



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 013-MP-10

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 BF POMPANO PLAT			
Plat/Site Number 013-MP-10	Plat Book - Page (if recorded) Plat Book 180 / Page 1		
Owner/Applicant/Petitioner Name 1380 OCEAN ASSOCIATES, LLC			
Address 1380 and 1381 S. Ocean Blvd	City Pompano Beach	State FL	Zip 33062
Phone Agent: 954.648.9376	Email Agent: stephanie@toothaker.org		
Agent for Owner/Applicant/Petitioner Stephanie J. Toothaker, Esq., P.A.		Contact Person Stephanie J. Toothaker, Esq.	
Address 501 SW 2nd Avenue, Suite 1	City Fort Lauderdale	State FL	Zip 33301
Phone 954.648.9376	Email stephanie@toothaker.org / cc: estefania@toothaker.org		
Folio(s) Folio Nos. 494306580010 and 494306580020			
Location East and West side of S. Ocean Blvd at/between/and 1380 and 1381 S. Ocean Blvd and/of _____ <i>north side/corner north street name street name / side/corner street name</i>			

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

Jennifer Lu-Chong, Adrien Osias, David (D.G) Mcguire

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

Applicant is requesting the following as more specifically described in the attached narrative:

- 1) Modification of the conditions of approval that were approved as part of a previously approved NVAL Agreement (Instrument #117180470);
- 2) Amendment to the "New Trafficway Improvements" described in Exhibit "B" of the existing Security/Lien Agreement (Instrument # 117180379) to be consistent with the last approved NVAL Agreement (Instrument # 119596773); and
- 3) Release of the \$65,200.00 security provided by the previous property owner associated with the improvements described in Exhibit "B" of the existing Security/Lien Agreement and replacement by the current property owner based on the amended Exhibit "B".

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.

Owner/Agent Signature [Signature] Date 11/22/2024

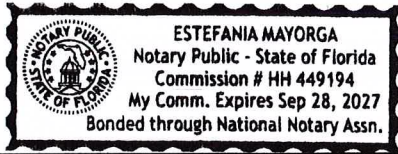
NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 22nd day of November, 2024, who is personally known to me | has produced _____ as identification.

Estefania Mayorga
Name of Notary Typed, Printed or Stamped

[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 <u>modification to conditions - roadway related.</u>		
Application Date <u>11/22/24</u>	Acceptance Date <u>11/27/2024</u>	Fee <u>\$1,730.00</u>
Comments Due <u>12/17/24</u>	Report Due <u>12/27/24</u>	CC Meeting Date <u>TBD.</u>
Adjacent City or Cities <u>Lauderdale by the sea</u>		
<input checked="" type="checkbox"/> Plats	<input type="checkbox"/> Site Plans	<input checked="" type="checkbox"/> City Letter
<input checked="" type="checkbox"/> Other: <u>narrative, agreement.</u>		
<input checked="" type="checkbox"/> Engineering	<input checked="" type="checkbox"/> Traffic Engineering	<input checked="" type="checkbox"/> Mass Transit
<input type="checkbox"/> Other:		
Comments <u>after plat recording</u>		
Received By <u>J. Luohong</u>		

November 7, 2024

TOOTHAKER.ORG

VIA ELECTRONIC SUBMISSION

Josie Sesodia, Director
Urban Planning Division
Resilient Environment Department
1 N. University Drive, #102A
Plantation, FL 33324

**RE: BF POMPANO PLAT – Plat Book 180, Page 1 / County Plat. No. 013-MP-10
Application to Change or Waive Requirements of the Broward County Land Development
Code for Road Related Conditions**

Dear Ms. Sesodia:

On behalf of 1380 OCEAN ASSOCIATES, LLC (“Applicant” or “Developer”), owner of the real property located at 1380 and 1381 South Ocean Boulevard, Pompano Beach, FL 33062, Folio Nos. 494306580010 and 494306580020, we are respectfully requesting the following:


- 1) Modification of the conditions of approval that were approved as part of a *previously approved* Non-Vehicular Access Lines Amendment Agreement (“NVAL Agreement”) recorded as Instrument #117180470 of the Public Records of Broward County, Florida;
- 2) Amendment to the “New Trafficway Improvements” described in Exhibit “B” of the existing Security/Lien Agreement for the Installation of Required Improvements Installation of Required Improvements Agreement (“Security/Lien Agreement”) recorded as Instrument #117180379 of the Public Records of Broward County to be consistent with the *last approved* NVAL Agreement recorded as Instrument #119596773 of the Public Records of Broward County; and
- 3) Release of the \$65,200.00 security provided by the previous property owner associated with the improvements described in Exhibit “B” of the existing Security/Lien Agreement and replacement by the current property owner based on the amended Exhibit “B”.

On December 4, 2018, the Broward County Commission approved the Applicant’s request for an amendment to the non-vehicular access lines on the Plat, which NVAL Agreement (Instrument #117180470). An associated Security/Lien Agreement was recorded (Instrument #117180379) which requires the Developer to construct and install certain improvements identified in Exhibit “B” of the existing Security/Lien Agreement.

On December 12, 2023, the Broward County Commission approved the Applicant’s request for another amendment to the non-vehicular access lines on the Plat (Instrument #119596773). As a result, Applicant is requesting an amendment to the “New Trafficway Improvements” described in Exhibit “B” of the existing Security/Lien Agreement to be consistent with this last approved NVAL Amendment and the release of \$65,200.00 security associated with the improvements described in Exhibit “B” of the existing Security/Lien Agreement to be replaced by the current property owner with a new security based on the amended Exhibit “B”.

Thank you for your consideration.

Respectfully,


 Digitally signed by
 Stephanie J. Toothaker
 Date: 2024.11.07
 23:50:05 -05'00'

Stephanie J. Toothaker, Esq.

Stephanie J. Toothaker, Esq.
land use development political strategy procurement