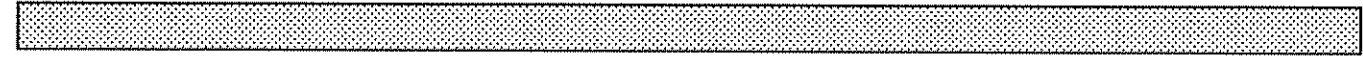


CITY OF HALLANDALE BEACH
ALCOHOL BEVERAGE VARIANCE
Submission Checklist

Date: 09/16/2011 Folio # (required) 5142 23 12 0044
 Location/Subject property: 2551 East Hallandale Beach Boulevard
 Applicant's Name: WAL-MART STORES EAST, LP Phone: 479-204-2154
 Agent's Name (if applicable): Barry B. Rosayn Phone: 954-214-8322

This checklist is for the convenience of applicants and the city to ensure all basic submission information is provided. Failure to provide any listed items shall be cause for the city to return application. You will be notified of any deficiencies of your submission after a sufficiency review of the application occurs. The adequacy of the submittal will be determined by staff.

Applicant has had a pre-application conference with staff. Yes No



- | | <u>APP</u> | <u>CITY</u> |
|---|------------|-------------|
| 1. Fees: Proof of payment (full fee) | ___ | ___ |
| 2. Application has been fully completed, including full address, location and legal description of the subject property. Application must be notarized. | ___ | ___ |
| 3. Proof of ownership of the subject property with signature of all owners of record. | ___ | ___ |
| 4. Written consent (notarized) of owner of record, if applicant is not the owner of the of the subject property; If joint and several owners, the written consent by all owners of record shall be required. | ___ | ___ |
| 5. A statement from the applicant (cover letter) that addresses the requirement of Section 5-6(h)(1)(d) variances, which states: | ___ | ___ |
| The applicant is required to demonstrate that the granting of the variance will not have any substantial or material adverse effect on the parties sought to be protected by the particular provision sought to be varied, and that the spirit and intent of this section will not be violated. | | |
| 6. FIFTEEN copies are provided of documents larger than 8-1/2 x 11 inches. | ___ | ___ |
| 7. All copies larger than 8-1/2 x 11 inches are folded to a size no larger than 8-1/2 x 11 inches with title block folded out. | ___ | ___ |
| 8. Sheets are no smaller than 8" x 11" nor larger than 24" x 36". (Exceptions must be approved by the Director.) | ___ | ___ |

* Source: City of Hallandale Beach, Zoning and Land Development Code Section 5-6(h)



702 SW 8th Street – Dept. 8916
Bentonville, AR 72716-0500
Phone: 479/204-9973
Fax: 479/204-9864
Email: Andrea.Lazenby@wal-mart.com

September 14, 2011

VIA HAND DELIVERY

Ms. Sarah L. Suarez AICP, LEED AP BD+C
Senior Planner
City of Hallandale Beach
400 S. Federal Highway
Hallandale Beach, FL 33009

Re: Variance for sale of Alcoholic Beverages
Walmart Store #1996
2551 East Hallandale Beach Boulevard
Hallandale Beach, FL 33009

Dear Ms. Suarez:

In connection with our location referenced above and our application for a variance of the distance separation requirements for the sale of alcoholic beverages for off premise consumption, we respectfully request a variance of the 600 foot distance separation to allow for the placement and issuance of a series 2APS (beer & wine) license to the Wal-Mart location.

At present, the Wal-Mart location has a series 1APS alcoholic beverage license issued by the State of Florida allowing the sale of Beer (copy attached). Consistent with grocery and food retail operations in Hallandale, as well as throughout Florida, the placement and issuance of the 2APS license will allow Wal-Mart to better service our customers as well as to provide for the needs of the community at large by making available a fine selection of wines to accompany their food and beverage purchases. The granting of the requested variance would otherwise enhance the consumer's shopping experience and would not substantially or materially adversely affect the parties, which is sought to be protected by the particular provision sought to be varied, and that the spirit and intent of this section will not be violated.

Wal-Mart looks forward to working together with you and your staff on this matter.

Thank you for your courtesy and cooperation with our request for variance. Should you have any questions or require anything further in this regard please do let us know.

Sincerely,


Andrea Lazenby
Manager, Wal-Mart Stores East, LP

11:23:14 AM 9/16/2011

Licensee Details**Licensee Information**

Name: **WAL MART STORES EAST LP (Primary Name)**
WAL-MART STORE #1996 (DBA Name)
Main Address: **702 SW 8TH ST, SEPT. 8687**
M.S. #0500
BENTONVILLE Arkansas 72716-0500
County: **OUT OF STATE**

License Mailing:

LicenseLocation: **2551 EAST HALLANDALE BEACH BLVD**
HALLANDALE FL 33009
County: **BROWARD**

License Information

License Type: **Retail Beverage**
Rank: **1APS**
License Number: **BEV1618505**
Status: **Current,Active**
Licensure Date: **01/30/2008**
Expires: **03/31/2012**

Special Qualifications **Qualification Effective**
Invoice Sent **03/29/2008**
Dual Beverage and Tobacco **01/30/2008**
License

[View Related License Information](#)[View License Complaint](#)

CITY OF HALLANDALE BEACH
APPLICATION FORM

NO APPLICATIONS ARE AUTOMATICALLY SCHEDULED FOR ANY MEETINGS. APPLICATIONS MUST BE DETERMINED TO BE COMPLETE BY STAFF BEFORE ANY PROCESSING OCCURS.

PLEASE PRINT OR TYPE

Date of Application: September 15, 2011

Name of Owner: WAL-MART STORES EAST, LP

Name of Applicant, if different from owner: _____

Mailing Address: 702 SW 8th Street, Dept. 8916, Bentonville, AR 72716

Telephone: 479-204-2154

Name of Authorized Representative, if different from applicant: Barry B. Rosayn

Mailing Address: c/o RealtyMasters, 1015 North Powerline Rd., Ft. Lauderdale, FL

Telephone: 954-463-7443, 954-214-8322 (cell)

Location of Subject Property: 2551 East Hallandale Beach Boulevard

Folio Number: 5142 23 12 0044 (see attached Broward Cty Detail)

Legal Description:

Legal Description	THREE ISLANDS 2 SEC 77-37 B THAT POR PAR F DESC'D AS: COMM AT SE COR SAIL PAR F; W 149.08 TO POB; W 921.17, N 47, E 22.16, N 16.1 W 31, N 195, E 31, N 76.80, W 165.40 NE 167.15, SE 105.87, NE 311.77, E 498.30, SE 232.10, SE 17.91, S 43.31, SE 20.07 147.23, W 6.71 S 289.50, W 31, S 78.50 TO POB; LESS POR K/A TR 2 & ALSO LESS PT A DESC'D IN OR 20438/923 AKA: TRACT 4
-------------------	--

TYPE OF APPLICATION (Check the ones which apply to the request(s))

REZONING FROM: _____ District TO: _____ District

SIZE OF SUBJECT PROPERTY TO BE CONSIDERED FOR REZONING _____ (acres)

CONDITIONAL USE

VARIANCE Alcoholic Beverage Distance Variance

LAND USE PLAN AMENDMENT

REDEVELOPMENT AREA MODIFICATION

SPECIAL SIGN VARIANCE

TEXT CHANGES (CITY CODE) _____

MINOR DEVELOPMENT (Less than ten (10) residential units or less than 4,000 sq. ft. gross floor area)

Residential-Number of Units _____

Commercial-Sq. Ft. _____

MAJOR DEVELOPMENT (Ten or more residential units or more than 4,000 square feet of gross floor area)

Residential-Number of Units _____

Commercial-Sq. Ft. _____

Platting or Replatting a Subdivision or portion thereof

(Size of property _____ acres)

Other _____

BRIEF DESCRIPTION OF REQUEST

To secure a variance to the distance separation requirements of 600 feet between establishments selling alcoholic beverages for off premise consumption and allowing for the placement and issuance of a series 2APS alcoholic beverage license enabling applicant to offer for sale wine in addition to beer.

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Hallandale Beach. If I/we are unable to be present, I/we hereby authorize Barry Rosayn of RealtyMasters, Robert Lewis of Gray/Robinson (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

State of ~~Florida~~ Arkansas
County of ~~Broward~~ Benton

The foregoing instrument was acknowledged

By: Lori Cottrell
(owner/agent signature*) Lori Cottrell
Manager

Before me this 14 day of September 2011

By Lori Cottrell
(Name of person acknowledging)

(Joint owner signature)

Notary [Signature]
(Signature of Notary Public – State of Florida)

Personally know or Produced identification _____

Type of identification produced: _____ or Driver's License _____




*If joint ownership, both parties must sign. If partnership, corporation or association, authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application, if an authorized agent signs for the owner(s).

AUTHORIZATION & CONSENT

Wal-Mart Stores East, LP, as record owner of that certain real property located in Broward County, FL, bearing property ID #5142 23 12 0044 with an address of 2551 East Hallandale Beach Boulevard, Hallandale Beach, FL, by and through its General Partner, WSE Management, LLC, does hereby authorize and consent to its employees, agents, attorneys and representatives appearing before the City of Hallandale Beach with regard to that certain application filed on behalf of Wal-Mart Stores East, LP, wherein a variance of the separation requirements for the sale of alcoholic beverages for off premise consumption is being sought.

WAL-MART STORES EAST, LP

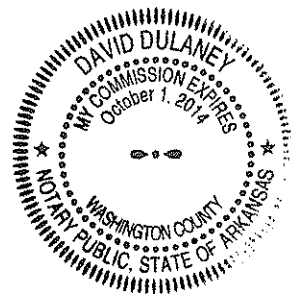

WSE Management, LLC as its General Partner
By: Lori Cottrell, Manager


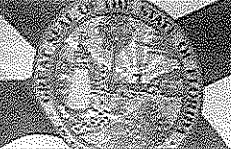
State of Arkansas
County of Benton


Before me personally appeared, Lori Cottrell, known to me, who acknowledged that she executed the foregoing for the purposes contained therein this 15 day of September 2011.


Notary Public

Print Name: David Dulaney
Commission Expires: Oct 1, 2014



FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS									
Home	Contact Us	E-Filing Services	Document Searches	Forms	Help				
Previous on List	Next on List	Return To List	<input type="text" value="Entity Name Search"/>			<input type="button" value="Submit"/>			
Events	No Name History								
Detail by Entity Name									
Foreign Limited Partnership									
WAL-MART STORES EAST, LP									
Filing Information									
Document Number	B01000000392								
FEI/EIN Number	710862119								
Date Filed	11/16/2001								
State	DE								
Status	ACTIVE								
Last Event	LP AMENDMENT								
Event Date Filed	12/11/2009								
Event Effective Date	NONE								
Principal Address									
702 SW 8TH STREET DEPT. 8687, M.S. #0555 BENTONVILLE AR 72716 US									
Changed 03/18/2011									
Mailing Address									
702 SW 8TH STREET DEPT. 8687, M.S. #0555 BENTONVILLE AR 72716 US									
Changed 03/18/2011									
Registered Agent Name & Address									
C T CORPORATION SYSTEM 1200 SOUTH PINE ISLAND ROAD PLANTATION FL 33324 US									
Name Changed: 03/31/2004									
Address Changed: 03/31/2004									
General Partner Detail									
Name & Address									
Document Number M02000000296									
WSE MANAGEMENT, LLC 702 SW 8TH STREET DEPT. 8687, M.S. #0555 BENTONVILLE AR 72716 US									

FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS									
Home	Contact Us	E-Filing Services	Document Searches	Forms	Help				
Previous on List	Next on List	Return To List	<input type="text" value="Entity Name Search"/>			<input type="button" value="Submit"/>			
No Events		No Name History							
Detail by Entity Name									
Foreign Limited Liability Company									
WSE MANAGEMENT, LLC									
Filing Information									
Document Number M02000000296									
FEI/EIN Number 710862403									
Date Filed 02/05/2002									
State DE									
Status ACTIVE									
Principal Address									
702 SW 8TH ST. BENTONVILLE AR 72716-0555									
Mailing Address									
702 SW 8TH ST. MS #0555 BENTONVILLE AR 72716-0555									
Changed 03/15/2007									
Registered Agent Name & Address									
C T CORPORATION SYSTEM 1200 SOUTH ISLAND ROAD PLANTATION FL 33324 US									
Name Changed: 05/03/2004									
Address Changed: 05/03/2004									
Manager/Member Detail									
Name & Address									
Title MGR									
MARS, TOM 702 SW 8TH STREET BENTONVILLE AR 72716-0555									
Title MGR									
ROBERTS, KAREN 702 SW 8TH STREET BENTONVILLE AR 72716-0555									
Title MGR									

SANTORO, CATHRYN
702 SW 8TH STREET
BENTONVILLE AR 72716-0555

Title MGR

COTTRELL, LORI
702 SW 8TH STREET
BENTONVILLE AR 72716-0555

Title MGR

THRASHER, AMY
702 SW 8TH STREET
BENTONVILLE AR 72716-0555

Title MGR

LAZENBY, ANDREA
702 SW 8TH STREET
BENTONVILLE AR 72716-0555

Annual Reports

Report Year Filed Date

2009	04/09/2009
2010	04/09/2010
2011	01/06/2011

Document Images

01/06/2011 -- ANNUAL REPORT	View image in PDF format
04/09/2010 -- ANNUAL REPORT	View image in PDF format
04/09/2009 -- ANNUAL REPORT	View image in PDF format
04/08/2008 -- ANNUAL REPORT	View image in PDF format
03/15/2007 -- ANNUAL REPORT	View image in PDF format
04/18/2006 -- ANNUAL REPORT	View image in PDF format
05/02/2005 -- ANNUAL REPORT	View image in PDF format
05/03/2004 -- ANNUAL REPORT	View image in PDF format
04/06/2004 -- Reg. Agent Change	View image in PDF format
05/06/2003 -- ANNUAL REPORT	View image in PDF format
02/05/2002 -- Foreign Limited	View image in PDF format

Note: This is not official record. See documents if question or conflict.

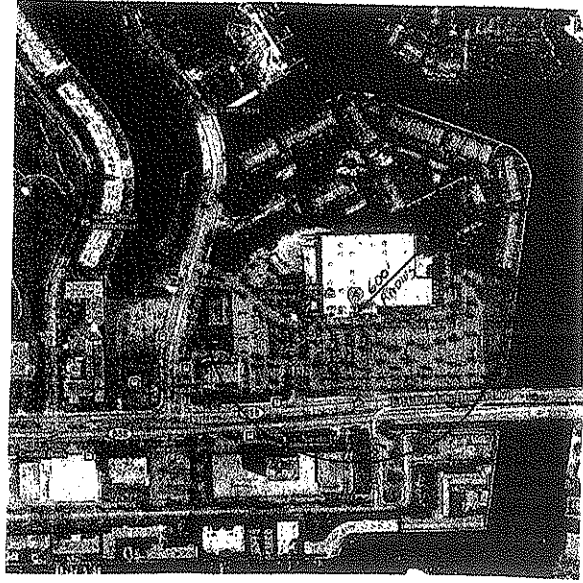
[Previous on List](#) [Next on List](#) [Return To List](#)

Entity Name Search

No Events **No Name History**

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State of Florida, Department of State



THIS SURVEY LOCATION

LOCATION MAP
NOT TO SCALE

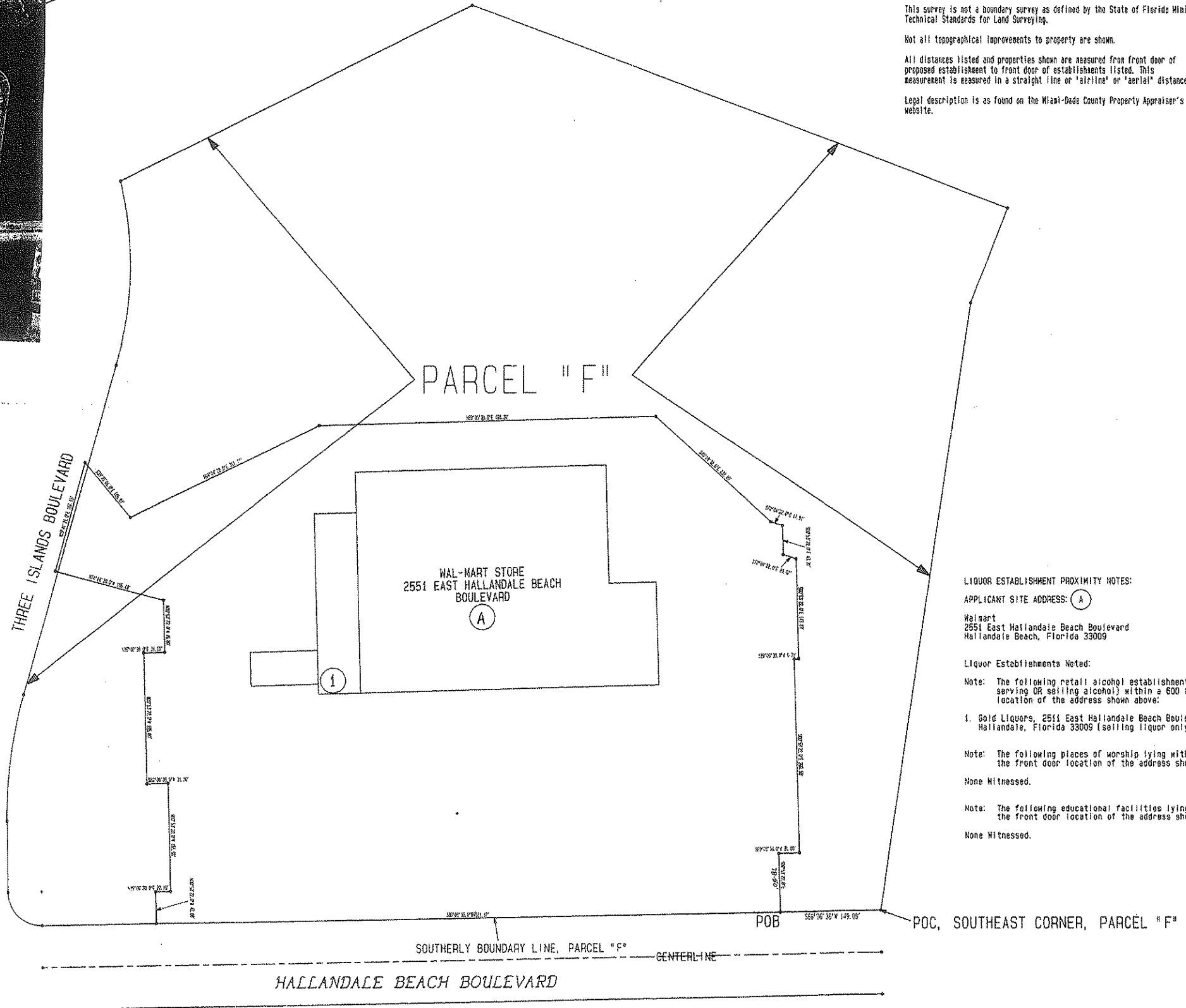
Legal Description:

That portion of Parcel "F", according to the Plat of "Three Islands Second Section", as recorded in Plat Book 77, at Page 37 of the Public Records of Broward County, Florida, described as follows:

A Portion of:

Commencing at the Southeast corner of said Parcel "F"; thence run S89°06'38"N (on an assumed bearing) for 149.00 feet, along the Southerly boundary of said Parcel "F", to the Point of Beginning; thence continue S89°06'38"N for 921.17 feet, along the said Southerly Boundary; thence run N00°53'22"N for 47.00 feet; thence run N89°06'38"E for 22.16 feet; thence run N00°53'22"N for 161.00 feet; thence run S89°06'38"N for 31.00 feet; thence run N00°53'22"N for 195.00 feet; thence run N89°06'38"E for 31.00 feet; thence run N00°53'22"N for 76.80 feet; thence run N74°18'39"N for 165.40 feet; to an intersection with the Westerly boundary of said Parcel "F"; thence run N15°41'21"E for 167.15, along said westerly boundary; thence run S38°35'01"E for 105.87 feet; thence run N64°24'29"E for 311.77 feet; thence run N89°06'38"E for 498.30 feet; thence run S46°18'32"E for 232.10 feet; thence run S72°04'22"E for 17.91 feet; thence run S00°53'22"E for 43.31 feet; thence run S72°04'22"E for 20.07 feet; thence run S00°53'22"E for 147.23 feet; thence run S89°06'38"N for 6.71 feet; thence run S00°53'22"E for 289.50 feet; thence run S89°06'38"N for 31.00 feet; thence run S00°53'22"E for 78.50 feet to the Point of Beginning.

- LEGEND:
- CL CENTERLINE
 - R/W RIGHT-OF-WAY
 - CBS CONCRETE BLOCK & STUCCO
 - CLF CHAIN LINK FENCE
 - WF WOOD FENCE
 - MH MANHOLE
 - OH OVERHEAD WIRES
 - WUP WOOD UTILITY POLE
 - CONC CONCRETE
 - SH GUY WIRE AND ANCHOR
 - POC POINT OF COMMENCEMENT
 - LP LIGHT POLE
 - EXISTING ELEVATION
 - S. SPREAD
 - SP. SAGAL PALM
 - NGD NAIL AND DISK
 - PGB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT



General Notes:

This survey is not a boundary survey as defined by the State of Florida Minimum Technical Standards for Land Surveying.

Not all topographical improvements to property are shown.

All distances listed and properties shown are measured from front door of proposed establishment to front door of establishments listed. This measurement is measured in a straight line or "airline" or "aerial" distance.

Legal description is as found on the Miami-Dade County Property Appraiser's website.

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NO.	DATE	REVISION DESCRIPTION	BY

BY: LOUIS R. CAMPANILE, RESIDENT PROFESSIONAL SURVEYOR AND MAPPER No. 1224 STATE OF FLORIDA
LOUIS R. CAMPANILE, RESIDENT PROFESSIONAL SURVEYOR AND MAPPER No. 1224 STATE OF FLORIDA

CAMPANILE & ASSOCIATES, INC.
ENGINEERS & PLANNERS & SURVEYORS
CONSTRUCTION MANAGERS
6420 MAHI DRIVE
CORAL GABLES, FLORIDA 33158
(305) 971-1988 (FAX)

LIQUOR ESTABLISHMENT PROXIMITY NOTES:

APPLICANT SITE ADDRESS: (A)

Walmart
2551 East Hallandale Beach Boulevard
Hallandale Beach, Florida 33009

Liquor Establishments Noted:

Note: The following retail alcohol establishments (establishments serving OR selling alcohol) within a 600 foot radius of the front door location of the address shown above:

- 1. Gold Liquors, 2511 East Hallandale Beach Boulevard (165 feet away), Hallandale, Florida 33009 (selling liquor only, no service of liquor).

Note: The following places of worship lying within a 300 foot radius of the front door location of the address shown above:

None Witnessed.

Note: The following educational facilities lying within a 300 foot radius of the front door location of the address shown above:

None Witnessed.

PROJECT#	DATE	CHECKED	PAGES	SCALE
4843	9-14-2011			1" = 80'
DRAWN				
AC				
FIELD BOOK				
PRINT				
CARD FILE				
4843				

LIQUOR SURVEY of 2551 East Hallandale Beach Boulevard Hallandale, Florida