

STAFF REPORT
Griffin Pointe
004-MP-07

A request to revise the note on the plat has been filed with the Planning and Development Management 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 9.4 acres. The property is located on the north side of Griffin Road (SR 818), west of Ravenswood Road, in the City of Dania Beach. The plat was recorded on August 8, 2008 (P.B. 178, PG. 19) and the Findings of Adequacy expiration date was February 26, 2013.

This plat received various extensions to satisfy the Findings of Adequacy, per the applicant's request and in accordance with House Bill 7023 (granted on December 22, 2014), and pursuant to House Bill 503 (granted on July 1, 2013). In addition Zika Virus and Hurricane Matthew Executive Orders were granted on April 18, 2017. Therefore, the **new expiration date for this plat's Findings of Adequacy is June 20, 2019.**

The current note, approved by the County Commission on October 18, 2016 (INSTR #114567942) reads as follows:

This plat is restricted to **294,000 square feet of office use**. No banks and/or commercial/retail uses are permitted 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.

The applicant is requesting to allow for 185,000 square feet of warehouse use in lieu of the office use. The proposed note language reads as follows:

This plat is restricted to **185,000 square feet of warehouse use**. Industrial buildings may have 30%-50% ancillary office or 30% ancillary commercial use per bay or single tenant building upon satisfaction of impact/concurrency fees. Freestanding banks and/or with drive-thru facilities are not permitted within the plat without approval from the Board of County Commissioners who shall review and address these uses for increased impacts.

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" land use category and that this request is in compliance with the permitted uses of the effective Land Use Plan.

The Highway Construction and Engineering Division has reviewed this application, and has no objections to this request.

The attached comments from the Florida Department of Transportation (FDOT) indicate that a pre-application approval letter is recommended for this site's access to Griffin

Road (SR 818). The applicant is advised to contact Djemcy Limage, FDOT Access Management, at 954-777-4363 or Djemcy.Limage@dot.state.fl.us.

The Aviation Department has advised that this property is within 20,000 feet of Fort Lauderdale-Hollywood International Airport. Any proposed construction on this property or use of cranes or other high-lift equipment 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: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) by the County's consulting archaeologist indicates that the proposed development is located within designated archaeological zone AZ-13 (Ravenswood Archaeological Zone) and is within close proximity to previously identified archaeological site FMSF 8BD2909 (Hobanger Site). Based on this, the consulting archaeologist has determined that this project will adversely impact this resource. However, the consulting archaeologist also notes that this plat is located within the City of Dania Beach, which is outside the jurisdictional boundaries of Broward County Historic Preservation Ordinance 2014-32. Accordingly, the archaeologist suggests that the property owner/agent contact the City of Dania Beach's Community Development Division at 954-924-6805 to seek project review for compliance with municipal historic preservation regulations.

In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

The Environmental Planning and Community Resilience 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 applicant is advised that this project is within the Broward County Water and Wastewater Services (BCWWS) jurisdictional (service) area and a BCWWS Utility Connection Permit will be required before water/wastewater construction can begin. The configurations of water/wastewater facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit. Please visit www.broward.org/WaterServices/Pages/LandDevelopment.aspx for additional information.

The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

The attached letter from the City of Dania Beach indicates no objection to this request. Further, in accordance with Section 5-182(2) of the Land Development Code, the City has addressed compatibility between the proposed warehouse use and adjacent residential use through site plan requirements such as buffers, setbacks and landscaping.

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 11 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 proposed industrial use is subject to transportation concurrency fees which will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.

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 **November 7, 2018**.

The amended note must also include language stating the following:

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.

- A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **June 20, 2019**, 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
- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **June 20, 2019**, 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.

KDL

Continued





Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Blvd.
Fort Lauderdale, FL 33309

MICHAEL DEW
SECRETARY

October 17, 2017***

***Letter revised on 10-17-2017 to update request and square footage.

Joaquin E. Vargas
Traf Tech ENGINEERING
8400 N. University Drive, Suite 309
Tamarac, Florida 33321

Dear Joaquin E. Vargas

RE: **October 10, 2017** Variance Committee Review to allow for **Category C Driveway**

Applicant/Property Owner: Griffin Pointe Partners, LLP

Broward, (Urban) City of Dania Beach State Road: 818 Section: 86015 MP: 8.950 Access Class: 05

Posted Speed: 45 mph SIS: Influence Area

Site Acreage: 10.15 Acres Proposed Land Use/Maximum Square Footage: 185,000 SF
Warehouse/Distribution Center

Project Name & Address: Stiles Development - 2281 Griffin Road, Dania Beach, FL 33312

Date of Pre-application Review: June 22, 2017

Date of Previous AMRC Meeting: July 14, 2017

Request: Right-in/left-in/right-out driveway access (directional median opening) adjacent to western property line with a right turn lane.

This request is: **Approved**

Conditions / Comments:

The existing full median opening aligned to the proposed driveway shall be modified to a directional median opening. The applicant shall be responsible for the design and construction of the median modifications.

A minimum driveway length of 70 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 space for a bicycle lane.

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

Access with a guard gate requires a minimum driveway length of 100 feet, as measured from the ultimate right-of-way line of the State Road to the first conflict point.

- 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)).

Joaquin E. Vargas – Stiles Development Access Management Review Committee Letter

October 17, 2017

- 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.

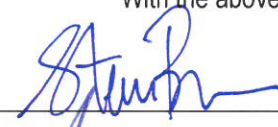


The purpose of this letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. Earlier Department decisions on this request shall be voided unless expressly approved herein. If the above concept is approved, 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.

Committee approvals and conditions which are at variance with Department rules or standards are not binding in the permitting process for more than **12 months**.

Please submit a copy of this letter with your permit application. Contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding the permit application at telephone number 954-777-4377 or e-mail: geysa.sosa@dot.state.fl.us.

For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>: Click on Statewide Permit News. Scroll down to District 4. Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

THE DISTRICT ACCESS MANAGEMENT REVIEW COMMITTEE

	With the above ruling I	Agree	Disagree	
Steven C. Braun, P.E. District Design Engineer		<input checked="" type="checkbox"/>	<input type="checkbox"/>	October 17, 2017
Mark Plass, P.E. District Traffic Operations Engineer		<input checked="" type="checkbox"/>	<input type="checkbox"/>	October 17, 2017
Morteza Alian, P.E. District Maintenance Engineer		<input checked="" type="checkbox"/>	<input type="checkbox"/>	October 17, 2017

Acknowledged by:
Cesar Martinez, P.E. 
Concept Development Supervisor

**ENVIRONMENTAL REVIEW AND COMMENTS REPORT
TO THE PLANNING AND DEVELOPMENT MANAGEMENT DIRECTOR**

Application: Delegation Request (To amend the note to replace 294,000 square feet of office use with 185,000 square feet of warehouse use.)
File Number: 004-MP-07
Project Name: Griffin Pointe
Comments Due: August 16, 2017
Development Type: Industrial (185,000 Square Feet)

The Planning and Development Management 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 project is within the Broward County water service jurisdictional (service) area, District 3A. A BCWWS Utility Connection Permit will be required before water construction can begin. Please visit the web page at www.broward.org/WaterServices/Pages/LandDevelopment.aspx for additional information. The configurations of the water facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit.

This plat will be served by Broward County's Water Treatment Plant which has a capacity of 20.000 MGD and a maximum daily flow of 4.000 MGD. According to the Health Department, there is sufficient available water treatment plant capacity to serve the proposed uses at this point in time.

Wastewater Review

This property is located in a Broward County wastewater service jurisdictional (service) area, District 3A. A BCWWS Utility Connection Permit will be required before wastewater construction can begin. For additional information, please visit the web page at www.broward.org/WaterServices/Pages/LandDevelopment.aspx. The configurations of the wastewater facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit.

Wastewater Treatment Plant:	Hollywood
Flow Data:	As of 7/17
EPGMD Licensed Capacity	55.5000 MGD
12 Month Average Flow:	34.5800 MGD
Existing Flow Reserved by Building Permit:	1.6900 MGD
Total Committed Flow:	36.2700 MGD
Estimated Project Flow:	0.0185 MGD

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In accordance with Section 5-182(g) of the Broward County Land Development Code, to date the existing wastewater treatment and disposal facility has sufficient plant capacity to provide for the wastewater treatment and disposal needs of the development proposed by this application.

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. 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. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. Contact the Environmental Engineering and Licensing Section of the Environmental Licensing and Building Permitting Division at 954-519-1483.

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.

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.

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004-MP-07 GRIFFIN POINTE

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. 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.
2. 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.
3. 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 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 Division must approve any dewatering activities at the subject location.

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.



City of Dania Beach FLORIDA

July 28, 2017

Josie P. Sesodia, AICP, Director
Environmental Protection and Growth Management Department
Planning and Redevelopment Division
115 S. Andrews Ave Rm 329K
Fort Lauderdale, FL 33301

Re: Griffin Pointe Plat (PB 178/PG 19) – Plat Note Application

Dear Ms. Sesodia,

At its June 27, 2017 meeting, the City Commission of the City Dania Beach approved the proposed plat note amendment for the above noted property. The plat note language is approved to read as follows:

This plat is restricted to 185,000 square feet of warehouse use. Warehouse buildings may have 30%-50% ancillary office or 30% ancillary commercial use per bay or single tenant building upon satisfaction of impact/concurrency fees. Freestanding office/commercial uses are not permitted within the plat without approval from the Board of County Commissioners who shall review and address these uses for increased impacts

In addition, the subject warehouse property abuts residential use. Per Broward County Code Sec. 5-182(w), the City must submit information addressing compatibility between the proposed warehouse use and the residential use. The applicant submitted an application for site plan approval which was approved by the City Commission on June 27, 2017. Compatibility between residential and warehouse uses was addressed in the City's Land Development Regulations through requirement a such as buffers, setbacks and landscaping. Therefore, as part of the City's site plan approval process and Land Development Regulations, compatibility between the subject property and the abutting residential property was addressed.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Corinne Lajoie, AICP, LEED GA
City of Dania Beach

"Broward's First City"

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 Griffin Pointe Plat

Plat Number 004-MP-07 Plat Book - Page 178/19 (If recorded)

Owner/Applicant Griffin Pointe Partners, LLLP Phone N/A

Address 1800 S.E. 10th Ave #300 City Fort Laud State FL Zip Code 33316

Owner's E-mail Address N/A Fax # N/A

Agent Leigh Robinson Kerr & Associates, Inc Phone 954-467-6308

Contact Person Leigh R. Kerr

Address 808 E. Las Olas Blvd #104 City Ft. Laud State FL Zip Code 33301

Agent's E-mail Address Lkerr808@bellsouth.net Fax # 954-467-6309

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 EXHIBIT A

Proposed note for entire plat SEE EXHIBIT A

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.

Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? Yes No
 If YES, provide LUPA number: LU-09-17(DaniaBeach)

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

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 page 2 of this form for additional required documentation.

Are septic tanks current in use or proposed? Yes No
 If YES, see page 2 of this form for additional required documentation.

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

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

Number of students for a daycare center or school STUDENTS N/A

Reasons for this request (Attach additional sheet if necessary.) Develop site with warehouse/office.

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

Proposed industrial plat notes which abut residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 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.

Please see reverse side for Required Documentation and Owner/Agent Certification

REQUIRED DOCUMENTATION: Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

- Recorded or approved 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.
 - 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.
 - Signed and sealed sketch and legal description for any new parcel or tract created by the application.
 - A check for the application fees made payable to: Broward County Board of County Commissioners. 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:

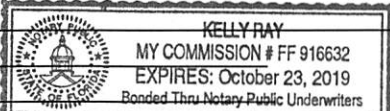
- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures 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 _____
Sworn and subscribed to before me this 26th day of July, 2017
by Leigh Kerr He/she is personally known to me or
 Has presented _____ as identification.
Signature of Notary Public Kelly Ray
Type or Print Name Kelly Ray



FOR PLANNING AND REDEVELOPMENT DIVISION USE ONLY

Time _____ Application Date 08-02-17 Acceptance Date 08-02-17
Comments Due 08-16-17 C.C. Mtg. Date 09-26-17 Fee \$ 1840
 Plats Survey Site Plan City Letter Agreements
Other Attachments(Describe) _____
Title of Request note amendment
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 _____
Adjacent City none Received by [Signature]

EXHIBIT A

**Griffin Pointe Plat (178/19)
Plat Note Amendment**

From

This plat is restricted to 294,000 square feet of office use. No banks and/or commercial/retail uses are permitted 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.

To

This plat is restricted to 185,000 square feet of warehouse use. Warehouse buildings may have 30%-50% ancillary office or 30% ancillary commercial use per bay or single tenant building upon satisfaction of impact/concurrency fees. Freestanding office/commercial uses are not permitted within the plat without approval from the Board of County Commissioners who shall review and address these uses for increased impacts