



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102A · Plantation, FL 33324 · T: 954-357-6634 · F: 954-357-6521 · Broward.org/Planning

Application Number 010-UP-81

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

Pompano Industrial Park Third Addition

Plat/Site Number

010-UP-81

Plat Book - Page (if recorded)

PB 111, PG 33

Owner/Applicant/Petitioner Name

Festival Real Estate, LLC

Address

696 NE 125th Steet

City

North Miami

State

FL

Zip

33161

Phone

321-217-6247

Email

ccollins@urbndesigngroup.com

Agent for Owner/Applicant/Petitioner

D.E.T Strategic Consultants, LLC

Contact Person

Damian Thomason

Address

12385 N. Parkland Bay Trail

City

Parkland

State

FL

Zip

33076

Phone

954-309-5945

Email

damian@det-sc.com

Folio(s)

484221070010 & 484221070070

Location

SW Corner

W. Sample Rd.

NW 27th Ave.

W. Sample Road Ramp

side of _____ at/between/and _____ and/of _____
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).

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):

We are seeking to amend the NVAL as delineated on Tract B of the Pompano Industrial Park Third Addition, Plat Book 111, Page 33 line as follows:

From:
What is shown in attached Exhibit B, which includes the legal description of the existing NVAL.

To:
What is shown on attached Exhibit C, which includes the legal description and sketch of the proposed NVAL.

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 Urban Planning 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 Urban Planning Division 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.

Damian Thomason
Digitally signed by Damian Thomason
Date: 2022.10.17 10:06:45 -04'00'

10/17/22
Date

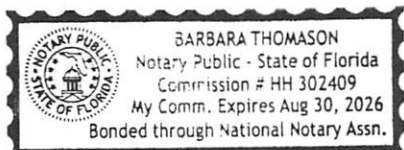
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence | ☒ online notarization, this 17th day of October, 2022, who ☒ is personally known to me | ☐ has produced _____ as identification.

Barbara Thomason
Name of Notary Typed, Printed or Stamped


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

NVAL Application

Application Date <u>11/16/22</u>	Acceptance Date <u>11/17/22</u>	Fee <u>\$ 2,410.00</u>
Comments Due <u>12/7/22</u>	Report Due <u>TBD</u>	CC Meeting Date <u>TBD.</u>

Adjacent City or Cities

BMSD

☒ Plats ☒ Site Plans ☒ City Letter ☒ FDOT Letter

☒ Other: Sketches

Distribute To
☐ Engineering ☐ Traffic Engineering ☐ Mass Transit

☐ Other:

Comments

Received By Diego Penabazca



"A Modern Approach to Land Development"
12385 N. Parkland Bay Trl.
Parkland, FL 33076
Office: 954-309-5945 Mobile: 248-794-0264
Email: damian@det-sc.com

November 16, 2022

Ms. Karina Da Luz
Planning Section Supervisor
Broward County
Resilient Environment Department
Urban Planning Division
1 N. University Dr., #102A, Plantation, FL 33324

Re: Pompano Industrial Park Third Addition – NVAL – Plat No. 010-UP-81

Dear Ms. Da Luz:

The property is located on the south side of Sample Road, between Powerline Road and the Florida Turnpike, in the City of Pompano Beach. The property is part of the Pompano Industrial Park Development of Regional Impact (DRI). The plat was recorded on November 18, 1981.

We are seeking to amend the NVAL as delineated on Tract B of the Pompano Industrial Park Third Addition, Plat Book 111, Page 33. The change is specifically described below

- An 85-foot opening with centerline located approximately 456 feet West of the centerline of NW 27th Ave. Right turns only.
- An existing 35-foot opening with centerline located approximately 316 feet South of the North plat limits. Right turns only.

Regards,

A handwritten signature in black ink, appearing to read "Damian E. Thomason".

Damian E. Thomason
President

EXHIBIT "A"
SKETCH AND LEGAL DESCRIPTION

SHEET 1 OF 2

DESCRIPTION: (TRACT B)

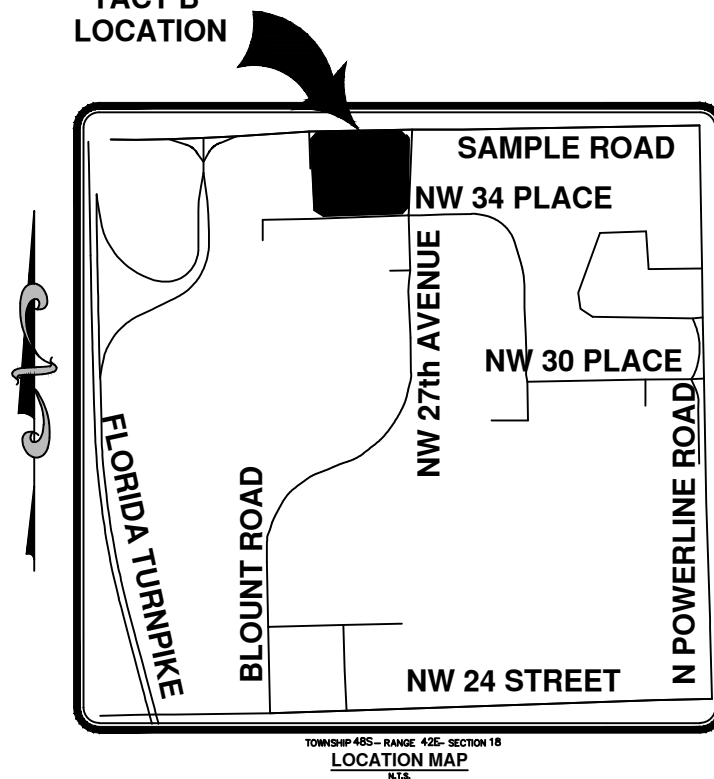
ALL OF TRACT B, "POMPANO INDUSTRIAL PARK THIRD ADDITION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE 33, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 522746 SQUARE FEET (12.001 ACRES) MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE PER PLAT (P.B. 111, PG. 33, B.C.R.)
2. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

**TACT B
LOCATION**



SEE SHEET 2 OF 2 FOR SKETCH

SKETCH & DESCRIPTION

CERTIFIED TO:
**FESTIVAL
 MARKETPLACE**

No. 5857

MILLER

EGG

South Florida Office: 5747 N. Andrews Way
 Ft. Lauderdale, Florida · 33309-2366
 954-436-7000 · Fax: 954-436-8664
 www.millerlegg.com

I HEREBY CERTIFY THAT THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
 DATED THIS 12th DAY OF NOVEMBER 2022 A.D.

MARTIN P. ROSSI

PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA REGISTRATION No. 5857
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
 CERTIFICATE OF AUTHORIZATION: LB6680

DATE: REVISIONS DWN. CHK.

DRAWN BY: LP CHECKED BY: MR

PROJECT NO.
18-00051

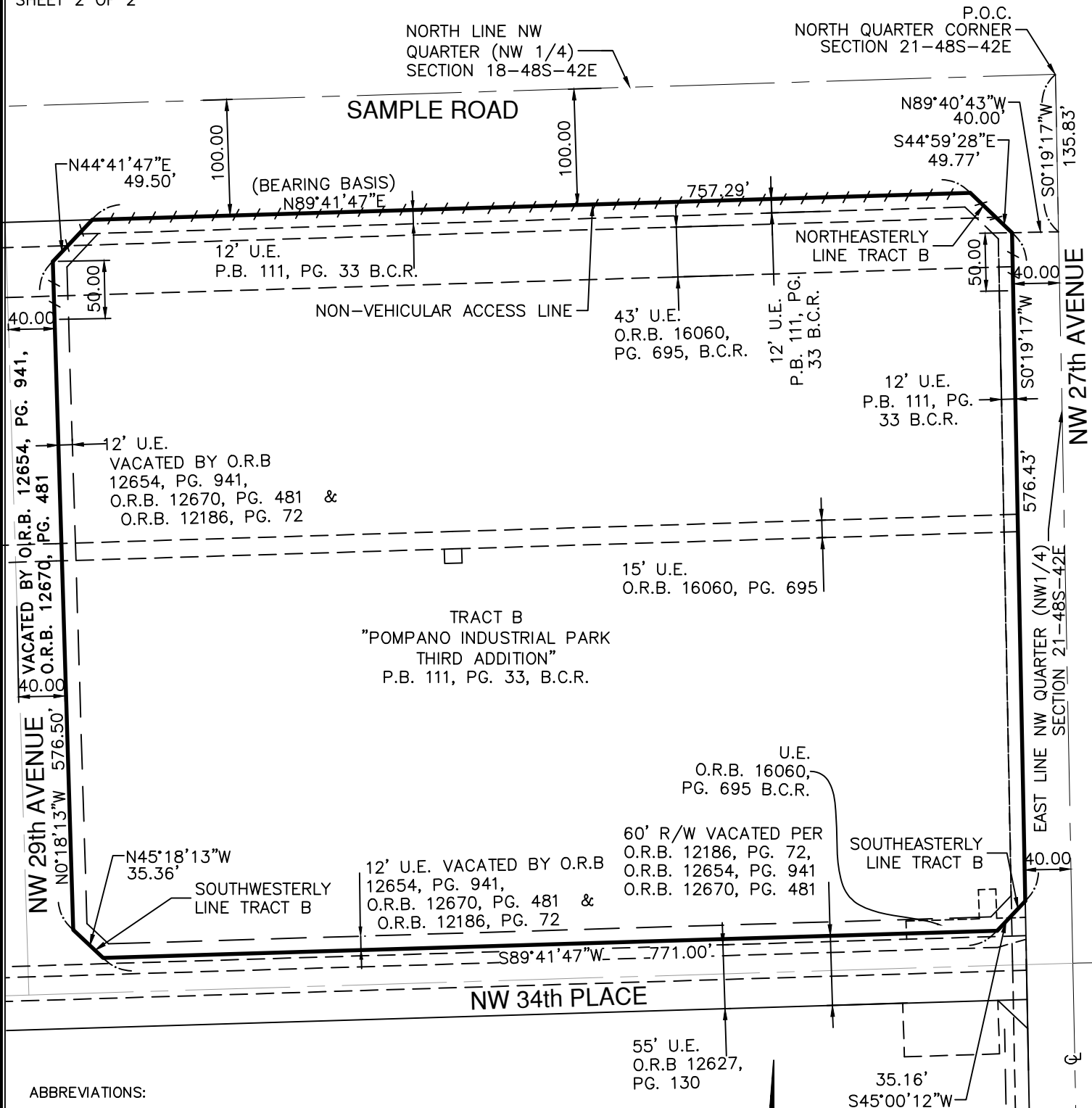
FILE NO.
SD-1

SHEET 2 OF 2

NORTH LINE NW
QUARTER (NW 1/4)
SECTION 18-48S-42E

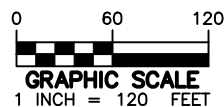
P.O.C.
NORTH QUARTER CORNER
SECTION 21-48S-42E

SAMPLE ROAD



ABBREVIATIONS:

O.R.B. - OFFICIAL RECORD BOOK
P.B. - PLAT BOOK
PG. - PAGE
B.C.R. - BROWARD COUNTY RECORDS
--- - NON-VEHICULAR ACCESS LINE PER
PLAT (P.B. 111, PG. 33, B.C.R.)
C - CENTERLINE



MILLER LEGG

South Florida Office: 5747 N. Andrews Way
Ft. Lauderdale, Florida 33309-2364
954-436-7000 • Fax: 954-436-8664
www.millerlegg.com

Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SKETCH & DESCRIPTION

PROJECT NO.
18-00051

FILE NO.
SD-2

EXHIBIT 'B'

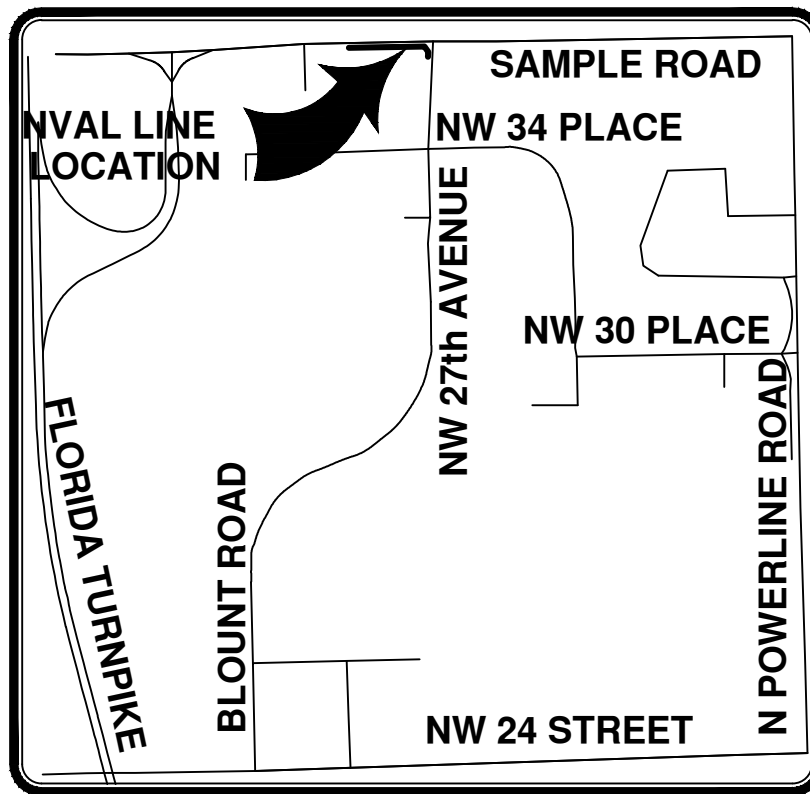
DESCRIPTION: (NON-VEHICULAR ACCESS LINE TO BE VACATED)

PORTIONS OF THE EAST, NORTH AND WEST LINE OF TRACT B, "POMPANO INDUSTRIAL PARK THIRD ADDITION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE 33, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER (N 1/4) OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE ALONG EAST LINE OF NW QUARTER (NW 1/4) OF SAID SECTION 18, S0°19'17"W 185.83 FEET; THENCE N89°40'43"W 40.00 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE EAST LINE OF SAID TRACT B; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: (1) N0°19'17"E 50.00 FEET; (2) N44°59'28"W 49.77 FEET; THENCE ALONG THE NORTH LINE OF SAID TRACT B S89°41'47"W 757.29 FEET TO THE WEST LINE OF SAID TRACT B; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: (1) S44°41'47"W 49.50 FEET; (2) S00°18'13"E 50.00 FEET TO THE POINT OF TERMINATION.

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



TOWNSHIP 48S - RANGE 42E - SECTION 18

LOCATION MAP

N.T.S.

SEE SHEET 2 OF 2 FOR SKETCH

SKETCH & DESCRIPTION

THIS SKETCH DOES NOT
REPRESENT A BOUNDARY SURVEY

CERTIFIED TO:

FESTIVAL MARKETPLACE

MILLER LEGG

South Florida Office: 5747 N. Andrews Way
Ft. Lauderdale, Florida · 33309-2364
954-436-7000 · Fax: 954-436-8664
www.millerlegg.com

I HEREBY CERTIFY THAT THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. DATED THIS 12th DAY OF MAY 2021 A.D.

Martin P. Rossi
MARTIN P. ROSSI
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 5857
NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFICATE OF AUTHORIZATION LB6680

PROJECT NO.

18-00051

FILE NO.

SD-1

DATE REVISIONS DWN. CHK.

DRAWN BY: LP CHECKED BY: MR

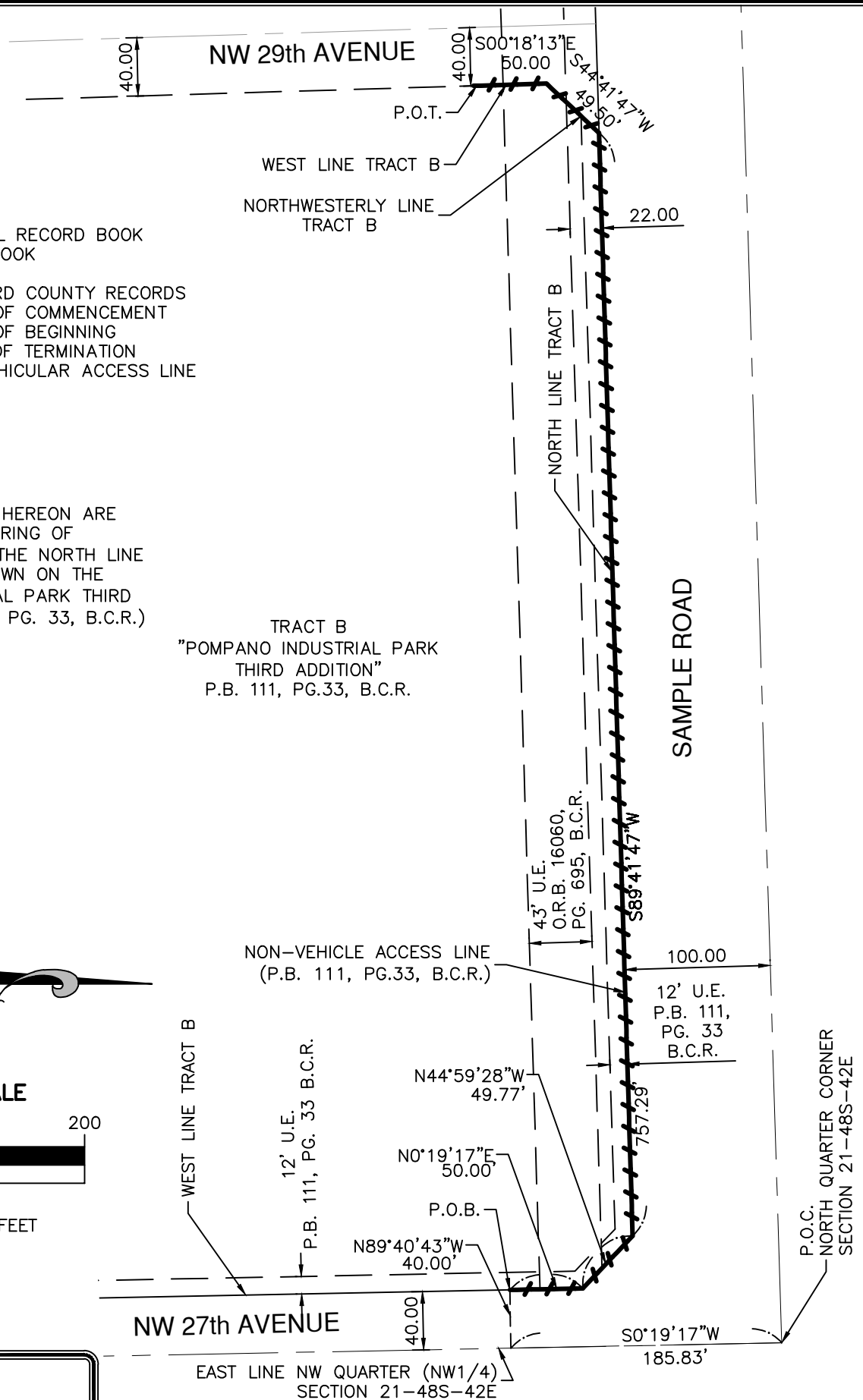
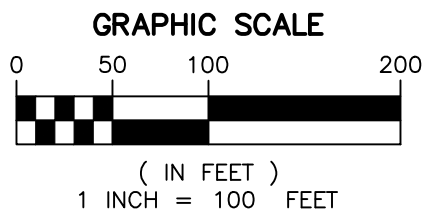
ABBREVIATIONS:

O.R.B. - OFFICIAL RECORD BOOK
P.B. - PLAT BOOK
PG. - PAGE
B.C.R. - BROWARD COUNTY RECORDS
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
P.O.T. - POINT OF TERMINATION
NVAL - NON-VEHICULAR ACCESS LINE

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE
BASED ON PLAT BEARING OF
S89°41'47"W ALONG THE NORTH LINE
OF TRACT B AS SHOWN ON THE
"POMPAHO INDUSTRIAL PARK THIRD
ADDITION", (P.B. 111, PG. 33, B.C.R.)

TRACT B
"POMPANO INDUSTRIAL PARK
THIRD ADDITION"
P.B. 111, PG.33, B.C.R.



MILLER LEGG

South Florida Office: 5747 N. Andrews Way
Ft. Lauderdale, Florida · 33309-2364
954-436-7000 · Fax: 954-436-8664
www.millerlegg.com

Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SKETCH & DESCRIPTION

PROJECT NO.
18-00051

FILE NO.
SD-2

EXHIBIT 'C'

DESCRIPTION: (NON-VEHICULAR ACCESS LINE)

PORTIONS OF THE EAST, NORTH AND WEST LINES OF TRACT B, "POMPANO INDUSTRIAL PARK THIRD ADDITION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE 33, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

DESCRIBED AS FOLLOWS:

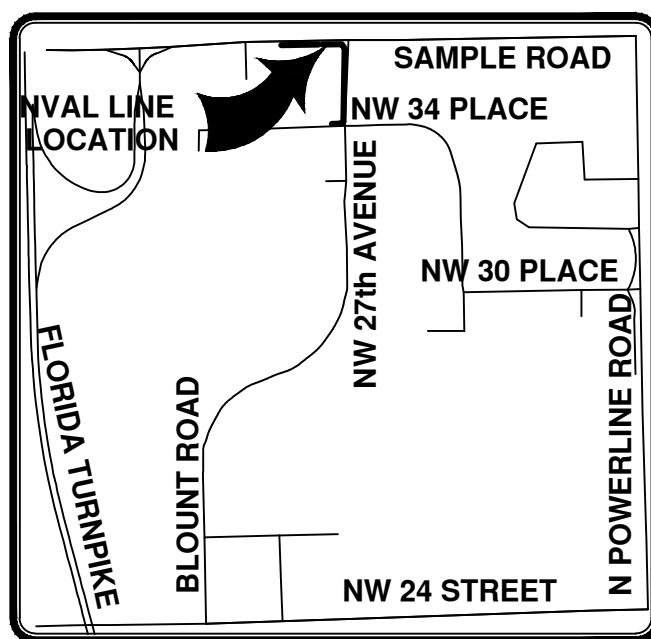
COMMENCE AT THE NORTH QUARTER CORNER (N 1/4) OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE ALONG EAST LINE OF THE NW QUARTER (NW 1/4) OF SAID SECTION 18, S0°19'17"W 399.16 FEET; THENCE N89°40'43"W 58.00 FEET TO THE POINT OF BEGINNING #1; THENCE ALONG A LINE 18.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT B, N0°19'17"E 281.13 FEET; THENCE ALONG NORTHEASTERLY LINE OF SAID TRACT B, N44°59'28"W 24.45 FEET; THENCE ALONG THE NORTH LINE OF SAID TRACT B, S89°41'47"W 338.14 FEET TO THE POINT OF TERMINATION #1;

THENCE CONTINUE ALONG SAID NORTH LINE, S89°41'47"W 85.00 FEET TO THE POINT OF BEGINNING #2; THENCE CONTINUE ALONG SAID NORTH LINE S89°41'47" WEST 334.15 FEET; THENCE ALONG NORTHWESTERLY LINE OF SAID TRACT B, S44°41'47"W 49.50 FEET; THENCE ALONG WEST LINE OF SAID TRACT B, S00°18'13"E 250.00 FEET TO THE POINT OF TERMINATION #2.

TOGETHER WITH THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE SAID POINT OF BEGINNING #1; THENCE S0°19'17"W 35.00 FEET TO THE POINT OF BEGINNING #3; THENCE N89°41'47"E 16.00 FEET; THENCE ALONG A LINE 2.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF TRACT B, S01°19'17"W 280.30 FEET; THENCE ALONG SOUTHEAST LINE OF SAID TRACT B, S45°00'32"W 32.30 FEET; THENCE ALONG SOUTH LINE OF SAID TRACT B, S89°41'47"W 50.00 FEET TO THE POINT OF TERMINATION #3.

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



TOWNSHIP 48S - RANGE 42E - SECTION 18
LOCATION MAP
N.T.S.

SEE SHEET 2 OF 2 FOR SKETCH

SKETCH & DESCRIPTION

THIS SKETCH DOES NOT
REPRESENT A BOUNDARY SURVEY

CERTIFIED TO:

FESTIVAL MARKETPLACE

MILLER LEGG

South Florida Office: 5747 N. Andrews Way
Ft. Lauderdale, Florida · 33309-2364
954-436-7000 · Fax: 954-436-8664
www.millerlegg.com

I HEREBY CERTIFY THAT THIS SKETCH MEETS STANDARDS OR PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53, 17, FLORIDA ADMINISTRATIVE CODE 63B7 PURSUANT SECTION 472.027, FLORIDA STATUTES. DATED THIS 12th DAY OF MAY 2021 A.D.

Martin F. Rossi
MARTIN F. ROSSI
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 5857
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFICATE OF AUTHORIZATION LB6680

PROJECT NO.

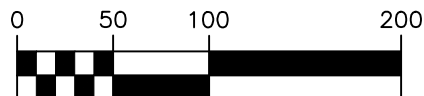
18-00051

FILE NO.

SD-1

SHEET 2 OF 2

GRAPHIC SCALE



(IN FEET)
1 INCH = 100 FEET

ABBREVIATIONS:

O.R.B. - OFFICIAL RECORD BOOK
P.B. - PLAT BOOK
PG. - PAGE
B.C.R. - BROWARD COUNTY RECORDS
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
P.O.T. - POINT OF TERMINATION
NVAL - NON-VEHICULAR ACCESS LINE

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARING OF S89°41'47"W ALONG THE NORTH LINE OF TRACT B AS SHOWN ON THE "POMPAÑO INDUSTRIAL PARK THIRD ADDITION", (P.B. 111, PG. 33, B.C.R.)

NW 34th PLACE

12' U.E.
ORB 16060,
PG. 695

60' R/W VACATED PER
O.R.B. 12186, PG. 72,
O.R.B. 12654, PG. 941
O.R.B. 12670, PG. 481

30.00

SOUTH LINE TRACT B

P.O.T. #3
S89°41'47"W
50.00'
S45°00'32"W
32.30'

2.00' WEST & PARALLEL

S0°19'17"W

EAST LINE TRACT B

SOUTHEASTERLY LINE TRACT B

35' RIGHT
TURNS ONLY

P.O.B. #3

N89°41'47"E

16.00'

S0°19'17"W

35.00'

EAST LINE NW QUARTER (NW1/4)
SECTION 21-48S-42E

NW 29th AVENUE

S00°18'13"E 250.00

P.O.T. #2

WEST LINE TRACT B

NORTHWESTERLY LINE
TRACT B

TRACT B
"POMPAÑO INDUSTRIAL PARK
THIRD ADDITION"
P.B. 111, PG.33, B.C.R.

P.O.B. #2

85' RIGHT
TURNS ONLY

S89°41'47"W
85.00'

P.O.T. #1

15' U.E.
O.R.B. 16060, PG. 695

NON-VEHICLE ACCESS LINE
(P.B. 111, PG.33, B.C.R.)

NORTH LINE TRACT B

N44°59'28"W

24.45'

NORTHEASTERLY LINE TRACT B

12' U.E.

P.B. 111, PG. 33

B.C.R.

18.00' WEST & PARALLEL

N0°19'17"E

281.13'

S0°19'17"W

58.00'

N89°40'43"W

40.00'

S0°19'17"W

399.16'

NW 27th AVENUE

S44°41'47"W
49.50'

22.00

NORTH LINE TRACT B

S89°41'47"W
334.15'

SAMPLE ROAD

100.00

12' U.E.
P.B. 111,
PG. 33
B.C.R.

P.O.C.
NORTH QUARTER CORNER
SECTION 21-48S-42E

MILLER LEGG

South Florida Office: 5747 N. Andrews Way
Ft. Lauderdale, Florida 33309-2364
954-436-7000 • Fax: 954-436-8664
www.millerlegg.com

Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SKETCH & DESCRIPTION

PROJECT NO.
18-00051

FILE NO.
SD-2