

STAFF REPORT
Interchange Park
042-MP-89

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 Broward County Board of County Commissioners ("Board") on September 19, 1989, for 210,000 square feet of office, 220,000 square feet of industrial, 100,000 square feet of commercial on 97.84 acres. The property is located on the southwest corner of Red Road and Miramar Parkway, in the City of Miramar. The plat was recorded on August 21, 1990 (P.B. 145, PG. 10).

The current note, which was approved by the Board on January 12, 2016 (Instrument # 113959048), restricts the property as follows:

This plat is restricted as follows: Parcel 9A, 142,000 square feet of office use (59,895 square feet existing and 82,105 square feet proposed); Parcel 9B, 7,000 square feet of commercial use; Parcel 1-7, 73,333 square feet of commercial use; Parcel 8, 14,000 square feet of commercial use (7,697 square feet existing and 6,303 square feet proposed); Parcel 10, 309,000 square feet of industrial use; Parcel 11 is restricted to drainage and water management purposes. No freestanding banks or drive thru bank facilities are permitted on Parcel 9B without the approval of the Board of County Commissioners who shall review and address those uses for increased impacts.

The applicant is requesting to add 123 hotel rooms to Parcel 9A. No changes are proposed to the remainder of the plat. The proposed note reads as follows:

This plat is restricted as follows: Parcel 9A, 142,000 square feet of office use (59,895 square feet existing and 82,105 square feet proposed) and **123 hotel rooms**; Parcel 9B, 7,000 square feet of commercial use; Parcels 1-7, 73,333 square feet of commercial use; Parcel 8, 14,000 square feet of commercial use (7,697 square feet existing and 6,303 square feet proposed); Parcel 10, 309,000 square feet of industrial use; Parcel 11 is restricted to drainage and water management purposes. No freestanding banks or drive through bank facilities are permitted on Parcel 9B without the approval of the Board of County Commissioners who shall review and address those 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 "Miramar 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. 34016, Pages 635-640, B.C.R.).

This plat is also included in Increment I of the East Miramar Areawide Development of Regional Impact ("DRI"), adopted by the City of Miramar on March 17, 1993 (Ordinance No. 93-14). The attached letter from the City of Miramar indicates no objection to this request and further states that this request is consistent with DRI development order.

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

The attached pre-application letter from the Florida Department of Transportation (FDOT) indicates approval of the request subject to the conditions and comments contained therein. The applicant is advised to contact Djemcy Limage, FDOT Access Management, at 954-777-4363 or djemcy.Limage@dot.state.fl.us.

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 North Perry 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 by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The consulting archaeologist also notes that this plat is located within the City of Miramar, outside of the archaeological and historical jurisdiction of Broward County Historic Preservation Ordinance 2014-32. If any archaeological materials are discovered during the course of development, the property owner must notify the City of Miramar's Historic Preservation, Community and Economic Development, at 954-602-3254, and the project may proceed in accordance with Ordinance 2014-32, Section 5-536.5(g). 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 of 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 solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. This plat represents an increase of 86 PM peak hour trips. In addition, this plat is located within the South Central Transportation Concurrency Management Area; this districts meets the regional

transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.

This plat is also located within the DRI. On May 21, 1994, the County Commission adopted Resolution No. 94-733, which determined that compliance with the DRI development order satisfied the regional road network requirements of the Land Development Code for plats within the DRI. This plat was approved and recorded prior to that date, and was subject to road impact fees. Road impact fees were paid for the development permitted prior to the adoption of Resolution No. 94-733. Pursuant to the Amendment to Agreement Relating to Regional Road Concurrency for Increment I, East Miramar Areawide DRI (O.R. Book 22062, Page 534) ("Agreement"), road impact fees and/or concurrency fees for additional square footage have been satisfied for 84,507 PM peak hour trips which shall be calculated based on the trip generation rates as set forth in Exhibit "C" of same. County records indicate that the approved level of development for the plats subject to the DRI and subsequently the Agreement account for a total 84,447 PM peak hour trips. At the time of permitting, if the trips generated by this request exceed the total for vested trips in the Agreement, transportation concurrency fees shall be assessed.

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 **April 10, 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 **for Parcel 9A by April 10, 2023**, 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 **for Parcel 9A by April 10, 2023**, 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.

JWP



Commission District No. 8
Municipality: Miramar
S/T/R: 25/51/40



042-MP-89
Interchange Park

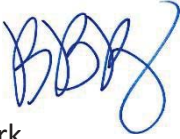


0 250 500 1,000 Feet

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 Interchange Park
(042-MP-89) City of Miramar

DATE: March 14, 2018

This memorandum replaces our previous comments regarding the referenced plat dated February 15, 2018.

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

FROM: This plat is restricted as follows: Parcel 9A, 142,000 square feet of office use (59,895 square feet existing and 82,105 square feet proposed), Parcel 9B, 7,000 square feet of commercial use; Parcels 1-7, 73,333 square feet of commercial use; Parcel 8, 9,000 square feet of commercial use; Parcel 10, 309,000 square feet of industrial use; Parcel 11 is restricted to drainage and water management purposes.

TO: This plat is restricted as follows: Parcel 9A, 142,000 square feet of office use (59,895 square feet of existing office use and 82,105 square feet proposed) and 123 hotel rooms, Parcel 9B, 7,000 square feet of commercial use; Parcels 1-7, 73,333 square feet of commercial use; Parcel 8, 14,000 square feet of commercial use (7,697 square feet existing and 6,303 square feet proposed); Parcel 10, 309,000 square feet of industrial use; Parcel 11 is restricted to drainage and water management purposes.

The Future Land Use Element of the City of Miramar Comprehensive Plan is the effective land use plan for the City of Miramar. That plan designates the area covered by this plat for the uses permitted in the "Miramar Regional Activity Center" land use category. This plat is generally located on the west side of Red Road, between Miramar Parkway and the Homestead Extension of Florida's Turnpike (HEFT).

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 34016, Pages 635-640.

Interchange Park
March 14, 2018
Page Two

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:PMS

cc: Kathleen Woods-Richardson, City Manager
City of Miramar

Eric B. Silva, AICP, Director, Community & Economic Development Department
City of Miramar





CITY OF MIRAMAR

An Equal Opportunity Employer

Mayor

Wayne M. Messam

Vice Mayor

Winston F. Barnes

City Commission

Maxwell B. Chambers

Yvette Colbourne.

Darline B. Riggs

City Manager

Kathleen Woods-Richardson

**"We're at the
Center of Everything"**

**Community & Economic
Development**
2200 Civic Center Place
Miramar, Florida 33025

Phone: (954) 602-3264
FAX: (954) 602-3448

March 7, 2018

Josie P. Sesodia, Director
Broward County Development Management Division
1 North University Drive, Suite 102A
Plantation, FL 33324

Re: Interchange Park Plat
Plat No.: 042-MP-89

Dear Ms. Sesodia:

The City of Miramar has received a request from Kimley-Horn and Associates, Inc., on behalf of Gold Coast Premier, LLC, to amend the note of the Interchange Park Plat. Please be advised that the City of Miramar does not object to the proposed language shown in Exhibit "B" as attached to this letter.

The proposed change is consistent with the adopted development order for the East Miramar Areawide Development of Regional Impact. If you have any questions, please do not hesitate to contact me at (954) 602-3274 or ebsilva@miramarfl.gov.

Sincerely,

Eric B. Silva, AICP, Director
Community and Economic Development Department

EXHIBIT "B"

AMENDMENT TO NOTATION ON PLAT

The existing notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended from:

This Plat is restricted as follows: Parcel 9A, 142,000 Sq. Ft of office use (59,895 Sq. Ft existing & 82,105 Sq. Ft proposed); Parcel 9B, 7,000 Sq. Ft of commercial use; Parcels 1-7, 73,333 Sq. Ft of commercial use; Parcel 8, 14,000 Sq. Ft of commercial use (7,697 Sq. Ft existing and 6,303 Sq. Ft proposed); Parcel 10, 309,000 Sq. Ft of industrial use; Parcel 11 is restricted to drainage and water management purposes. No freestanding banks or drive thru bank facilities are permitted on Parcel 9B without the approval of the Board of County Commissioners who shall review and address those uses for increased impacts.

The notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended to:

This Plat is restricted as follows: Parcel 9A, 142,000 Sq. Ft of office use (59,895 Sq. Ft of existing office use and 82,105 Sq. Ft proposed) and 123 hotel rooms; Parcel 9B, 7,000 Sq. Ft of commercial use; Parcels 1-7, 73,333 Sq. Ft of commercial use; Parcel 8, 14,000 Sq. Ft of commercial use (7,697 Sq. Ft existing and 6,303 Sq. Ft proposed); Parcel 10, 309,000 Sq. Ft of industrial use; Parcel 11 is restricted to drainage and water management purposes. No freestanding banks or drive thru bank facilities are permitted on Parcel 9B without the approval of the Board of County Commissioners who shall review and address those uses for increased impacts.



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

February 15, 2018

THIS PRE-APPLICATION LETTER IS VALID UNTIL – February 15, 2019
THIS LETTER IS NOT A PERMIT APPROVAL

Jorge Fernandez
Kimley-Horn and Associates, Inc.
355 Alhambra Circle, Ste. 1400
Coral Gables, FL

Dear Jorge Fernandez:

RE: **February 15, 2018** - Pre-application Meeting for **Woodspring Suites Miramar**
Broward County - City of N/A, Urban; SR 823; Sec. # 86190500; MP: 0.25
Access Class - 03; Posted Speed - 45 mph; SIS - N; Ref. Project:
Request: Access site through the intersection of SR 823/Red road and interchange circle.

SITE SPECIFIC INFORMATION
Project Name & Address: **Woodspring Suites Miramar - 3660 Red Road, Miramar, FL 33025**
Applicant/Property Owner: **GOLD COAST PREMIER PROPERTIES V LLC**
Parcel Size: **2.56 Acres** Development Size: **124-Suite Hotel**

NO OBJECTION

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions** and **comments** below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

Comments:

- 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 for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements,
- All driveways not approved in this letter must be fully removed and the area restored.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit 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. **Note, 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. 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.

Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, or e-mail: geysa.sosa@dot.state.fl.us.

Sincerely,

Aldin Massahi, Ph.D.
District Access Management Manager

cc: Roger Lemieux

S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2018-02-15\1. 86190500 MP 0.250 SR 823_Woodspring Suites Miramar\86190500 MP 0.250 SR 823_Woodspring Suites Miramar.docx

www.dot.state.fl.us

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

Application: Delegation Request (To amend the note to add 123 hotel rooms to Parcel 9A)
File Number: 042-MP-89
Project Name: Interchange Park
Comments Due: February 23, 2018
Development Type: Commercial (94,333 Square Feet), Hotel (123 Rooms), Industrial (309,000 Square Feet), and Office (142,000 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 Miramar and is in the South Broward Drainage District. Surface water management plans for this plat must meet the criteria of the Drainage District. A surface water management permit must be obtained from this District prior to any construction.

Potable Water Review

This plat will be served by the City of Miramar's Water Treatment Plant which has a capacity of 68.750 MGD, a maximum daily flow of 52.740 MGD, and the estimated project's flow is 0.003 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: | Miramar |
| Flow Data: | As of 11/17 |
| EPGMD Licensed Capacity | 12.7000 MGD |
| 12 Month Average Flow: | 9.9400 MGD |
| Existing Flow Reserved by Building Permit: | 0.4190 MGD |
| Total Committed Flow: | 10.3590 MGD |
| Estimated Project Flow: | 0.0025 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 Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.

Page 2
042-MP-89 INTERCHANGE PARK

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.

This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals is regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements.

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 Miramar 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>

Page 3
042-MP-89 INTERCHANGE PARK

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.
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. A demolition notice of the existing use may be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
4. All future industrial uses must be approved by the Environmental Engineering and Permitting Division.
5. A Storage Tank License may be required if there will be fuel storage associated with either an emergency generator system or a service station. Contact the Environmental and Consumer Protection Division at 954-519-1260 for specific license requirements.
6. Note that Environmental Engineering and Permitting Division records indicate that at least one underground fuel pipeline is located in the vicinity of this plat. Prior to conducting any subsurface work, the developer must contact Sunshine State On-Call at 1-800-432-4770 to properly mark the location of the pipeline(s) to ensure that work is not in the location of this fuel pipeline(s).

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 Interchange Park
 Plat Number 042-MP-89 Plat Book - Page 145/10 (If recorded)
 Owner/Applicant Veronica M. Garcia Phone 786-701 3584
 Address 16155 SW 117th Ave. Unit B2 City Miami State FL Zip Code 33177
 Owner's E-mail Address vgarcia@goldcoastpremier.com Fax # 786-701-3578
 Agent Sidney C. Calloway Phone 954 847 3833
 Contact Person Sidney C. Calloway
 Address 200 E. Broward Boulevard, Ste.2100 City Fort Lauderdale State FL Zip Code 33301
 Agent's E-mail Address SCalloway@shutts.com Fax # 954-888-3063

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 Please see AMENDMENT TO NOTATION ON PLAT attached.
 Proposed note for entire plat Please see AMENDMENT TO NOTATION ON PLAT attached.

PLEASE ANSWER THE FOLLOWING QUESTIONS

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?
 Yes No Don't Know
 If YES, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.
 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
WEST WATER TREATMENT PLANT at 4100 S. Flamingo Road, Miramar, Florida 33027
 Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
WASTE WATER RECLAMATION FACILITY at 13600 Pembroke Road, Miramar, Florida 33027
 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 123
 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.) To allow hotel use/123 rms with existing office use.

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

Proposed industrial plat notes which about 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.
- 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 land | 0 | | yes | no | no |
| | | | | | |

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.

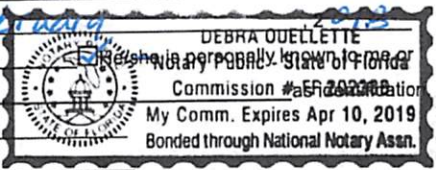
OWNER/AGENT CERTIFICATION

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 7 day of February 2018
 by Sidney C. Calloway

Has presented _____
 Signature of Notary Public Debra Ouellette
 Type or Print Name Debra Ouellette



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time 10:42 a.m. Application Date 02/08/18 Acceptance Date 02/08/18
 Comments Due 02/23/18 C.C. Mtg. Date _____ Fee \$ 2,090

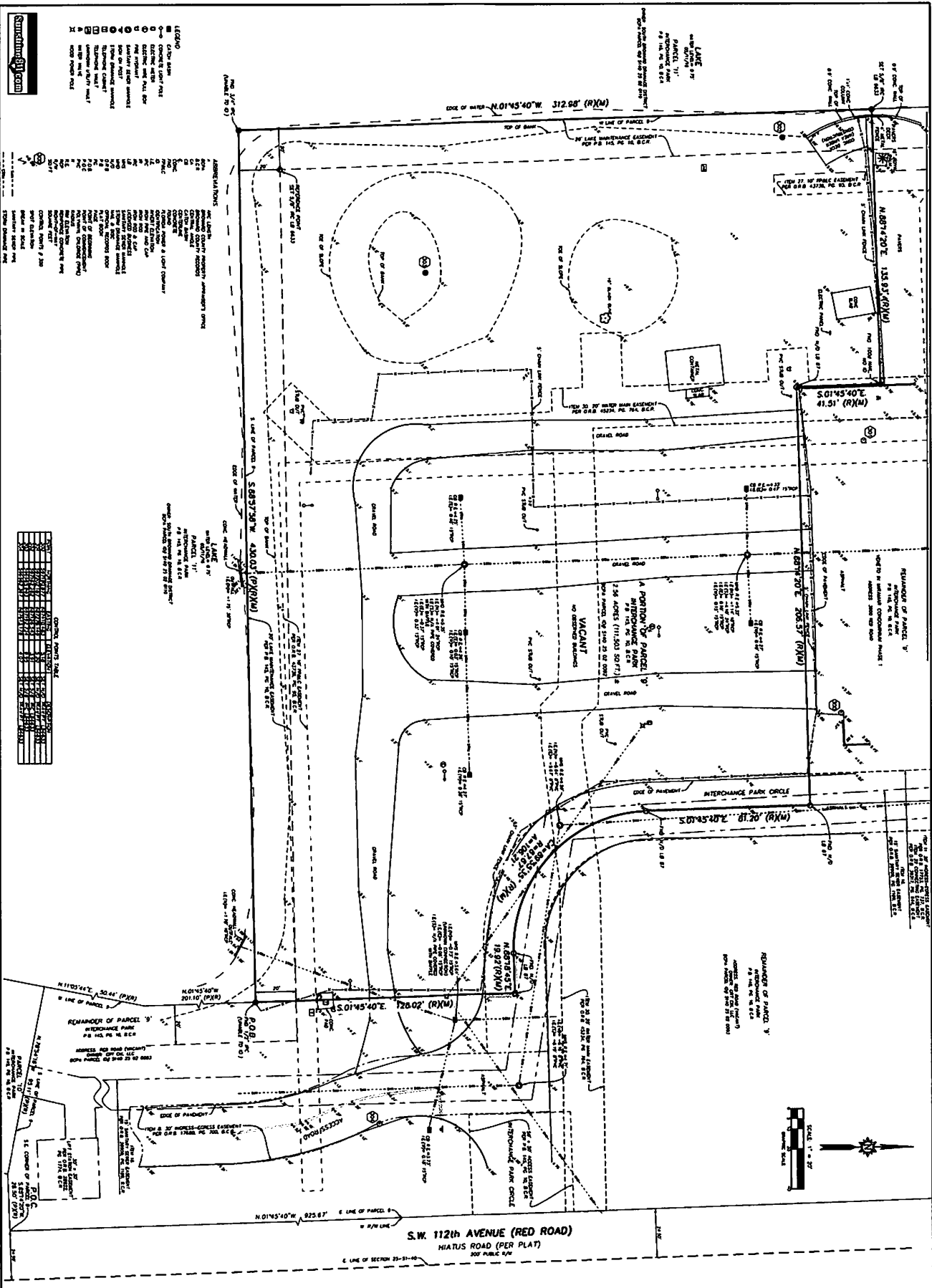
Plats Survey Site Plan City Letter Agreements

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 Kainy



| <p>PROJECT 16-8399</p> <p>SHEET NO. 2 OF 2</p> | <p>SKETCH OF ALTA/NSPS LAND TITLE SURVEY WOODSPRING SUITES MIRAMAR A PORTION OF PARCEL 9, INTERCHANGE PARK PLAT BOOK 148, PAGE 10, S.C.S. RED ROAD, CITY OF MIRAMAR, BROWARD COUNTY, FL</p> | <p>STONER & ASSOCIATES, Inc. SURVEYORS & MAPERS Florida Licensed Surveying and Mapping Business No. 06333 4341 S.W. 62nd AVENUE, TOWN OF DADE, FLORIDA 33314</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td>1</td> <td>FOR P.L. 16-8399, TO RECORD P.L. 16-8399</td> <td>05/20/21</td> <td>SSW</td> </tr> </table> <p style="font-size: small;">THIS DRAWING IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF STONER & ASSOCIATES, INC. COPYRIGHT © 2021</p> | NO. | REVISION | DATE | BY | 1 | FOR P.L. 16-8399, TO RECORD P.L. 16-8399 | 05/20/21 | SSW |
|--|--|--|---|-----|----------|------|----|---|--|----------|-----|
| NO. | REVISION | DATE | BY | | | | | | | | |
| 1 | FOR P.L. 16-8399, TO RECORD P.L. 16-8399 | 05/20/21 | SSW | | | | | | | | |