

STAFF REPORT

Dania Pointe
035-MP-15

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 June 14, 2016, for **893,000 square feet of commercial**, 506,000 square feet of office, 7,000 square feet of bank, **300 room hotel**, a service station with 12 fueling positions and 1,000 high rise units on 102.1 acres. The property is located at the north side of Stirling Road, between Interstate 95 and Bryan Road, in the City of Dania Beach. The plat was recorded on July 7, 2017 (P.B. 183, PG. 91).

The applicant is requesting to amend the note on the plat to eliminate the service station, add 50 hotel rooms and 44,260 square feet of commercial use. The proposed note language reads as follows:

This plat is restricted to **937,260 square feet of commercial use**; 506,000 square feet of office use; 7,000 square feet of bank; **350 hotel rooms**; and 1,000 high rise units.

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 "Regional Activity Center" land use category. Planning Council staff notes that this plat is subject to the recorded "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center" (O.R.B. 48123, Page 852, B.C.R.) Section 2.1 of the Agreement requires the City of Dania Beach to monitor development activity and to enforce permitted land use densities and intensities within the Regional Activity Center ("RAC"). This plat was also the subject of Broward County Land Use Plan (BCLUP) amendments PC 09-5/PCT 09-5, approved by the County Commission on December 8, 2009, which amended various land use designations to "Regional Activity Center," subject to the following voluntary restrictions:

- Update the existing agreement between the School Board and the City to address the transition of the existing "Local Activity Center" designated area to a "Regional Activity Center" designation; and
- No new residential areas within the 60+ DNL contour.

Planning Council staff further notes that the City of Dania Beach RAC permits 7,818 dwelling units. Said dwelling units were not subject to Broward County Land Use Plan Policy 2.16.2 (formerly Policy 1.07.07) as the associated amendment did not propose any additional residential units to the BCLUP.

The attached resolution (No. 2017-125) indicates this request was approved by the Dania Beach City Commission on October 10, 2017.

This adjacent to the City of Hollywood has no objection to the proposed delegation request.

This application has been reviewed by Highway Construction and Engineering Division staff who has no objections to this request.

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

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. The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield. 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 will have an adverse effect on previously recorded archaeological site FMSF 8BD100 (*Shady Oaks*), which is located within the plat boundaries. The recommendations of a 1991 site assessment include monitoring by a professional archaeologist for impacts from future development. In addition, the plat is located within designated archeological zone AZ-17 which may contain intact cultural deposits. The archaeologist notes that this property is located in the City of Dania Beach and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Dania Beach's Community Development Division at 954-924-6805 to seek project review for compliance with the 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.

This plat with the amended note satisfies the regional park concurrency requirement of Section 5-182(i) and the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, this request represents no change in 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. The additional 44,260 square feet of commercial use and 50 hotel rooms are subject to transportation concurrency fees which will be assessed and paid in

accordance with the fee schedule in effect during the review of construction plans by the Development and Environmental Review Section of the Planning and Development Management Division.

Staff recommends **APPROVAL** of this request, provided the applicant:

- 1) Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **March 20, 2019**.

The amended note must also include language stating the following:

Any structure within this plat must comply with Section 2B.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) first inspection approval are not issued by **June 14, 2021**, 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 14, 2021**, 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.

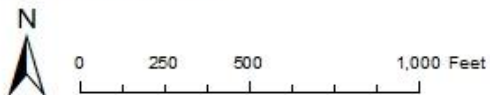
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Commission District No. 7
Municipality: Dania Beach
S/T/R: 33/50/42




035-MP-15
Dania Pointe



Prepared by: Planning and Development Management Division
Date Flown: January 2017



TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Dania Pointe
(035-MP-15) City of Dania Beach

DATE: January 25, 2018

Planning Council staff has reviewed the proposed 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 893,000 square feet of commercial use; 506,000 square feet of office use; 7,000 square feet of bank, a service station with 12 fuel positions; 300 hotel rooms; and 1,000 high rise units.

TO: This plat is restricted to 937,260 square feet of commercial use; 506,000 square feet of office use; 7,000 square feet of bank; 350 hotel rooms; and 1,000 high rise units.

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 "Regional Activity Center" land use category. This plat is generally located on the north side of Stirling Road, between Bryan Road and Interstate 95.

Regarding the proposed uses, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center," as recorded in Official Record Book 48123, Pages 852-857.

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PC 09-5/PCT 09-5, which amended various future land use designations to the "Dania Beach Regional Activity Center." Said amendments were adopted by the Broward County Commission on December 8, 2009, subject to the following voluntary restrictions:

- Update of the existing agreement between the School Board and the City to address the transition of the existing "Local Activity Center" designated area to a "Regional Activity Center" designation; and
- No new residential areas within the 60+ DNL contour.

Dania Pointe
January 25, 2018
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Further, it is noted that the City of Dania Beach Regional Activity Center permits 7,818 dwelling units. Said dwelling units were not subject to Broward County Land Use Plan Policy 2.16.2 (former Policy 1.07.07) as the associated amendment did not propose any additional residential units to the BCLUP.

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:DBT

cc: Robert Baldwin, City Manager
City of Dania Beach

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



RESOLUTION NO. 2017-125

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT DELEGATION REQUEST (DR-95-17) APPLICATION SUBMITTED BY JOSEPH DENIS ON BEHALF OF DANIA LIVE 1748, LLC FOR PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF STIRLING ROAD BETWEEN BRYAN ROAD AND INTERSTATE 95 WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION AND, FURTHER, APPROVING A REQUEST TO THE BROWARD COUNTY COMMISSION TO USE CERTAIN TRAFFIC IMPACT FEES PAID BY DANIA LIVE 1748, LLC TOWARD FUNDING OF CERTAIN ROAD IMPROVEMENTS AS SPECIFIED HEREIN; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Dania Live 1748, LLC ("Applicant"), is requesting approval of a plat note delegation request for the redevelopment of the property located on the north side of Stirling Road between Bryan Road and Interstate 95 within the City of Dania Beach, Florida, as such property is legally described in Exhibit "A"; and

WHEREAS, the City Code of Ordinances, Chapter 28 "Land Development Code" (the "LDC"), Part 6 "Development Review Procedures and Requirements", Article 640 "Plats", Section 640-70 "Amendment of plat" states that subsequent to City Commission approval of a plat, the plat may be amended by the City Commission; and

WHEREAS, the Applicant is requesting approval of a plat note amendment delegation request in order to amend the Dania Pointe Plat, recorded in Plat Book 183, Page 91 of the Public Records of Broward County, Florida to amend the note as described in Exhibit "B" ("Plat Note Amendment") and to allow for the future continued development of a desirable mix of commercial, office, bank, high rise residential, and hotel room uses (the "Proposed Uses"); and

WHEREAS, Broward County requires the City of Dania Beach (the "City") concur with the proposed revision prior to 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; and

WHEREAS, the City Commission finds that the approval of the Plat Note Amendment Delegation Request (DR-95-17) will protect the health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives and policies of the Comprehensive Plan; and

WHEREAS, in connection with the Proposed Uses, the Applicant is paying certain traffic concurrency fees to Broward County (“Traffic Concurrency Fees”); and

WHEREAS, the Florida Department of Transportation (“FDOT”) has developed a concept plan to implement certain improvements at the intersection of Griffin Road and Old Griffin Road as depicted on the FDOT Concept Plan attached hereto as Exhibit “C” (“Road Improvement Project”); and

WHEREAS, the Road Improvement Project includes restriping, milling and resurfacing, pavement widening, signalization, and sidewalk work. The north side of the intersection will be converted into a “modified T-intersection.” The two-way drive on Old Griffin Road under the Griffin Road underpass will be restriped into two westbound one-way lanes; and

WHEREAS, the Proposed Uses and the Road Improvement Project both are located within the “Southeast” Broward County Traffic Concurrency District; and

WHEREAS, the City Commission desires and supports that Broward County should take action to apply the Traffic Concurrency Fees toward funding the Road Improvement Project.

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

Section 1. That the foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and they are made a specific part of this Resolution.

Section 2. That pursuant to Chapter 28, “Land Development Code,” Part 6 “Development Review Procedures and Requirements,” Section 640-70 “Amendment of plat”, the Plat Note Amendment Delegation Request (DR-95-17), as described in Exhibit “B” is approved.

Section 3. That failure to adhere to the terms and conditions of approval above shall be considered a violation of the City Code and persons found violating the conditions shall be subject to the penalties prescribed by the City Code, including but not limited to, the revocation of the approvals granted by this Resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the City before it may commence construction or operation, and this Resolution may be revoked by the City Commission at any time upon a determination that Applicant is not in compliance with the City Code.

Section 4. That the issuance of a development permit by a municipality does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency, and

does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

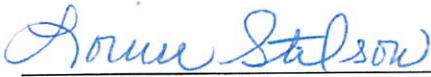
Section 5. That the City of Dania Beach hereby respectfully requests that Broward County take action to apply any monies received as Traffic Concurrency Fees toward funding the Road Improvement Project.

Section 6. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 7. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on October 10, 2017.

ATTEST:



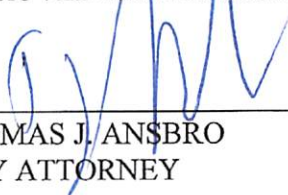
LOUISE STILSON, CMC
CITY CLERK





TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:



THOMAS J. ANSBRO
CITY ATTORNEY



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

January 10, 2018

Ms. Leslie A. Del Monte, Planning Manager
City of Hollywood
Development Services
2600 Hollywood Blvd
Hollywood, FL 33022

RE: Municipal notification of a delegation request to amend the "note" (approved level of development) on a recorded plat adjacent to the municipal limits of Dania Beach:

Plat name: Dania Pointe
Plat No. 035-MP-15

Written comments must be received on or before **January 25, 2018**

As per Broward County Commission Policy effective March 24, 1998, we are forwarding a copy of an application for a delegation request to all municipalities that are adjacent to the plat.

If your municipality desires to comment on this application, the comments must be in writing and electronically submitted to the Planning and Development Management Division on or before the above referenced date. Please send your comments via e-mail to our offices at padminfo@broward.org.

Any written comments received will be forwarded to the applicant along with the comments from other agencies reviewing the application.

If you have any questions, please contact me at 954-357-6617.

Sincerely,

KARINA DA LUZ
Digitally signed by
KARINA DA LUZ
Date: 2018.01.10
16:32:01 -05'00'

Karina da Luz, Senior Planner
Planning and Development Management Division

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

Application: Delegation Request (To amend the note to eliminate the service station and add 50 hotel rooms and 44,260 square feet of commercial use.)
File Number: 035-MP-15
Project Name: Danie Pointe
Comments Due: January 25, 2018
Development Type: Commercial (937,260 Square Feet), Office (506,000 Square Feet), Bank (7,000 Square Feet), Hotel (350 Rooms), and Residential (1,000 High Rise Units).

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 Water and Environmental Licensing Section of the Broward County Environmental Engineering and 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. A surface water management license from the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division will be required prior to any construction.

Potable Water Review

This plat will be served by the City of Dania Beach's Water Treatment Plant which has a capacity of 5.000 MGD, a maximum daily flow of 2.800 MGD, and the estimated project's flow is 0.550 MGD. Therefore, 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

Wastewater Treatment Plant:	Hollywood
Flow Data:	As of 11/17
EPGMD Licensed Capacity	55.0000 MGD
12 Month Average Flow:	37.8700 MGD
Existing Flow Reserved by Building Permit:	1.6890 MGD
Total Committed Flow:	39.5590 MGD
Estimated Project Flow:	0.4988 MGD

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 of 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

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Water and Environmental Licensing Section of the Environmental Engineering and 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 Broward County Code of Ordinances, Chapter 27, Article XIII.

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the 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, e.g., 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 Water and Environmental Licensing Section at 954-519-1483 at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

The Water and Environmental Licensing Section of the Environmental Engineering and 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 Water and Environmental Licensing 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 inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:

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

Additional Comments Addressing Certain Environmental Protection Actions Needed to Implement the Project

1. An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.

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2. Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
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 Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting 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 Environmental Assessment and Remediation must approve any dewatering activities at this site.

Be advised that approval of a plat note amendment 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 Engineering and 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.



Planning and Development Management 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 Dania Pointe
 Plat Number 035-MP-15 Plat Book - Page PB 1863 Page 91 (If recorded)
 Owner/Applicant Dania Live 1748, LLC Phone 704-362-6114
 Address 6060 Piedmont Row Drive South City Charlotte State NC Zip Code 28287
 Owner's E-mail Address jdenis@kimcorealty.com Fax # n/a
 Agent Kimley-Horn and Associates, Inc. Phone 772-794-4055
 Contact Person Melibe S. Thomas, P.E.
 Address 445 24th St Suite 200 City Vero Beach State FL Zip Code 32960
 Agent's E-mail Address melibe.thomas@kimley-horn.com Fax # n/a

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 893,000 SF Commercial, 506,000 SF Office, 7,000 SF Bank, Service Station with 12 fuel positions, 300 Hotel rooms, and 1,000 high rise units.
 Proposed note for entire plat 937,260 SF Commercial, 506,000 SF Office, 7,000 SF Bank, 350 Hotel rooms, and 1,000 high rise units.

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: _____

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
City of Dania Beach Water Treatment Plant, 1201 Stirling Rd, Dania Beach, FL 33004

Will project be served by an approved sewage treatment plant? If YES, state name and address. Yes No
City of Hollywood Southern Regional Wastewater Treatment Plant, 1621 N. 14th Ave, Hollywood FL 33020

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 8,222+/- No change

Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS 10,000+/- No change

Number of students for a daycare center or school STUDENTS n/a

Reasons for this request (Attach additional sheet if necessary.) Hotel user requests additional 50 rooms.
Removal of service station and fuel positions resulting in additional commercial square footage.

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT n/a

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 Development Management 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. *n/a*
- Signed and sealed sketch and legal description for any new parcel or tract created by the application. *n/a*
- 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?
<i>n/a</i>					

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 North Carolina
 County of Mecklenburg

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 *[Signature]*
 Sworn and subscribed to before me this 2 day of January, 2018
 by Joseph Denis He/she is personally known to me or

Has presented

Signature of Notary Public Artemis Ginnis
 Type or Print Name Artemis Ginnis

ARTEMIS GINNIS
 NOTARY PUBLIC
 Mecklenburg County
 North Carolina
 My Commission Expires 11/3/18

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time 3:25 p.m. Application Date 01/09/2018 Acceptance Date 01/10/2018
 Comments Due 01/25/2018 C.C. Mtg. Date _____ Fee \$ 2,050

Plats Survey Site Plan City Letter Agreements

Other Attachments(Describe) Resolution No. 2017-155 and Resolution No. 2017-125
 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 Hollywood Received by *[Signature]*



MEMORANDUM

To: Thuy Turner, AICP, LEED AP
From: Christopher W. Heggen, P.E.
Kimley-Horn and Associates, Inc.
Date: August 7, 2017
Revised August 16, 2017
**Subject: *Dania Pointe: Plat Note Amendment Retail to Hotel Trade-off
Kimley-Horn # 147507000***

Kimley-Horn and Associates, Inc. has prepared a summary of the previously approved and currently proposed trips generated by the hotel and retail components of the future Dania Point development. The purpose of this memorandum is to demonstrate that the proposed tradeoff in two Dania Pointe proposed land use intensities will have no impact on trip generation impacts or Broward County concurrency fees.

The previously approved plan of development included 300 hotel rooms and 893,000 square feet of retail use plus other uses. This plan of development is proposed to be modified to include 350 hotel rooms and 875,490 square feet of retail use. The other uses are proposed to remain unchanged.

Broward County's PM peak hour trip rates were used to calculate the peak hour trips generated by the approved and proposed land use intensities.

Tables 1 and 2 summarize calculations discussed herein for the approved land uses and proposed land uses, respectively. As summarized in these tables, the approved and proposed peak hour trips for the combination of these two uses are equivalent at 2,874 trips. Because the proposed modification to the plan of development does not result in an increase in trips, no additional trip analysis is required.

Table 1: Existing Broward County Trips

Land Use	Intensity	# of Trips/ Peak Hour (T/PH)
Hotel Rooms	300	210
Retail (KSF)	893	2,664
Total		2,874

Table 2: Proposed Broward County Trips

Land Use	Intensity	# of Trips/ Peak Hour (T/PH)
Hotel Rooms	350	245
Retail (KSF)	875.49	2,629
Total		2,874

Should you have any question regarding this information, please contact me via telephone at (561) 840-0248 or via e-mail at chris.heggen@kimley-horn.com