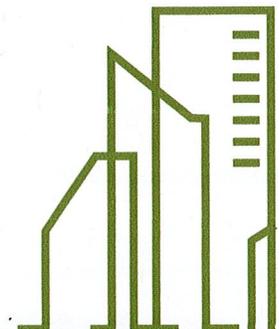
**S.H. Plat**  
**(Plat Book 131, Page 6)**

Pompano Beach Community Redevelopment Agency, owner, is developing the property located at 650-680 Northwest 30 Terrace in the City of Pompano Beach, situated on the S.H. Plat, as recorded in Plat Book 131, Page 6 of the Public Records of Broward County, Florida. The plat is generally located on the east side of Northwest 31 Avenue, between Northwest 7 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 plan, which has been approved by the City. A copy of the site plan is included with this submission.

Specifically, the owner is proposing to close the approximate 42-foot access opening along the north plat limits centered approximately 21 feet west of the east plat limits; close the approximate 56-foot access opening along the south plat limited centered approximately 28 feet west of the east plat limits; create a 50-foot opening along the north plat limits approximately 79 feet west of the east plat limits; and create a 50-foot access opening along the south plat limits centered approximately 82 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".





Existing  
**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

**SKETCH AND DESCRIPTION**  
**OLD NON-VEHICULAR ACCESS LINE**  
**PARCEL "A", S.H. PLAT**  
**(PLAT BOOK 131, PG. 6, B.C.R.)**  
**SHEET 1 OF 2 SHEETS**

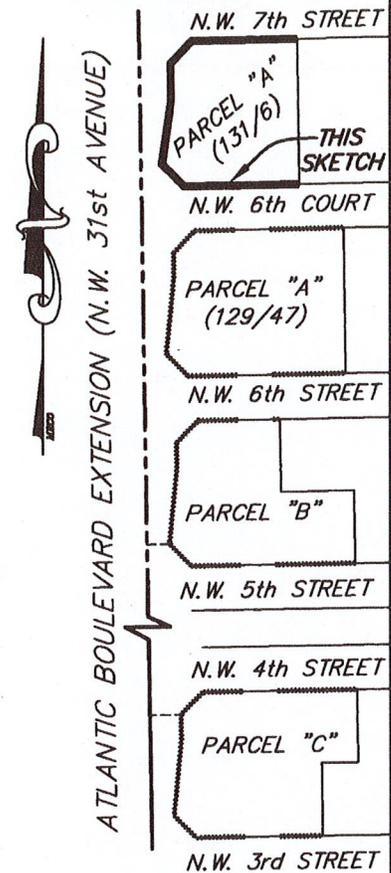
**EXHIBIT "B"**

**LEGAL DESCRIPTION:**

The Non-Vehicular Access Line and Openings on the North, West and South lines of Parcel "A", S.H. PLAT, according to the plat thereof, as recorded in Plat Book 131, Page 6, 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 an Access Opening; thence South 89°01'39" West, a distance of 42.30 feet to the Point of Termination (1) of said Access Opening and to the Point of Beginning (2) of a Non-Vehicular Access Line; thence continuing South 89°01'39" West, a distance of 100.00 feet; thence South 44°01'51" West, a distance of 42.42 feet; thence South 00°57'57" East, a distance of 50.00 feet; thence South 08°08'19" West, a distance of 86.07 feet; thence South 00°57'57" East, a distance of 0.38 feet; thence South 45°57'42" East, a distance of 42.42 feet; thence North 89°02'34" East, a distance of 100.00 feet to the Point of Termination (2) of said Non-Vehicular Access Line and to the Point of Beginning (3) of an Access Opening; thence continuing North 89°02'34" East, a distance of 55.86 feet to the Point of Termination (3) of said Access Opening and to the Southeast corner of said Parcel "A".

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:**

- 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)



**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

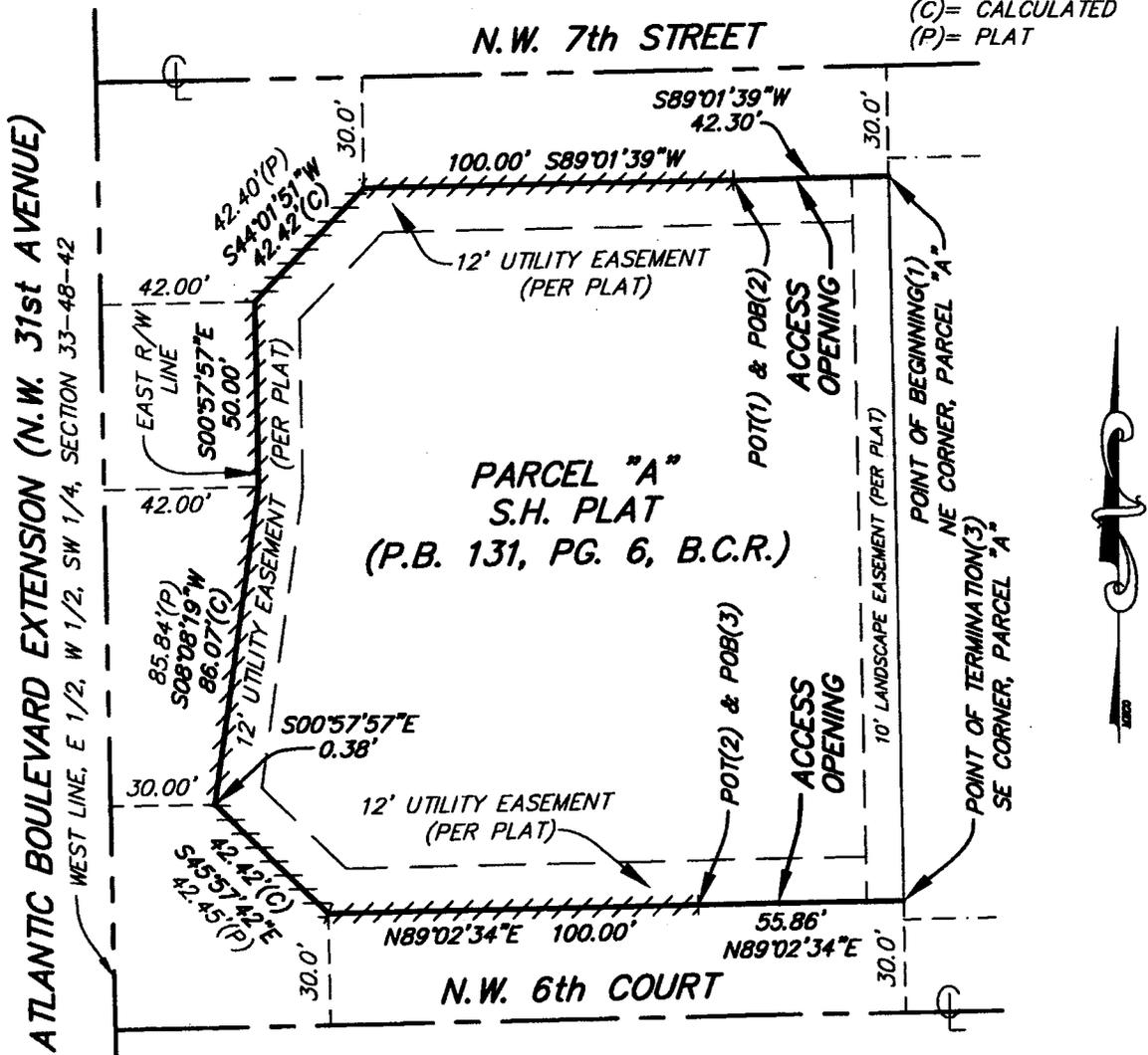
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SCALE 1" = 50'

**SKETCH AND DESCRIPTION**  
**OLD NON-VEHICULAR ACCESS LINE**  
**PARCEL "A", S.H. PLAT**  
**(PLAT BOOK 131, PG. 6, B.C.R.)**  
**SHEET 2 OF 2 SHEETS**

**EXHIBIT "B"**

**LEGEND:**  
 B.C.R.= BROWARD COUNTY RECORDS  
 POB= POINT OF BEGINNING  
 POT= POINT OF TERMINATION  
 (C)= CALCULATED  
 (P)= PLAT



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

FIELD BOOK NO. \_\_\_\_\_  
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DRAWN BY: JMMjr  
 CHECKED BY: \_\_\_\_\_  
 C: \JMMjr\2020\V5608 (NVAL)



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**EXHIBIT "C"**

**SKETCH AND DESCRIPTION**  
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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°01'39" West, a distance of 53.78 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°01'39" 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°01'39" West, a distance of 38.52 feet; thence South 44°01'51" West, a distance of 42.42 feet; thence South 00°57'57" East, a distance of 50.00 feet; thence South 08°08'19" West, a distance of 86.07 feet; thence South 00°57'57" East, a distance of 0.38 feet; thence South 45°57'42" East, a distance of 42.42 feet; thence thence North 89°02'34" East, a distance of 48.79 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°02'34" 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°02'34" East, a distance of 57.07 feet to the Southeast corner of said Parcel "A" and to the Point of Termination (5) of the herein described Non-Vehicular Access Line.

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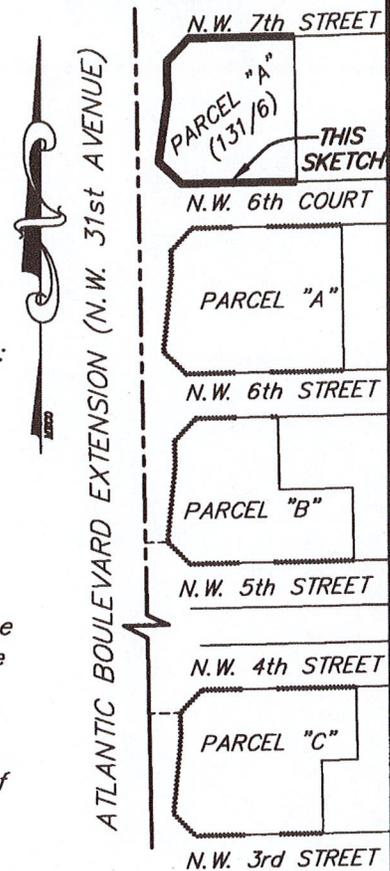


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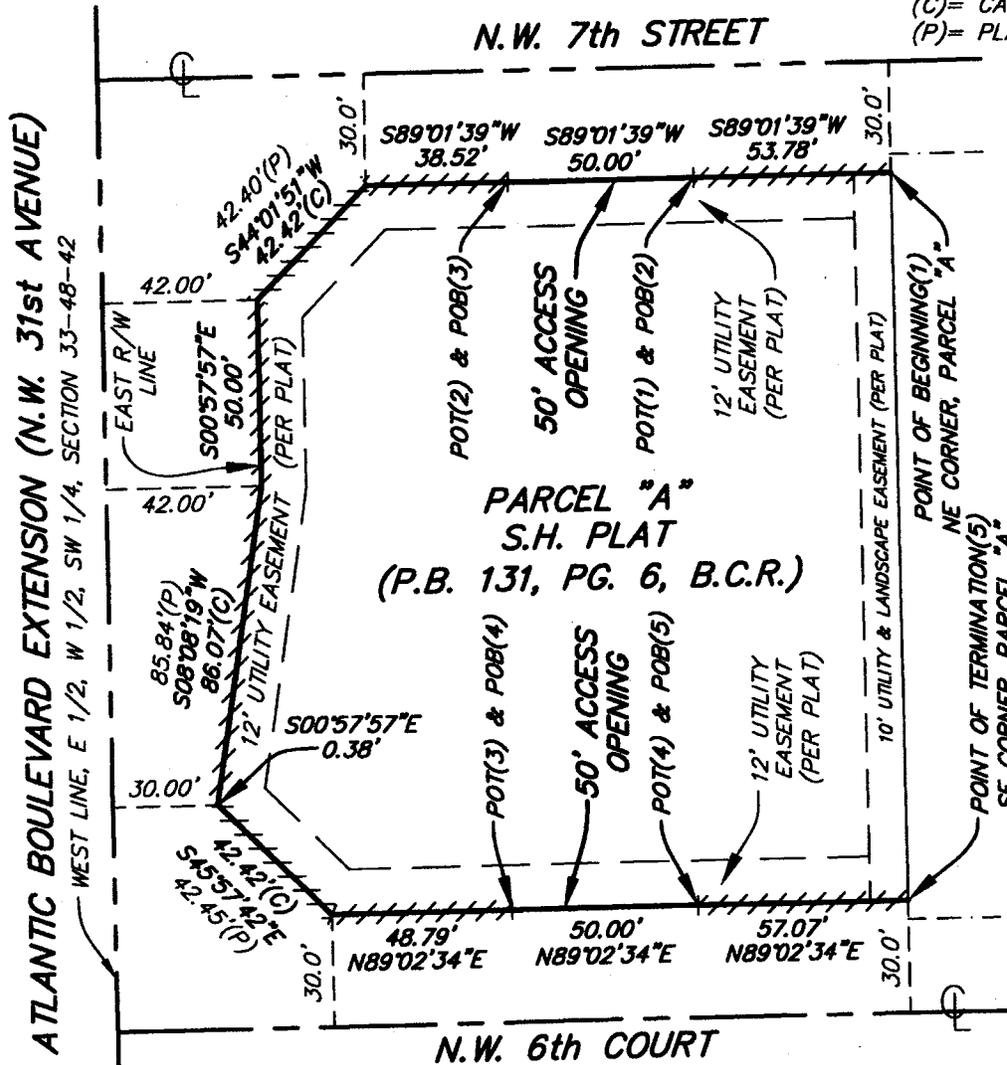
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