



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 008-MP-19

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

BW Andrews

Plat/Site Number

008-MP-19

Plat Book - Page (if recorded)

183/382

Owner/Applicant/Petitioner Name

SATFAM 1NA LLC

Address

7022 TPC DR STE 200

City

ORLANDO

State

FL

Zip

32822

Phone

3218559633

Email

jsat67@verizon.net

Agent for Owner/Applicant/Petitioner

Bohler Engineering FL, LLC

Contact Person

Taylor Parker

Address

1 SE 3rd Ave, Suite 2700

City

Miami

State

FL

Zip

33131

Phone

786-681-0800

Email

tparker@bohlereng.com

Folio(s)

484234460010

Location

North Corner side of West Atlantic Blvd at/between/and West North Andrews Ave
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

Jennifer Luchong, Urban Planning Division, 10/3/2024

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

Close the existing 40' Right in Right out NVAL as shown in attached sketch and legal. Propose a new NVAL as shown in attached sketch and legal along West Atlantic Boulevard.

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 7/3/24

NOTARY PUBLIC

STATE OF FLORIDA New York
COUNTY OF BROWARD Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 3rd day of July, 2024, who ☒ is personally known to me | ☐ has produced _____ as identification.

Marisa Dollbaum
Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public – State of Florida

MARISA DOLLBAUM
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DO6424842
Qualified in Orange County
My Commission Expires 11/09/2025
Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type/Title of Request

NVAL Amendment

Application Date 04/18/2025	Acceptance Date 04/25/2025	Fee \$2,410.00
Comments Due 05/26/2025	Report Due 06/05/2025	CC Meeting Date TBD
Adjacent City or Cities None		
<input type="checkbox"/> Plats <input type="checkbox"/> Site Plans <input type="checkbox"/> City Letter <input type="checkbox"/> FDOT Letter		
<input type="checkbox"/> Other:		
Distribute To <input type="checkbox"/> Engineering <input type="checkbox"/> Traffic Engineering <input type="checkbox"/> Mass Transit		
<input type="checkbox"/> Other:		
Comments		
Received By		

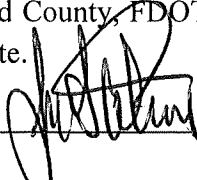
BOHLER //

LETTER OF AUTHORIZATION

To Whom It May Concern:

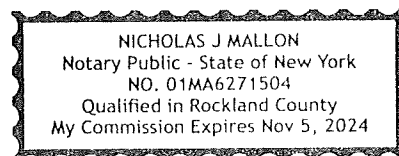
This letter authorizes Bohler Engineering FL, LLC to act on behalf of SATFAM INA LLC in regard to permits and applications related to the existing WAWA Site, with all regulatory agencies, departments and governmental agencies, including but not limited to the City of Pompano Beach, Broward County, FDOT, as necessary for the application and approval related to the existing WAWA site.

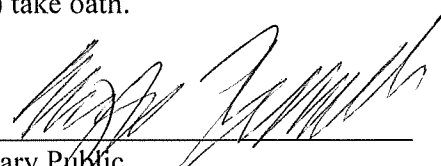
Signature: _____


John Scride
Name (printed)

STATE OF New York
COUNTY OF Rockland

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 20th day of July, 2024, by John Scride _____ as Member of SATFAM INA LLC _____, on behalf of the corporation. They are personally known to me or have produced _____ as identification and (did/did not) take oath.





Notary Public

Nicholas Mallon
Print Name
Commission No. 01MA6271504
Expiration Date: 11/05/24

Josie Sesodia, AICP, Director
Urban Planning Division
1 N. University Drive, #102
Plantation, FL 33324

January 22, 2025

Re: **Letter of Justification**
1 N ANDREWS AVE POMPANO BEACH FL 33069
PLAT/Site Number : 008-MP-19
Subject Property ID No.: 484234460010
Request for Amendment of Non-Vehicular Access Line ("NVAL")

Ms. Sesodia,

Bohler Engineering FL, LLC is the authorized agent for two adjacent properties located on West Atlantic Boulevard in Pompano Beach, Florida. The two properties are 1 Andrews Avenue (Property ID 484234460010) (the "Wawa Property") and 1500 West Atlantic Boulevard (Property ID 484234000600) (the "Alliance Property"). The Wawa Property is currently owned by SATFAM 1NA LLC ("SATFAM") and the Alliance Property is owned by Alliance West Atlantic LLC ("Alliance West").

The purpose of this letter is to request a Letter of No Objection from the City of Pompano Beach for a proposed amendment to the Wawa Property's Non-Vehicular Access Line, which will be shared with Broward County.

The Wawa Property was approved by the City of Pompano Beach by Development order No. 16-12000042. Additionally, the Wawa Property's plat was recorded as the BW Andrews Plat recorded in 2020 in Plat Book 183 at Page 382 of the Public Records of Broward County, Florida. The Wawa Property is currently operating as a gas station/convenience store. The Wawa Property has two access points, one to West Atlantic Boulevard and one to Andrews Avenue. **The access to West Atlantic Boulevard is the subject of this NVAL amendment request.**

The Alliance Property was approved by the City of Pompano Beach by Development order NO. 23-12000007. Additionally, the Alliance Property's plat was approved by Pompano Beach on April 23, 2024 and Broward County on 10/22/2024 (the "Alliance Plat"). The Alliance Plat is awaiting recordation and construction has not yet begun.

As part of Alliance West's proposed development, certain driveway modifications were requested and reviewed by the City and FDOT. Pursuant to the request letter dated April 24, 2023 as extended on October 3, 2024) FDOT District 4 Access Management Review Committee approved the driveway modifications subject to the following:

- Right-in/Right-out access driveway on the north side of SR 814 approximately 254 feet east of the west property line. Close existing Wawa driveway on the north side of SR 814 approximately 360 feet west of Andrews Avenue.

The closure of the Wawa Property's entrance requires an amendment to close its existing 40' NVAL opening and propose a new NVAL as shown in the provided existing/proposed sketch and legals and Site Plan prepared by Bohler on the Alliance property

Based on the foregoing, we respectfully request the approval of this NVAL amendment request. Should you have any questions or require additional information, please do not hesitate to contact me at 786-681-0800

Bohler Engineering FL LLC
Taylor Parker
Associate



"EXHIBIT A"

DESCRIPTION OF PROPERTY

(NOT A SURVEY)

LEGAL DESCRIPTION

PARCEL A, OF BW ANDREWS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 183, PAGE 382, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

"EXHIBIT B"

DESCRIPTION OF A NON-VEHICULAR ACCESS LINE (NOT A SURVEY)

LEGAL DESCRIPTION

NON-VEHICULAR ACCESS LINES ALONG A PORTION OF THE SOUTH AND EAST LINE OF PARCEL A, OF BW ANDREWS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 183, PAGE 382, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.

ALSO BEING DESCRIBED AS:

NON-VEHICULAR ACCESS LINE "A", BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE ALONG THE SOUTH LINE OF SAID PARCEL A, NORTH 88°50'28" EAST, FOR A DISTANCE OF 28.36 TO A POINT ON THE WEST LIMIT OF A 40 FOOT NON-VEHICULAR OPENING RIGHT TURN IN AND OUT ONLY; THENCE DEPARTING SAID SOUTH LIMIT AND WITH A LINE THROUGH SAID PARCEL A NORTH 01°09'32" WEST, FOR A DISTANCE OF 25.00 FEET TO THE POINT OF TERMINUS.

WITH

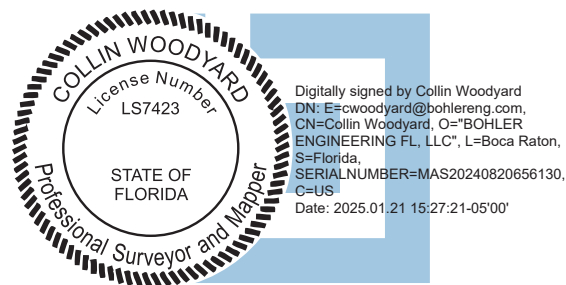
NON-VEHICULAR ACCESS LINE "B", COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE ALONG THE SOUTH LIMIT OF SAID PARCEL A, NORTH 88°50'28" EAST, FOR A DISTANCE OF 28.36 TO A POINT ON THE WEST LIMIT OF A 40 FOOT NON-VEHICULAR OPENING RIGHT TURN IN AND OUT ONLY; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 88°50'28" EAST, FOR A DISTANCE OF 40 FEET TO A POINT ON THE EAST LIMIT SAID 40 FOOT NON-VEHICULAR OPENING RIGHT TURN IN AND OUT ONLY; THENCE DEPARTING SAID SOUTH LIMIT AND WITH A LINE THROUGH SAID PARCEL A NORTH 01°09'32" WEST, FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°09'32" EAST, FOR A DISTANCE OF 25.00 FEET TO THE SAID SOUTH LIMIT OF PARCEL A; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 88°50'28" EAST, FOR 210.71 FEET; THENCE NORTH 00°58'37" WEST, FOR A DISTANCE OF 28.19 FEET; THENCE NORTH 89°01'23" EAST, FOR A DISTANCE OF 44.13 FEET TO THE EAST LIMIT OF SAID PARCEL A; THENCE 275.81 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,035.50 FEET, WITH A CHORD BEING AND DISTANCE OF NORTH 07°12'38" WEST, 275.60 FEET; THENCE NORTH 10°06'13" EAST, FOR A DISTANCE OF 54.43 FEET; THENCE NORTH 01°25'55" WEST, FOR A DISTANCE OF 15.46 FEET; THENCE NORTH 38°12'02" WEST, FOR A DISTANCE OF 20.05 FEET; THENCE DEPARTING SAID DEPARTING SAID EAST LIMIT AND WITH A LINE INTO SAID PARCEL A SOUTH 88°34'05" WEST, FOR A DISTANCE OF 25.00 FEET TO THE POINT OF TERMINUS.

SURVEYOR'S CERTIFICATION

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF TRACT A AS BEING NORTH 88°50'28" EAST. THIS SURVEY HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS.
2. THE PURPOSE OF THIS DOCUMENT IS TO DESCRIBE AND REPRESENT A NON-VEHICULAR ACCESS LINE AS RECORDED IN PLAT BOOK 183, PAGE 382 AND AS SHOWN HEREON. (SEE SHEET 2 FOR SKETCH)
3. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

I HEREBY CERTIFY THAT THIS "SKETCH AND DESCRIPTION" WAS MADE UNDER MY DIRECT SUPERVISION ON APRIL 26, 2024 AND MEETS THE APPLICABLE CODES AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND IS CERTIFIED TO BROWARD COUNTY.



COLLIN WOODYARD
LS NO. 7423
APRIL 26, 2024

"NOT VALID WITHOUT THE
SIGNATURE AND THE ORIGINAL
RAISED SEAL OR DIGITAL
SIGNATURE OF THE FLORIDA
LICENSED SURVEYOR AND MAPPER"

SEE SHEET 1 OF 2 FOR SKETCH

SCALE: N.T.S.	DATE 04/26/2024	DRAWN CW	PROJECT FLB220043	SEC. 34 TWN. 48 S RNG. 42 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280	BOHLER ™
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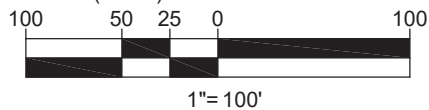
"EXHIBIT B"

SKETCH OF A NON-VEHICULAR ACCESS LINE (NOT A SURVEY)



LEGEND

N	NORTH
W	WEST
S	SOUTH
E	EAST
SEC	SECTION
TWN	TOWNSHIP
RNG	RANGE
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINUS
P.I.D	PROPERTY IDENTIFICATION
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
#####	NON-VEHICULAR ACCESS LINE (NVAL)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01° 09' 32"W	25.00'
L2	S01° 09' 32"E	25.00'
L3	S88° 34' 05"W	25.00'

"UNPLATTED"

PARCEL A
BW ANDREWS
PB. 183 PG. 382

WEST ATLANTIC BOULEVARD
(S.R. 814)
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
F.D.O.T. 86130-2510

NORTH ANDREWS AVENUE
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
F.D.O.T. 86000-2610

$R=2035.50'$
 $\Delta=007^{\circ}45'49''$
 $L=275.81'$
 $CHB=N07^{\circ}12'38''W$
 $CHD=275.60'$

SEE SHEET 2 OF 2 FOR DESCRIPTION

SCALE: 1"=100'	DATE 04/26/2024	DRAWN CW	PROJECT FLB220043	SEC. 34 TWN. 48 S RNG. 42 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280	BOHLER ™
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"EXHIBIT C"**DESCRIPTION OF A NON-VEHICULAR ACCESS LINE
(NOT A SURVEY)****LEGAL DESCRIPTION**

A NON-VEHICULAR ACCESS LINE ALONG A PORTION OF THE SOUTH AND EAST LINE OF PARCEL A, OF BW ANDREWS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 183, PAGE 382, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.

ALSO BEING DESCRIBED AS:

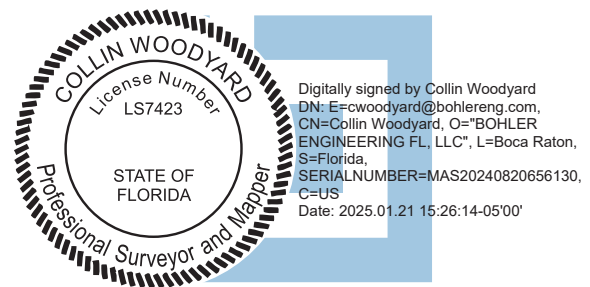
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE ALONG THE SOUTH LIMIT OF SAID PARCEL A, NORTH 88°50'28" EAST, FOR A DISTANCE OF 369.07 FEET; THENCE NORTH 00°58'37" WEST, FOR 28.19 FEET; THENCE NORTH 89°01'23" EAST, FOR A DISTANCE OF 44.13 FEET TO THE EAST LIMIT OF SAID PARCEL A; THENCE 275.81 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,035.50 FEET, WITH A CHORD BEING AND DISTANCE OF NORTH 07°12'38" WEST, 275.60 FEET; THENCE NORTH 10°06'13" EAST, FOR A DISTANCE OF 54.43 FEET; THENCE NORTH 01°25'55" WEST, FOR A DISTANCE OF 15.46 FEET; THENCE NORTH 38°12'02" WEST, FOR A DISTANCE OF 20.05 FEET; THENCE DEPARTING SAID DEPARTING SAID EAST LIMIT AND WITH A LINE INTO SAID PARCEL A SOUTH 88°34'05" WEST, FOR A DISTANCE OF 25.00 FEET TO THE POINT OF TERMINUS.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS "SKETCH AND DESCRIPTION" WAS MADE UNDER MY DIRECT SUPERVISION ON APRIL 26, 2024 AND MEETS THE APPLICABLE CODES AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND IS CERTIFIED TO BROWARD COUNTY.

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF TRACT A AS BEING NORTH 88°50'28" EAST. THIS SURVEY HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS.
2. THE PURPOSE OF THIS DOCUMENT IS TO DESCRIBE AND REPRESENT A NON-VEHICULAR ACCESS LINE AS SHOWN HEREON. (SEE SHEET 2 FOR SKETCH)
3. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.



COLLIN WOODYARD
LS NO. 7423
APRIL 26, 2024

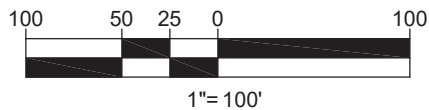
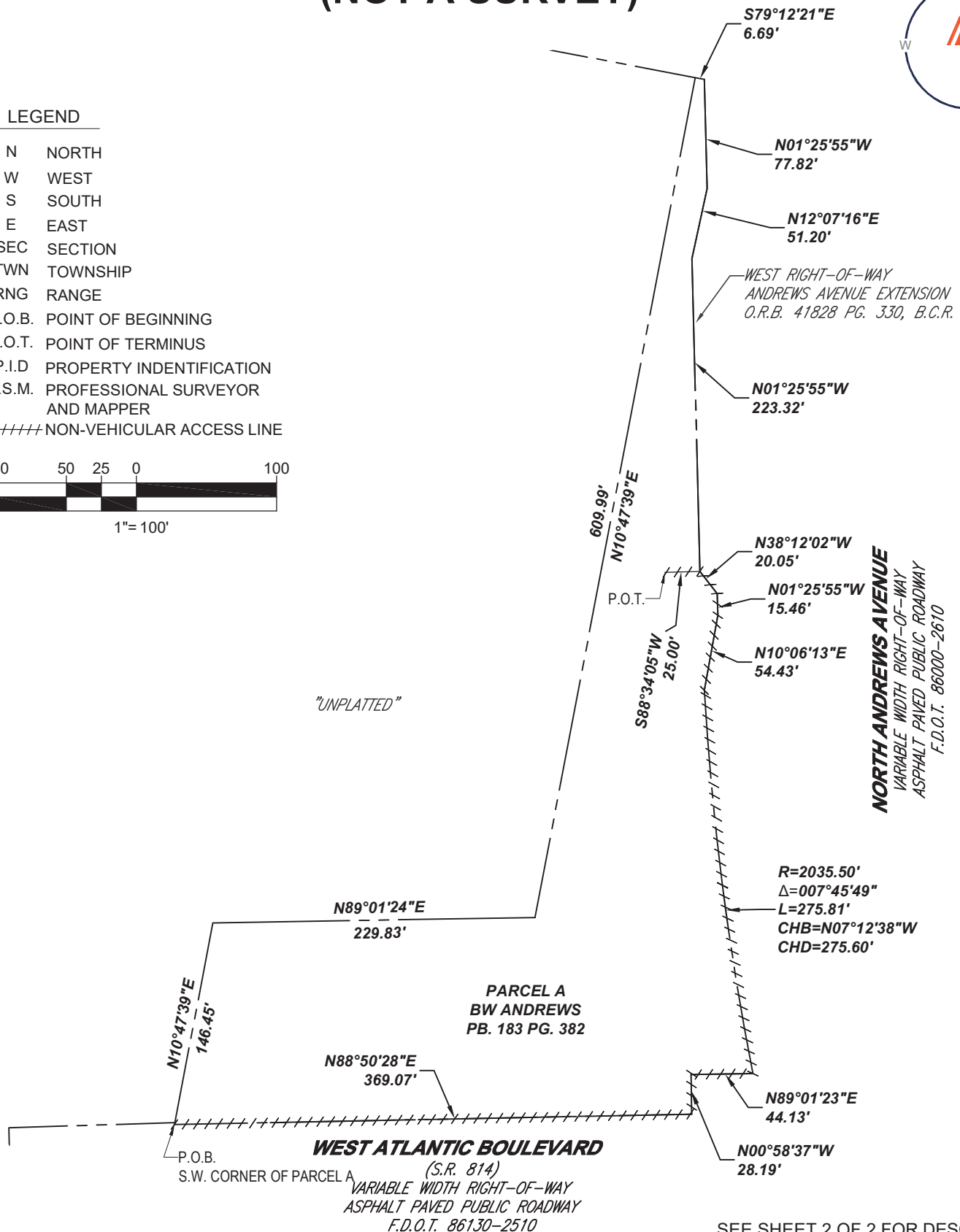
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SEE SHEET 1 OF 2 FOR SKETCH

SCALE: N.T.S.	DATE 04/26/2024	DRAWN CW	PROJECT FLB220043	SEC. 34 TWN. 48 S RNG. 42 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280	BOHLER ™
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"EXHIBIT C"**SKETCH OF A NON-VEHICULAR ACCESS LINE
(NOT A SURVEY)****LEGEND**

N NORTH
 W WEST
 S SOUTH
 E EAST
 SEC SECTION
 TWN TOWNSHIP
 RNG RANGE
 P.O.B. POINT OF BEGINNING
 P.O.T. POINT OF TERMINUS
 P.I.D. PROPERTY IDENTIFICATION
 P.S.M. PROFESSIONAL SURVEYOR
 AND MAPPER
 ===== NON-VEHICULAR ACCESS LINE

*"UNPLATTED"*

SEE SHEET 2 OF 2 FOR DESCRIPTION

SCALE:
1"=100'

DATE
04/26/2024

DRAWN
CW

PROJECT
FLB220043

SEC. 34
TWN. 48 S
RNG. 42 E

1900 NW CORPORATE BLVD., SUITE 101E
BOCA RATON, FL 33431 561.571.0280

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