

STAFF REPORT
Griffin Pointe
004-MP-07

A request to amend the note on the plat has been filed with the Planning and Redevelopment Division. This plat was approved by the County Commission on February 26, 2008, for 90,000 square feet of office and 37,000 square feet of commercial uses on 9.43 acres. The property is located on the north side of Griffin Road, west of Ravenswood Road, in the City of Dania Beach. The plat was recorded on August 8, 2008 (P.B. 178, PG. 19) with the following note:

This plat is restricted to 90,000 square feet of office use and 37,000 square feet of commercial use. Banks are not permitted within the office use and stand-alone banks and/or drive-thru bank facilities are not permitted within the commercial use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Any commercial uses located within the northern 8.67 acres of this plat (designated "Office Park" on the effective Land Use Plan) are further restricted to either restaurants or personal services which are accessory to the primary office use.

In accordance with House Bill 503 and the petitioner's written request dated July 1, 2013, a two-year extension was granted for this plat's findings of adequacy. The new expiration date for the findings of adequacy is February 26, 2015.

The applicant is requesting to amend the note by increasing the office use by 50,000 square feet, decreasing the commercial use by 32,000 square feet and adding 5,000 square feet of bank use. The requested note would read as follows:

This plat is restricted to 140,000 square feet of office use, 5,000 square feet of commercial use and 5,000 square feet of bank use. Banks are not permitted within the office use, and stand-alone banks and/or drive-thru bank facilities are not permitted within the commercial use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Any commercial uses located within the northern 8.67 acres of this plat (designated "Office Park" on the effective Land Use Plan) are further restricted to either restaurants or personal services which are accessory to the primary office use.

A companion request to amend the non-vehicular access line (NVAL) along the north side of Griffin Road (SR 818) adjacent to the plat by removing an outbound left turn restriction at a 60-foot opening and by reducing the length of the NVAL extension on the east and west sides of an ingress/egress easement at this opening by 30 feet is also scheduled for County Commission action on April 8, 2014.

This request was evaluated by the Reviewing Agencies.

The attached memorandum from the Broward County Planning Council indicates that the effective Land Use Plan designates the area covered by this plat for the uses permitted in the "Commercial" (i.e., the southern 0.91 acres) and "Office Park" (i.e., the

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northern 8.67 acres) land use categories and that the proposed office, commercial and bank uses are in compliance with the effective Land Use Plan.

The applicant is advised by the Florida Department of Transportation (FDOT) that the driveway location adjacent to Griffin Road (SR 818) must continue to conform to the attached FDOT pre-application approval letter dated September 5, 2013.

The Service Development staff of the Transit Division notes that this plat is currently serviced on Griffin Road by BCT Route #6.

The Aviation Department has indicated that the property is located within 20,000 feet of Fort Lauderdale-Hollywood International Airport. Any proposed construction or the use of construction cranes must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web page at: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

The attached comments from the Historical Commission staff indicate that, although no previously recorded archaeological or historic cultural resource sites have been recorded within this plat, it is located within the Ravenswood Archaeological Zone, which is considered archaeologically sensitive as a prominent prehistoric landscape feature adjacent to freshwater resources (*Archaeological Survey of Southeast Broward County, 1993*). Based on this, **the Historical Commission staff suggests that the applicant perform a Phase I Cultural Resource Assessment Survey, either prior to or in conjunction with the development of the project, to identify and record cultural resources that may be adversely affected by the proposed development.** It should be noted that the archaeological survey is not a requirement of the Land Development Code because the plat is not designated as a Cultural Resource Local Area of Particular Concern within the Broward County Land Use Plan.

In the event that any unanticipated archaeological features or artifacts are discovered, the Historical Commission must be notified within 24 hours. If any unmarked human burial remains are discovered, then work in the vicinity of the burial find must halt immediately, until a determination can be made pursuant to FS Chapter 872, by either the state archaeologist or the county medical examiner, regarding the disposition of the remains. In addition, pursuant to Section 5-305, Ordinance No. 92-38 entitled "Protection and Preservation of Archaeological Sites Discovered During the Development Process," in the event that future artifacts are uncovered during development activities, said activities shall be discontinued in the immediate vicinity of the discovery site and the procedures set forth in the aforementioned ordinance shall be initiated. For additional information, contact County Archaeologist Matthew De Felice at 954-357-5506 or mdefelice@broward.org.

The Natural Resources Planning and Management Division has reviewed this request and at this time, this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Environmental Review Report, coordinated by the Planning and Redevelopment Division, is attached.

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The Water and Wastewater Engineering Division has advised that this project is within the Broward County Water and Wastewater Services (BCWWS) jurisdictional (service) area, treated by the City of Hollywood. A BCWWS Utility Connection Permit will be required before water/wastewater construction can begin. Please visit www.broward.org/WaterServices/Pages/LandDevelopment.aspx for additional information. The configurations of water/wastewater facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit.

The attached Resolution (No. 2013-146) from the City of Dania Beach indicates municipal approval of this request.

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, this request represents a decrease of 79 pm peak hour trips. The plat is located within the Southeast Transportation Concurrency Management District and meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Broward County Land Development Code.

No impact or concurrency fees have been paid for this plat. The plat is subject to transportation concurrency fees which will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. These fees shall be based on the gross square footage of any building(s) as defined in the ordinance.

Staff recommends **APPROVAL** of this request provided the applicant accomplishes the following:

- 1) Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **April 8, 2015**.

The note amendment must include language stating that any structure within this plat must comply with Section IV D.1.f., Development Review requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

The amended note must also include language stating the following:

- A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **February 26, 2015**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or

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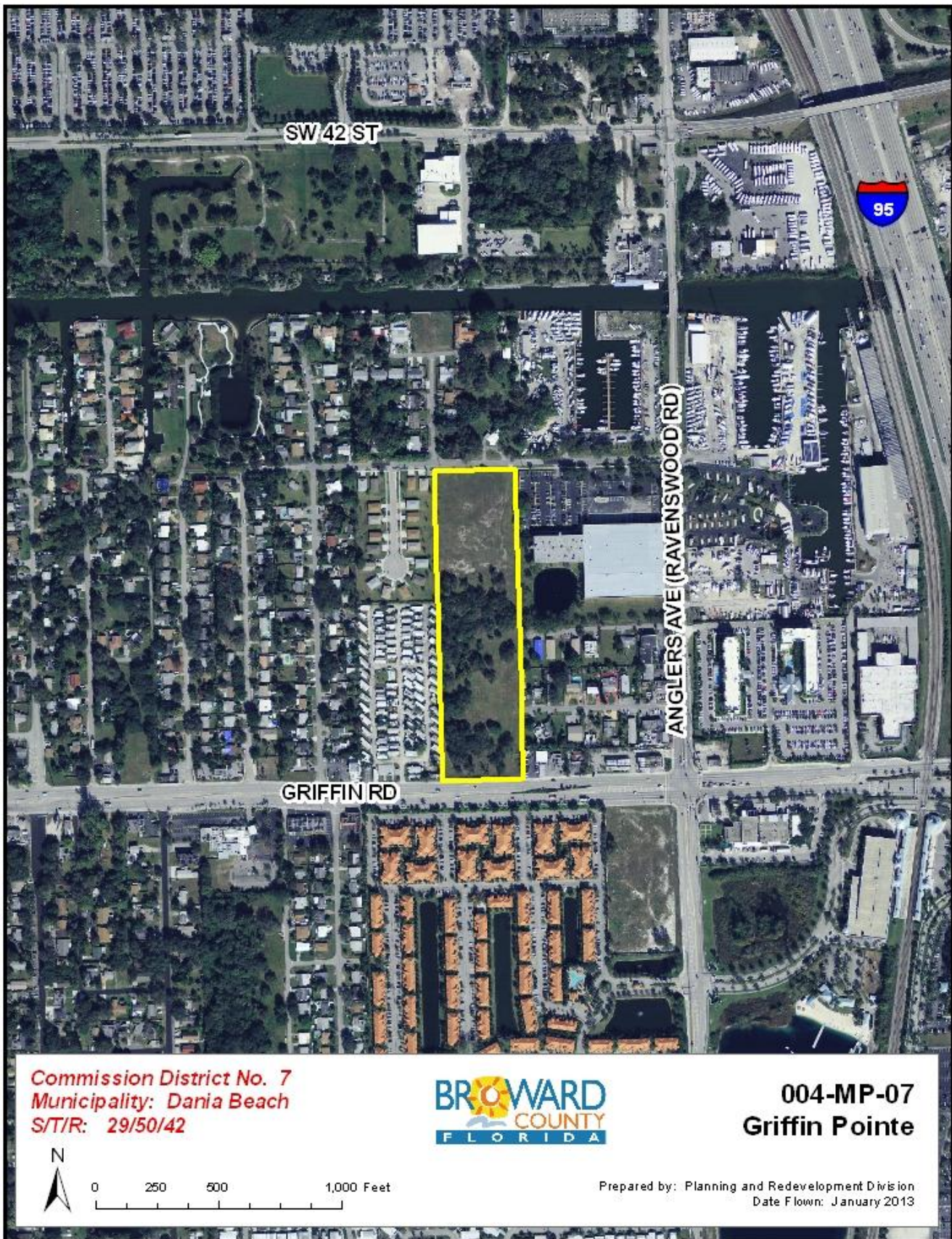
- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **February 26, 2015**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

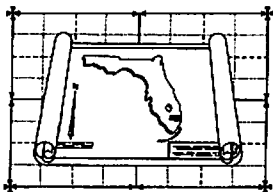
In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

Finally, the applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SMH

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BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

TO: Henry A. Sniezek, Director
Planning and Redevelopment Division
Broward County Environmental Protection and Growth Management Department

FROM: Barbara Blake Boy, Executive Director *BBB*

RE: Delegation Request for Griffin Pointe
(004-MP-07) City of Dania Beach

DATE: February 26, 2014

RECEIVED
FEB 28 2014
BY: *PRD*

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat. The proposal is to change the restrictive note on the plat as follows:

FROM: This plat is restricted to 90,000 square feet of office and 37,000 square feet of commercial use. Any commercial uses located within the northern 8.67 acres of this plat (designated "Office Park" on the effective Land Use Plan) are further restricted to either restaurants or personal services which are accessory to the primary office uses.

TO: This plat is restricted to 140,000 square feet of office use, 5,000 square feet of bank use and 5,000 square feet of commercial use. Any commercial uses located within the northern 8.67 acres of this plat (designated "Office Park" on the effective Land Use Plan) are further restricted to either restaurants or personal services which are accessory to the primary office uses.

The Future Land Use Element of the City of Dania Beach Comprehensive Plan is the effective land use plan for the City of Dania Beach. That plan designates the area covered by this plat for the uses permitted in the "Commercial" (i.e., the southern 0.91 acres) and "Office Park" (i.e., the northern 8.67 acres) land use categories. This parcel is generally located on the north side of Griffin Road, between Ravenswood Road and Southwest 24 Avenue.

The proposed office, bank and commercial uses are in compliance with the permitted uses of the effective land use plan.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:MEG

cc: Robert Baldwin, City Manager
City of Dania Beach

Marc LaFerrier, AICP, Director, Community Development Department
City of Dania Beach



Our Best.
Nothing Less.

LIBRARIES DIVISION • Historical Commission

301 Harmon (S.W. 13th) Avenue • Fort Lauderdale, Florida 33312 • 954-357-5553 • FAX 954-357-5522

February 24, 2014

Susanne Henderson

Broward County Development and Environmental Regulation Division
One North University Drive, Building A
Plantation, Florida 33324

**Re: Broward County Historical Commission Review
Griffin Pointe, Plat No. 004-MP-07**

Dear Ms. Henderson:

I have had an opportunity to review materials relative to **Griffin Pointe, Plat No. 004-MP-07**.

A review of materials including archival documents, maps, the Broward County Land Use Plan and the Florida master Site File (FMSF) indicate that the proposed plat amendment contains no previously recorded archaeological or historic cultural resource sites; however, the plat is located within the Ravenswood Archaeological Zone. Described as a "natural ridge feature extending east-west", the Ravenswood Archaeological Zone is considered archaeological sensitive as a prominent prehistoric landscape feature adjacent to freshwater resources (*Archaeological Survey of Southeast Broward County, 1993* – on file at the BCHC).

The Broward County Historical Commission requests a Cultural Resource Assessment Survey (CRAS), also known as a phase I survey in coordination with the proposed plat amendment and site planning procedure. The purpose of the study shall be to locate, identify and evaluate cultural resources present in the proposed project area. Evaluations are in terms of eligibility for inclusion on the National Register of Historic Places and/or local historic listing. The survey should address the effect of the proposed project on the identified archaeological and historic resources in order to be considered complete. Survey shall be conducted by conducted by a qualified professional per *36 CFR part 61 (as amended)* and conform to the Florida Division of Historical Resources, Cultural Resource Management Standards such work.

The results of the survey should be forwarded to the Broward County Historical Commission in order to complete the reviewing process for this proposed project and its impacts. The results of the analysis will determine if significant resources would be disturbed by the project activities. In addition, if significant resources are located, the data described in the report(s) and the consultant's conclusions will assist this office in determining measures that must be taken to avoid, minimize, or mitigate adverse impacts to the archaeological and historic resources eligible for local and/or National Register listing.

In the event that archaeological features or artifacts are discovered during the course of the survey, the Historical Commission *shall* be notified within twenty four (24) hours of the discovery and the discovery shall be reported pursuant to Broward County Code Ordinance 92-38. . A final survey report shall be completed and submitted to the Broward County Historical Commission for review and comment.

If, in the event, any unmarked human burial remains are discovered, then work in the vicinity of the burial find is to halt immediately until a determination can be made, in accordance with Florida State Statutes, Chapter 872, by either the state archaeologist or the county medical examiner as to jurisdiction, custody, and disposition of the remains. Should this occur, this office is to be contacted immediately to facilitate the coordination of the find.

If you have any questions regarding these comments or would like additional information please contact me at the Broward County Historical Commission by telephone: (954) 357-5506, or email: mdefelice@broward.org.

Sincerely,
Matthew DeFelice, County Archaeologist

Ec: Laura Connors, Associate Director, Libraries Division
 Peggy Davis, Manager, Libraries Division, Historical Commission
 David Baber, Historic Preservation Coordinator, Libraries Division

ENVIRONMENTAL REVIEW AND COMMENTS REPORT TO THE PLANNING AND REDEVELOPMENT DIRECTOR

Application: Delegation Request (To amend the note to reduce 32,000 square feet of commercial use, to add 5,000 square feet of bank use, and to add 50,000 square feet of office use.)
File Number: 004-MP-07
Project Name: Griffin Pointe
Comments Due: February 28, 2014
Development Type: Commercial (5,000 Square Feet and 5,000 Square Feet of Bank Use) and Office (140,000 Square Feet)

The Planning and Redevelopment Division of the Broward County Environmental Protection and Growth Management Department (EPGMD) has coordinated with other Divisions in this Department along with the County Health Department to provide the following comments on the above referenced plat:

Surface Water Management

This plat is located in the City of Dania Beach and is under the jurisdiction of the Environmental Engineering and Licensing Section of the Broward County Environmental Licensing and Building Permitting Division. Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. The surface water management licensing requirements of the Environmental Engineering and Licensing Section must be met prior to any construction.

Potable Water Review

This plat is served by the Hollywood Water Treatment Plant via BCWWS 3A. The treatment plant's design capacity is 55.50 MGD and the maximum daily flow is 28.50 MGD. According to the Broward County Health Department, there is sufficient available water treatment plant capacity to serve the proposed uses on this plat at this point in time.

Wastewater Review

This property is located in a Broward County wastewater utility area, District 3A.

Wastewater Treatment Plant:	Hollywood
Flow Data:	As of 12/13
EPGMD Licensed Capacity	55.5000 MGD
12 Month Average Flow:	39.0600 MGD
Existing Flow Reserved by Building Permit:	1.3200 MGD
Total Committed Flow:	40.3800 MGD
Estimated Project Flow:	0.0290 MGD

The applicant is advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station.

Natural Resources Preservation

This plat is not located in a wellfield zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into the Broward County Code of Ordinances, Chapter 27, Article XIII.

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Review of available information indicates that, at this time, there are no wetlands within the boundaries of this plat, therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, such as lake or canal excavation regulated under Article XI of the Natural Resource Protection Code, may require a license. The Applicant is encouraged to contact the Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division at 954-519-1483 at the earliest time to determine if, and what type of, a license may be required prior to undertaking any surface disturbing activities.

The Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of south Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Aquatic and Wetland Resources Section.

Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Dania Beach if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.

This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Protected Natural Lands Inventory may be accessed at:

<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>.

Additional Comments Addressing Certain Environmental Protection Actions Needing to be Taken to Implement the Project

1. A Storage Tank License may be required if there will be fuel storage associated with either an emergency generator system or a service station. Contact the Pollution Prevention, Remediation and Air Quality Division at 954-519-1260 for specific license requirements.
2. Any discharges to ground or surface waters, excluding stormwater, will require review and approval from the Environmental Engineering and Licensing Section of the Environmental Licensing and Building Permitting Division prior to discharge.
3. An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division at 954-519-1483 for specific license requirements.

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4. The subject plat is in the vicinity of known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Pollution Prevention, Remediation and Air Quality Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Pollution Prevention, Remediation and Air Quality Division must approve any dewatering activities at the subject location.
5. Wastewater receiving lift stations and force mains are critical components to the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. Contact the Environmental Engineering and Licensing Section of the Environmental Licensing and Building Permitting Division at 954-519-1483.

Be advised that approval of a delegation request does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of Building Permit approval. Connections to such systems are approved by the Environmental Licensing and Building Permitting Division as a prerequisite to, and just prior to, approval of Building Permits by the appropriate Building Department for any structures that are to be built on the platted site. These comments do not indicate a waiver or approval of any license or permit that is, or may be, required for any aspect of the project.

RESOLUTION NO. 2013-146

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-40-13), VARIANCE (VA-41-13) AND DELEGATION REQUEST (DR-42-13) TO AMEND THE NON-VEHICULAR ACCESS LINE AND CHANGE THE RESTRICTIVE NOTE ON THE PLAT KNOWN AS "GRIFFIN POINTE" SUBMITTED BY JOHN C. HALLIDAY III ON BEHALF OF GRIFFIN POINTE PARTNERS, LLP, FOR PROPERTY LOCATED AT 2301 GRIFFIN ROAD IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 28, Part 6 of the Dania Beach Land Development Code ("LDC"), Article 635, entitled "Development Review Procedures and Requirements", states that site plan approval is required as a condition to the issuance of a building permit; and

WHEREAS, John C. Halliday III, on behalf of Griffin Pointe Partners, LLP (the "Applicant") is requesting site plan approval to allow the construction of three (3) buildings totaling approximately 142,138 square feet to be located at 2301 Griffin Road in the City of Dania Beach; and

WHEREAS, Chapter 28, Part 6 of the LDC, Article 625, entitled "Variances", states that variances may be approved by the City Commission at the time of site plan approval; and

WHEREAS, the Applicant is requesting a variance to allow a building height of five (5) stories/75 feet, where City Code limits building height to three (3) stories/40 feet, per Section 205-10 of the LDC; and

WHEREAS, Chapter 28, Part 6, of the LDC, Article 640, entitled "Plats," states that a plat may be amended by the City Commission; and

WHEREAS, the Applicant has applied for a delegation request to change the restrictive note on the existing Plat known as the "Griffin Pointe" plat as follows:

★ DR-57-12 – Plat Note Amendment

Replace Existing Language on Note, in part, from:

This plat is restricted to 90,000 square feet of Office and 37,000 square feet of Commercial use.

To Proposed Language, in part, on Note:

This plat is restricted to 140,000 square feet of Office; 5,000 square feet of Commercial use and 5,000 square feet of Bank use with three drive-through lanes for such Bank; and

X **WHEREAS**, the Applicant has applied for an amendment to the Non-Vehicular Access Line shown on the plat as shown in Exhibit "B"; and

WHEREAS, Broward County requires that the City Commission of the City of Dania Beach concur with this revision prior to a review by the Broward County Commission; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Article 610 of the LDC;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That those certain applications:

1. (SP-40-13) for site plan approval, and
2. (VA-41-13) for variance approval, and
3. (DR-42-13) delegation request approval, copies of which are attached as composite Exhibit "C", and are made a part of and incorporated into this Resolution by this reference, are approved with the following conditions:

1. **SIGNS:** provide copy of master sign program for staff approval, per Section 505-200. 2nd time requested (Community Development).

2. Project requires FAA/BCAD approval. 2nd time requested (Community Development).

3. **WILDLIFE PROTECTION:** Identify how Article 250 is being implemented. 2nd time requested (Community Development).

4. The proposed parking ratio of 1:75 for restaurant indicates a take-out restaurant is proposed. Please identify 'take-out restaurant' on site plan. (Community Development).

5. There is a discrepancy between the Fire Protection Water Supply Design application for approval and the signed/sealed Fire Flow Calculations from Killingsworth Engineering Co. with regards to the construction type and the water flow demand for the largest demand. These need to match (Fire Marshal).

6. The hydrant flow test that was submitted is missing the date for the 24 hour recoding of the pressure fluctuations. Please provide (Fire Marshal).

7. PROVIDE DETAILS FOR PROPERTY ADDRESS TO INCLUDE SIZE, LOCATION AND INDICATE THAT THE COLORS OF THE NUMBERING SHALL CONTRAST WITH BACKGROUND. Second time requested (Fire Marshal).

8. KNOX BOX, KNOX KEY SWITCHES, IKNOX PAD LOCKS Access boxes for access to the structure, Key switches for electronic locking mechanisms or padlocks or both, for manual gates are required. Contact the B.S.O. Fire Marshal's Office (Dania Beach District) to obtain an application. 954-342-4262. THESE ARE REQUIRED FOR THE BUILDINGS. Second time requested (Fire Marshal).

9. "NO PARKING" SIGNAGE IS REQUIRED IN ADDITION TO THE PAINTED CURBS FOR FIRE LANES, FIRE DEPARTMENT ACCESS ROADS AND IN FRONT OF FIRE DEPARTMENT CONNECTIONS IN ACCORDANCE WITH THE REQUIREMENTS BELOW. Second time requested.

- a. All pavement markings shall be of thermoplastic paint.
- b. Demonstrate that these areas are to be marked with freestanding signs with the wording, "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT", or similar wording.
- c. Such signs shall be 12 inches by 18 inches with a white background and red letters.
- d. These signs shall be a maximum of seven feet in height from the roadway to the bottom of the sign.
- e. These signs shall be within sight of the traffic flow and be a maximum of 60 feet apart [I : I 8.2.3.51 (Fire Marshal).

10. ADDITIONAL "NO PARKING" AREAS ARE REQUIRED AS DETERMINED BY THE FIRE MARSHAL'S OFFICE (Fire Marshal).

11. PROVIDE A COPY OF THE COMPLETE SET OF APPROVED PLANS IN PDF FORMAT ON CD-ROM DISC (Fire Marshal).

12. DEMONSTRATE FIRE DEPARTMENT ACCESS ROUTES DURING THE CONSTRUCTION PHASE (At Permit) (Fire Marshal).

13. DEVELOP A FIRE SAFETY AND PREVENTION PROGRAM IN ACCORDANCE WITH REQUIREMENTS OF NFPA 241 (2004 ED.), CHAPTER 7 FOR THE CONSTRUCTION SITE DURING THE CONSTRUCTION PHASE (At Permit) (Fire Marshal).

Section 2. That based upon the criteria set forth in Section 635 of the Dania Beach Land Development Code, all site plan approvals shall automatically expire and become null and void unless the applicant files a complete building permit application with construction drawings for all improvements shown on the site plan, within eighteen (18) months from the date of this Resolution.


Section 3. That the City of Dania Beach approves the proposed revision which amends the current non-vehicular access line and changes the restrictive note on the Plat to allow Office, Commercial and Bank use on the "Griffin Pointe" plat, as recorded in Plat Book 178, Page 19-20 of the public records of Broward County.


Section 4. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 5. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

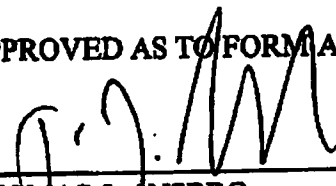
PASSED AND ADOPTED November 26, 2013.

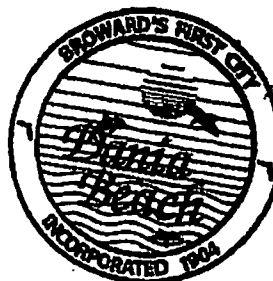
ATTEST:


LOUISE STILSON, CMC
CITY CLERK


WALTER B. DUKE, III
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:


THOMAS J. ANSBRO
CITY ATTORNEY



Planning and Redevelopment Division
Environmental Protection and Growth Management Department
Board of County Commissioners, Broward County, Florida
Application to Amend or Revise Level of Approved Development

INSTRUCTIONS

This form is used to apply for amendments or revisions to the current level of development previously approved. 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 required documentation attached. Please type this application or print legibly in black ink.

PROJECT INFORMATION

Plat Name <u>GRIFFIN POINTE</u>	
Plat Number <u>004-MP-07</u>	Plat Book - Page <u>178-19</u> (If recorded)
Owner/Applicant <u>GRIFFIN POINE PARTNERS LLLP</u>	Phone <u>(954) 767-0700</u>
Address <u>1800 S.E. 10th AVENUE, #300</u>	City <u>Fort Lauderdale</u> State <u>FL</u> Zip Code <u>33316</u>
Owner's E-mail Address <u>JHALLIDAY@HALLIDAYGROUP.COM</u>	Fax # <u>NONE</u>
Agent <u>McLAUGHLIN ENGINEERING COMPANY</u>	Phone <u>(954) 763-7611</u>
Contact Person <u>James McLaughlin</u>	
Address <u>400 N.E. 3rd Avenue</u>	City <u>Fort Lauderdale</u> State <u>FL</u> Zip Code <u>33301</u>
Agent's E-mail Address <u>MECO400@AOL.COM</u>	Fax # <u>(954) 763-7611</u>

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary)

Current note for entire plat _____

SEE ATTACHED

Proposed note for entire plat _____

SEE ATTACHED

PLEASE ANSWER THE FOLLOWING QUESTIONS

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?

☐ Yes ☐ No ☒ Don't Know

If YES, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

Does the note change represent a change in Trips? ☒ Increase ☐ Decrease ☐ No Change
Does the note represent a major change in Land Use? ☐ Yes ☒ No

If there is a question as to whether the note amendment represents a change in Trips, or whether it is considered a major change in Land Use, please consult with Planning and Redevelopment Division (PRD) staff.

Estimate or state the total number of on-site parking spaces to be provided SPACES 500

Number of seats for any proposed restaurant or public assembly facility including places of worship. SEATS N/A

Number of students for a day care center or school. STUDENTS N/A

Will project be served by an approved potable water plant? If YES, state name and address. ☒ Yes ☐ No

Will project be served by an approved sewage treatment plant? If YES, state name and address. ☒ Yes ☐ No

Are on-site wells for potable water currently in use or proposed? ☐ Yes ☒ No
If YES, see reverse side of this form for additional required documentation.

Are septic tanks currently in use or proposed? ☐ Yes ☒ No
If YES, see reverse side of this form for additional required documentation.

Reasons for this request. (Attach additional sheet if necessary)

To increase the amount of Office use and decrease the amount of Commercial and to include a Bank to make better use of the properties configuration.

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

Proposed industrial plat notes which abut residential land use plan categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width 100 feet or less must submit written documentation from the municipality stating how the city will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories plus Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Redevelopment staff if you have any questions.

REQUIRED DOCUMENTATION-All copies of plats, site plans, surveys or drawings must be folded to a size approximately 9" X 12"

For major changes in Land Use and/or increases in DENSITY or INTENSITY which may include Trips, Students, Square Footage, and Number of Dwelling Units, the following must be submitted:

- Twenty-two (22) folded copies of the plat.
- Letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- A current letter is required from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property if on-site wells for potable water and/or septic tanks that are currently in use or proposed.
- A check made payable to the Broward County Board of County Commissioners for the application fees. Please consult the Development Permit Application Fee Schedule.
- A signed and sealed sketch and legal description for any new parcel or tract created by the application.

For decreases in Trips, no changes in Trips, or no major change in Land Use; the following items must be submitted:

- Six (6) folded copies of the plat.
- Letter of approval from the applicable municipality specifically stating the precise note language.
- A check made payable to the Broward County Board of County Commissioners for the application fees. Please consult the Development Permit Application Fee Schedule.

School Concurrency Submission Requirements

- **RESIDENTIAL APPLICATIONS ONLY:** Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board.

REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No? If "Yes," you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

LAND USE	Gross Building sq. ft. or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?
VACANT					

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

OWNER/AGENT CERTIFICATION

State of Florida _____

County of Broward _____

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

Signature of owner/agent J.M. McLaughlin Jr.


Sworn and subscribed to before me this 4th day of December, 2013

by James M. McLaughlin Jr. ☒ He/she is personally known to me or

☐ Has presented _____

Signature of Notary Public Diana L. Donahoe

Type or Print Name Diana Donahoe



FOR PLANNING AND REDEVELOPMENT DIVISION USE ONLY

Time 3:30 Application Date 12/04/13 Acceptance Date 02/05/14

Comments Due 02/28/14 C.C. Mtg. Date 04/08/14 Fee \$ 1713

☒ Plats ☒ Survey ☒ Site Plan ☒ City Letter RESO ☐ Agreements

Other Attachments (Describe) FDOT Variance letter

Title of Request amend note

Distribute to: ☒ Full Review ☐ Planning Council ☐ School Board ☐ Land Use & Permitting

☐ Health Department (on septic tanks and/or wells) ☐ Zoning Code Services (unincorporated area only)

☐ Planning & Redevelopment (unincorporated area only) ☒ Other FDOT

Other _____

Adjacent City none Received by S. Henderson

(Application to amend the NVAL on plat also scheduled for 04/08/14)

Griffin Pointe

Current Note:

This plat is restricted to 90,000 square feet of office and 37,000 square feet of commercial use. Banks are not permitted within the office use and stand-alone banks and/or drive thru bank facilities are not permitted within the commercial use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Any commercial uses located within the northern 8.67 acres of this plat (designated "Office Park" on the effective Land Use Plan) are further restricted to either restaurants or personal services which are accessory to the primary office uses.

Proposed Note:

This plat restricted is 140,000 square feet of office use, 5,000 square feet of bank use and 5,000 square feet of commercial use. Freestanding banks or banks with drive-thru facilities are not permitted within the office and commercial uses and commercial/retail uses are not permitted within the office use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Any commercial uses located within the northern 8.67 acres of this plat (designated "Office Park" on the effective Land Use Plan) are further restricted to either restaurants or personal services which are accessory to the primary office uses.