

STAFF REPORT  
Griffin Pointe  
004-MP-07

A request to amend the platted non-vehicular access line 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).

A companion request to amend the note on the plat 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 is also scheduled for County Commission action on April 8, 2014.

The plat was approved with a 60-foot opening in the non-vehicular access line (NVAL) on the north side of Griffin Road (SR 818), adjacent to the west plat limits, and turn-restricted to "Outbound Lefts Prohibited." The NVAL extends for a minimum of 100 feet along both sides of a platted 60-foot by 125-foot ingress/egress easement at the 60-foot opening. The applicant is requesting to remove the turn restriction at this opening and to reduce the length of the NVAL extension on the east and west sides of the ingress/egress easement by 30 feet. According to the applicant, this request conforms to the submitted site plan for Air Port Corporate Park.

The attached Resolution (No. 2013-146) from the City of Dania Beach and letter from the Florida Department of Transportation indicate approval of this request.

Staff has reviewed this request and recommends approval, subject to compliance with the conditions contained in the attached memorandum from the Highway Construction and Engineering Division and Transit Division. In addition, this approval is subject to the Board authorizing 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*



Public Works Department

**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

M E M O R A N D U M

DATE: February 27, 2014

TO: Henry Sniezek, Director  
Planning and Redevelopment Division

FROM: David Huizenga, Engineer III  
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner  
Transportation Department, Transit Division

SUBJECT: Delegation Request: Amendment to Non-Vehicular Access Line  
GRIFFIN POINTE (004-MP-07)

The Highway Construction and Engineering Division and the Transit Division have reviewed the request to amend the non-vehicular access line (NVAL) along Griffin Road adjacent the plat, and staff recommends **APPROVAL** of the proposed NVAL amendment subject to the following:

NON-VEHICULAR ACCESS LINE AMENDMENT AGREEMENT

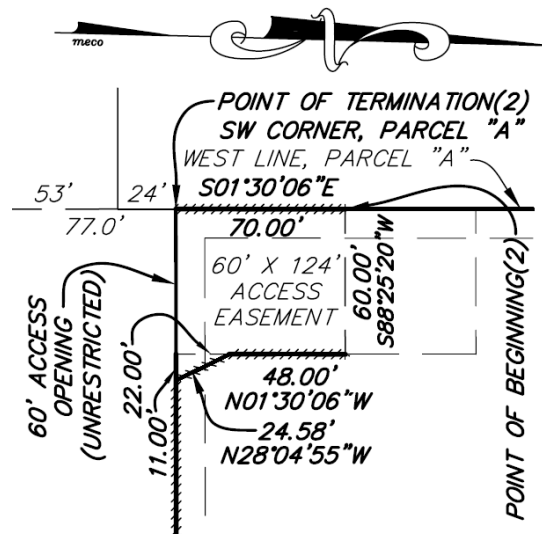
- 1) The property owners of Parcel A (Folio Number 504229530010) must fully execute the Amendment to Non-Vehicular Access Lines Agreement (CAF #457) and submit it to the Highway Construction and Engineering Division for review and approval.
- 2) The applicant must prepare the legal descriptions for the Exhibits to the NVAL Amendment Agreement according to the details outlined in this report.
- 3) An Opinion of Title from an attorney or a Title Certificate from a title company must be submitted with the NVAL Amendment Agreement and must include the following information:
  - A) Same legal description as the affected portion of the recorded plat.
  - B) Record owner(s) name(s).
  - C) Mortgage holder(s) name(s). If none, it should so state.
  - D) Date through which records were searched (within 30 days of submittal).
  - E) Original signature and/or seal.

## Continued

- 4) For properties held by partnerships or trusts, the applicant must submit copies of the partnership or trust documents, or an opinion from an attorney familiar with the partnership or trust listing the partner(s) or trustee(s) who may execute agreements and deeds.

## NON-VEHICULAR ACCESS LINE REQUIREMENTS

- 5) Exhibit "C" to the NVAL Amendment Agreement shall describe and illustrate a new non-vehicular access line along Griffin Road adjacent to the plat except at a 60- to 71-foot wide opening at the west plat limits. The new NVAL will extend north along both sides of the platted access easement (including an irregular corner cord on the east side) for 70 feet as illustrated below:



## REQUIRED IMPROVEMENTS AND PLAN SUBMITTAL (Pre-construction and Security Release Requirements)

- 6) This property is subject to an Agreement for Required Improvements that is recorded in Official Records Book 45599, Page 11, B.C.R. The Improvement Agreement requires the construction of a right turn lane, pavement markings and signs and sidewalks prior to the issuance of any Certificates of Occupancy.
- 7) Section 1(b) of the Improvement Agreement requires the submittal of construction plans for the required improvements to the County prior to construction. The construction plans (including pavement marking and signing plans) should be submitted to the Highway Construction and Engineering Division for review and approval. Pavement marking and signing shall be provided for all improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without a field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.

Continued

- 8) Communication Conduit/Interconnect plans (3 sets and a cost estimate) shall be submitted to the Traffic Engineering Division. Any easements necessary for the relocation and maintenance of the conduit must be provided and shown on the submitted plans. No security shall be released without a field inspection and final approval of all materials, installations and locations by the Traffic Engineering Division.

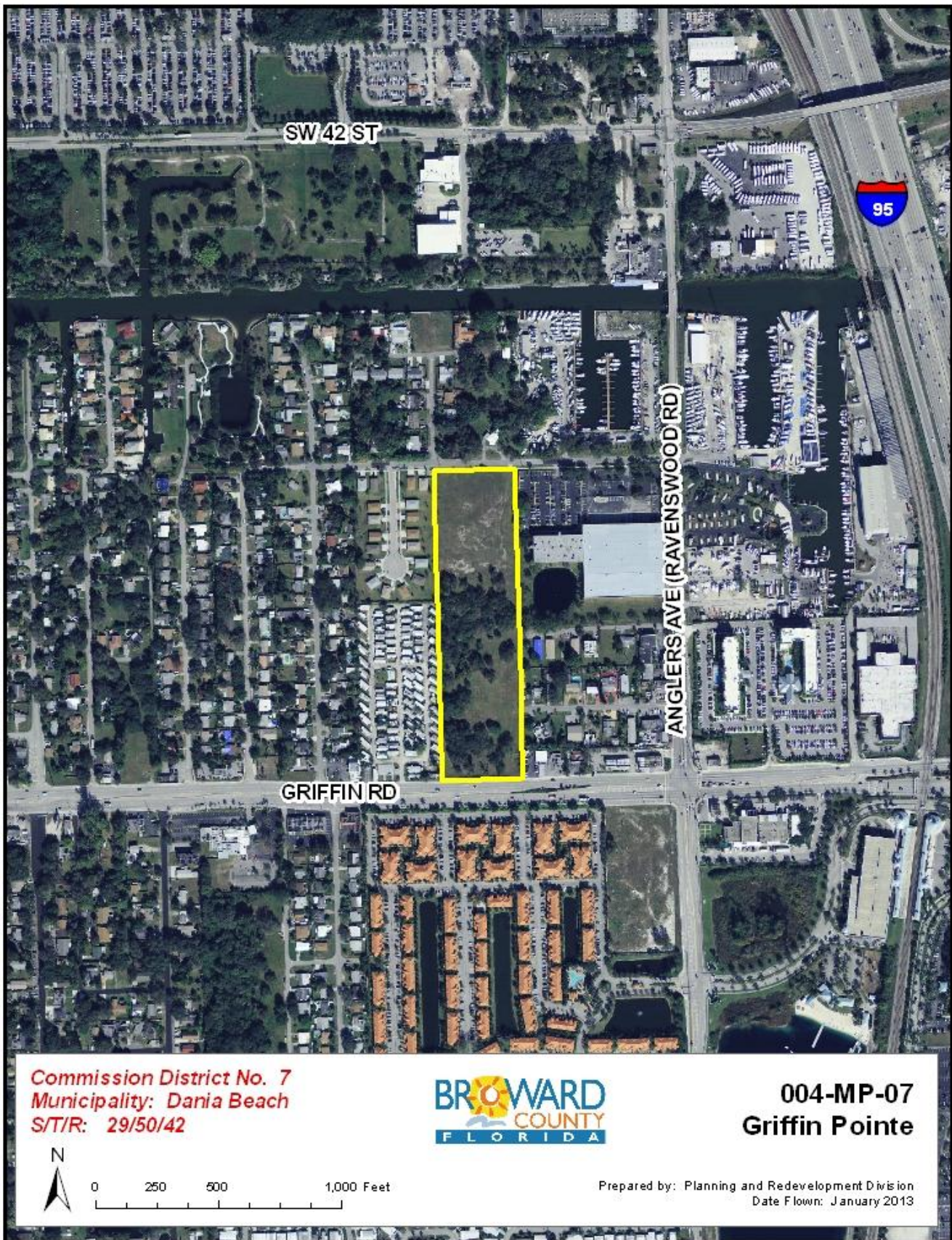
GENERAL REQUIREMENTS

- 9) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this delegation request may be modified for minor technical conflicts which are identified by details included in the submitted construction plans.
- 10) Standard forms are available for downloading from the Highway Construction and Engineering Division's web page.
- 11) The Service Development staff from the Transit Division notes that this plat is served by BC Transit Route 6 on Griffin Road.
- 12) The developer shall prepare and deliver all required documents, securities, deeds, easements, and agreement(s) within 18 months of approval of this delegation request. **Failure to complete this process within the 18 month time frame shall render the approval of this delegation request null and void.**

dhh



Continued



**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. 2<sup>nd</sup> time requested (Community Development).

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

3. **WILDLIFE PROTECTION:** Identify how Article 250 is being implemented. 2<sup>nd</sup> 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, KNOX 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.

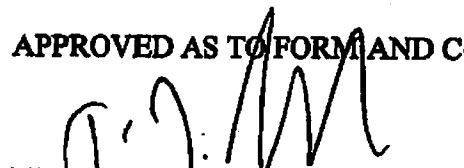
**PASSED AND ADOPTED** November 26, 2013.

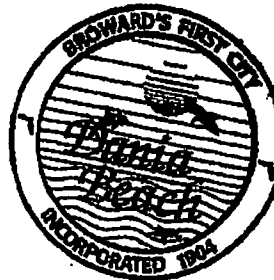
ATTEST:

  
LOUISE STILSON, CMC  
CITY CLERK

  
WALTER B. DUKE, III  
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

  
THOMAS J. ANSBRO  
CITY ATTORNEY





# McLAUGHLIN ENGINEERING COMPANY LB#285

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA  
33301 PHONE (954) 763-7611 \* FAX (954) 763-7615

EXHIBIT 1  
Page 10 of 14

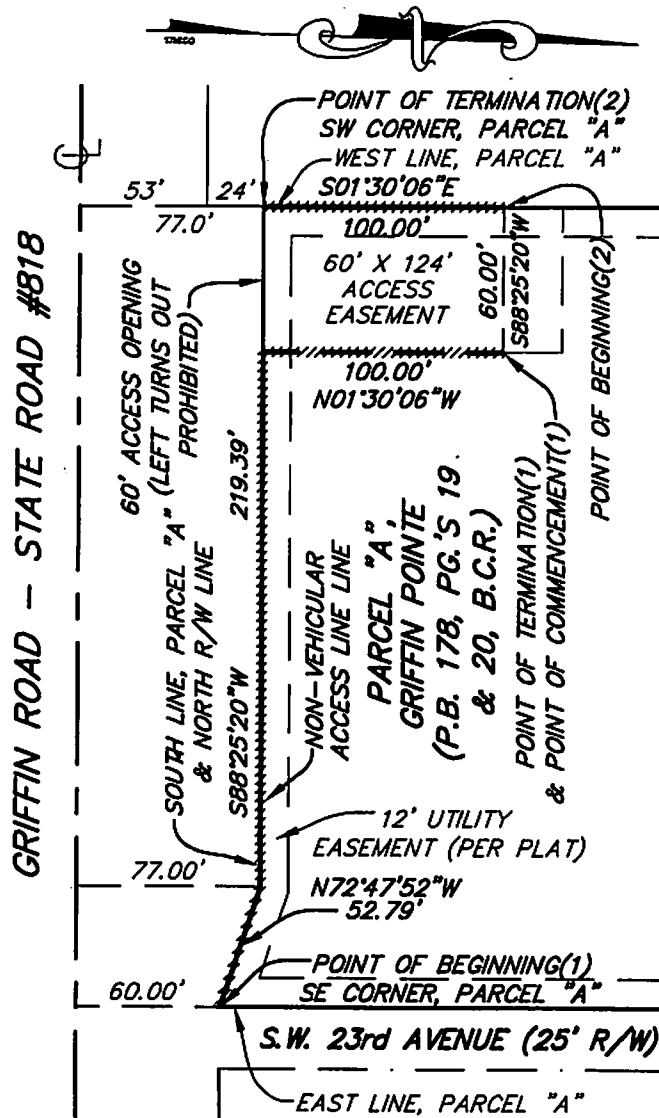
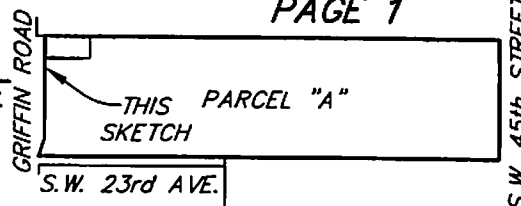
SCALE 1" = 80'

## SKETCH AND DESCRIPTION

SOUTHERLY PLATTED NON-VEHICULAR  
ACCESS LINE, PARCEL "A", GRIFFIN POINTE  
(PLAT BOOK 178, PG.'S 19 & 20, B.C.R.)

## EXHIBIT "B"

PAGE 1



## SITE LAYOUT \* NOT TO SCALE

### LEGAL DESCRIPTION:

A portion of the South line of Parcel "A" AND a portion of the East and West lines of the 60.00 foot by 124.00 foot platted Access Easement at the Southwest corner of said Parcel "A", GRIFFIN POINTE, according to the plat thereof, as recorded in Plat Book 178, Pages 19 and 20, of the public records of Broward County, Florida, more fully described as follows:

Beginning (1) at the Southeast corner of said Parcel "A", being the beginning of a Non-Vehicular Access Line, thence North 72°47'52" West, on the said South line of Parcel "A", a distance of 52.79 feet; thence South 88°25'20" West, on said South line, a distance of 219.39 feet to a point on the South edge of a 60.00 feet Access Opening (outbound left turns prohibited); thence North 01°30'06" West, on the East line of said Access Easement, a distance of 100.00 feet to the Point of Termination (1) of the herein described Non-Vehicular Access Line and the Point of Commencement (1) of a tie across said Access Easement; thence South 88°25'20" West, a distance of 60.00 feet; to the Point of Beginning (2) of the herein described Non-Vehicular Access Line, and a point on the West line of said Parcel "A"; thence South 01°30'06" East, on the said West line, a distance of 100.00 feet to the Point of Termination (2) of the said Non-Vehicular Access Line, being the West edge of the said 60.00 feet Access Opening (outbound left turns prohibited) and to the Southwest corner of said Parcel "A".

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida.

### CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 10th day of September, 2013.

McLAUGHLIN ENGINEERING COMPANY

*[Signature]*  
JERALD A. McLAUGHLIN  
Registered Land Surveyor No. 5269  
State of Florida.

### NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the refer to record plat (178/19 & 20) and assume the most South line of Parcel "A", as South 88°25'20" West.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. U-B440(NVAL)

CHECKED BY: LRCjr

C: \JMMjr\2013\UB440 NVAL



# McLAUGHLIN ENGINEERING COMPANY

LB#285

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA  
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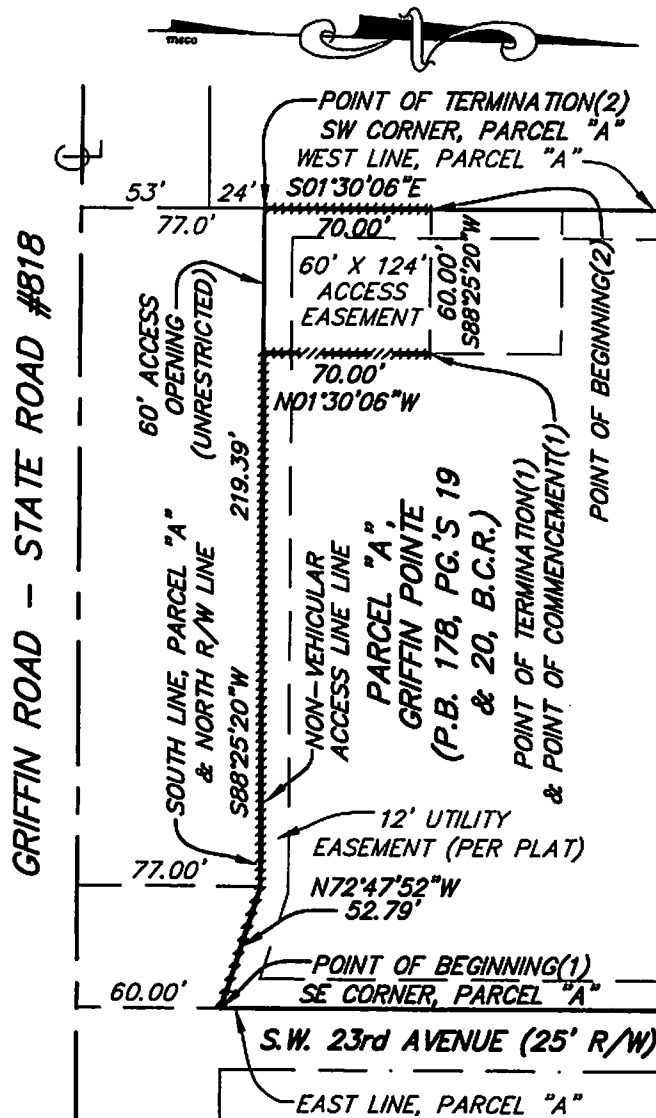
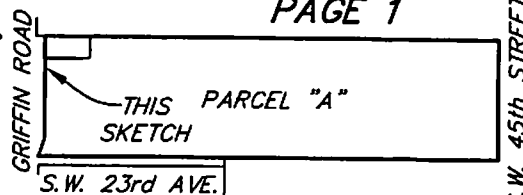
EXHIBIT 1  
Page 11 of 14

SCALE 1" = 80'

## SKETCH AND DESCRIPTION SOUTHERLY NEW NON-VEHICULAR ACCESS LINE PARCEL "A", GRIFFIN POINTE (PLAT BOOK 178, PG.'S 19 & 20, B.C.R.)

**EXHIBIT "C"**

PAGE 1



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Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida.

### CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 10th day of September, 2013.

McLAUGHLIN ENGINEERING COMPANY

*[Signature]*  
JERALD A. McLAUGHLIN  
Registered Land Surveyor No. 5269  
State of Florida.

#### NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the refer to record plat (178/19 & 20) and assume the most South line of Parcel "A", as South 88°25'20" West.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. U-8440(NVAL)

CHECKED BY: LRCjr

C: \JMMjr\2013\UB440 NVAL



## Florida Department of Transportation

RICK SCOTT  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

ANANTHI PRASAD, P.E.  
SECRETARY

September 5, 2013

Mr. Lou Campanile, Jr.  
McLaughlin Engineering Company  
400 Northeast 3<sup>rd</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mr. Campanile:

RE: September 5, 2013 Variance Committee Review for Category D Driveway  
Date of Pre-application Review: July 11, 2013  
Broward County, Urban, In the City of Dania Beach  
State Road 818, State Section 86015, Milepost 9.120, Access Class 5, Posted Speed 45 mph  
Reference Project N/A, Location: North side of Griffin Road, about 600' west of Ravenswood Road  
Site Acreage: 9.39, Proposed Land Use: Office, Commercial, Bank, Maximum Square Footage: 150,000  
office, 4000 bank use  
Applicant: Griffin Pointe Partners LLP, Property Owner: Griffin Pointe Partners LLP  
Proposed Project Name & Address: Air Port Corporate Park

Your Request: A full access (north side) located 970 feet west of Anglers Ave/Ravenswood Road at the existing full access median opening.

This request is: **Approved**

**Conditions: / Comments:**

A minimum driveway length of 80 feet, as measured from the ultimate right-of-way line of the State Road to the first conflict point, is required.

A right turn lane is required and must include bicycle lane width.

The queue length for the proposed left turn lane and any adjacent affected left turn lanes must be determined by a traffic study approved by the District Traffic Access Manager.

A cross access easement to the property to the west must be recorded with the County/City.

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- A Storm Water Pollution Prevention Plan must be submitted with the application if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP))
- If additional right-of-way is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.
- All existing driveways not approved in this letter must be fully removed and the area restored.

**Comments:**

Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. Earlier Department decisions on this request shall be voided unless expressly approved herein. If the above concept is approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system.

Please note that this letter does not guarantee permit approval. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department.

Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Redevelopment Division

**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, busbays 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 GRIFFIN POINTE  
Plat/Site Plan Number 004-MP-007 Plat Book - Page 178-19 (If recorded)  
Owner/Applicant GRIFFIN POINTE PARTNERS LLLP Phone (954) 767-0700  
Address 1800 S.E. 10th AVENUE, #300 City Fort Lauderdale State FL Zip Code 33316  
Owner's E-mail Address JHALLIDAY@HALLIDAYGROUP.COM Fax # NONE  
Agent McLAUGHLIN ENGINEERING COMPANY Phone (954) 763-7611  
Contact Person James McLaughlin  
Address 400 N.E. 3rd Avenue City Fort Lauderdale State FL Zip Code 33301  
Agent's E-mail Address MECO400@AOL.COM Fax # (954) 763-7615

**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) 1 and 2

Land Development Code citation(s) Section 5.189 b(5)

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)

This request would remove the restriction (Outbound Lefts Prohibited) at the existing 60 foot Opening at the West plat limit and reduce the length of the NVAL on the East and West sides of the existing platted 60' by 124' Access Easement from 100 feet to 70.00 feet. This request has been approved by F.D.O.T. and the City of Dania Beach.

**Please see the reverse side of this form for Required Documentation  
and Owner/Agent Certification**



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

All requests listed on the reverse side of this form must include the following:

- Letter from the applicable municipality, dated within six (6) months of this application, stating the city's position on this request.
- Six (6) folded copies of the approved, or recorded plat (a survey and site plan may be accepted for single family and duplex applications. Please consult with PER Division Staff).
- A check made payable to the Broward County Board of County Commissioners for the application fees (if applicable). Please consult the Development Permit Application Fee Schedule.

For **ROADWAY RELATED** items (1 through 5) listed under **INSTRUCTIONS** on the reverse side of this form, the following additional documents are requested:

- Six (6) folded copies of the proposed site plan which shows at a minimum the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). If the site plan has not been prepared, six (6) folded copies of a drawing which clearly illustrates the proposed change(s) may be accepted, if, in the judgement of staff, the drawing demonstrates the rationale for the request. The site plan or drawing must provide relevant dimensions and must be drawn to scale.
- A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which abut 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 the reverse side of this form, please consult with Planning & Redevelopment Division (PRD) staff for a determination of any additional required documentation.

**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.

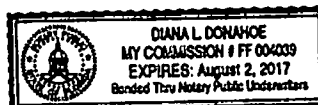
Sworn and subscribed to before me this 4th day of December, 2013

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

☐ Has presented Diana L. Donahoe as identification.

Signature of Notary Public Diana L. Donahoe

Type or Print Name Diana Donahoe



**FOR PLANNING & REDEVELOPMENT DIVISION USE ONLY**

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

Comments Due 02/28/14 C.C. Mtg. Date 04/08/14 Fee \$ 2246

Report Due \_\_\_\_\_ Adjacent City none

☒ Plats ☒ Site Plans/Drawings ☒ City Letter RESO ☒ FDOT Letter  
☐ Other (Describe) Exhibit B&C

Title of Request amend NUAL

Distribute to: ☒ Engineering ☒ Traffic Engineering ☒ Mass Transit  
☒ Other FDOT ☐ Other \_\_\_\_\_

Comments \_\_\_\_\_

Received by SMH

(Application to amend the  
note on plat also  
scheduled for 4/8/14)