

Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management Division
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

| | | | |
|------------|--|---------------|------------|
| Name: | ARG | Number: | 024-MP-17 |
| Applicant: | ARG Office, LLC | Comm. Dist.: | 7 |
| Agent: | Pulice Land Surveyors, Inc. | Sec/Twp/Rng: | 29-50-42 |
| Location: | West Side of Anglers Avenue/Ravenswood Road Between Southwest 39 Street and Southwest 42 Street | Platted Area: | 0.32 Acres |
| City: | Dania Beach | Gross Area: | N/A |
| Replat: | N/A | | |

LAND USE

| | | | |
|------------------|----------------------|-----------------------------|--|
| Existing Use: | Vacant | Effective Plan: | Dania Beach |
| Proposed Use: | 5,000 Sq. Ft. Office | Plan Designation: | Industrial. See attached comments from the Planning Council. |
| Adjacent Uses: | | Adjacent Plan Designations: | |
| North: | Industrial | North: | Industrial |
| South: | Office | South: | Industrial |
| East: | Industrial | East: | Industrial |
| West: | Office | West: | Industrial |
| Existing Zoning: | C-4 | Proposed Zoning: | C-4 |

RECOMMENDATION (See Attached Conditions)

APPROVAL: Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances.

Meeting Date: 06/12/18
Action Deadline: 08/14/18
Deferral Dates:

Prepared: HWC
Reviewed:
Approved:

Continued

SERVICES

| | | | |
|--------------------|-------------------|----------------------|------------------------|
| Wastewater Plant: | Hollywood (11/17) | Potable Water Plant: | Ft. Lauderdale (02/17) |
| Design Capacity: | 55.5000 MGD | Design Capacity: | 90.000 MGD |
| 12-Mo. Avg. Flow: | 37.8700 MGD | Peak Flow: | 51.000 MGD |
| Est. Project Flow: | 0.0010 MGD | Est. Project Flow: | 0.001 MGD |

Comments: Sufficient capacity exists at this time. Comments: Sufficient capacity exists at this time.

PARKS

SCHOOLS

| Dwelling Units | Impact Fee |
|----------------|------------|
| N/A | N/A |

Local:

Regional:

| Land Dedication | Impact Fee | Admin. Fee |
|-----------------|------------|------------|
| N/A | N/A | N/A |
| N/A | N/A | N/A |

TRANSPORTATION

| Concurrency Zone: Southeast | Trips/Peak Hr | Transit Concurrency Fee | Road/Admin. Fee |
|--------------------------------|---------------|----------------------------|--------------------|
| Res. Uses: | N/A | N/A | N/A |
| Non-res. uses: | 20 | * | N/A |
| Total: | 20 | * | N/A |

* See Staff Comment No. 3

See Finding No. 1

See Staff Recommendation No. 19

ARG
024-MP-17

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 5,000 square feet of office. This property is being platted because the it does not qualify for an exception to the mandatory platting rule. The plat boundaries are not specifically delineated on a recorded plat.
- 2) Trafficways approval is valid for 10 months. Approval was received on October 26, 2017.
- 3) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees 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. These fees shall be based on the gross square footage of any building(s) as defined in the ordinance.
- 4) 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.
- 5) 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 Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction.
- 6) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has 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, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.
- 7) 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

Continued

Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

- 8) The Water and Environmental Licensing Section encourages that 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 be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials 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 of the Environmental Engineering and Permitting Division.
- 9) 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>
- 10) Review of aerial photographs indicates that the subject site contains tree canopy. If trees are to be removed or relocated, development of the site must comply with the Tree Preservation regulations of the City of Dania Beach. 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.
- 11) 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.
- 12) 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.
- 13) 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.

- 14) Plat approval 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. Approval to connect to such systems is 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 waiver of approval of any other permit that may be required for other aspects of the project.
- 15) This property is within 20,000 feet of the 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.
- 16) This project is within the Broward County Water and Wastewater Services (BCWWS) jurisdictional (service) area. A BCWWS Utility Connection Permit will be required before water/wastewater construction can begin. Visit <http://www.broward.org/WaterServices/Engineering/Pages/UtilityConnectionPermit.aspx> for additional information. The configurations of water/wastewater facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit.
- 17) 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 property is located within close proximity to FMSF 8BD4649 (Seaboard Airlines/CSX Railroad); however, the proposed development is not likely to impact this site or any other significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. 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. Therefore, 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.
- 18) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.

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- 19) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council.
- 20) 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.
- 21) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

CONCURRENCY REVIEW

- 1) This plat is located within the Southeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.

RATIONAL NEXUS REVIEW

- 3) This plat has been evaluated by staff of the Highway Construction and Engineering Division for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code ("rational nexus test"). Staff has made a finding that the proposed development meets the threshold test for rational nexus and this report includes right-of-way dedication requirements.

STAFF RECOMMENDATIONS

NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following recommendations:

- 1) Along the ULTIMATE right-of-way for Ravenswood Road except at 25-foot opening with centerline located approximately 31.5 feet north of the south plat limit.

ACCESS REQUIREMENTS

- 2) The minimum distance from the non-vehicular access line of Ravenswood Road, at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 25 feet.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 3) Six feet (6') of right-of-way on Ravenswood Road, an 80-foot Collector, to comply with the Broward County Trafficways Plan.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 4) Along Ravenswood Road, adjacent to this plat.

TRAFFICWAY IMPROVEMENTS (Secure and Construct)

- 5) For the two-way driveway that will be centered in a 25-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.
- 6) The removal of all existing driveways in locations not consistent with the approved openings in the non-vehicular access line (NVAL) and the construction of curb, gutter and sidewalk in these openings when necessary to complete the required improvement.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 7) Construction of the required improvements shall include the installation of pavement markings and signs. All pavement markings shall be thermoplastic. Pavement markings and signing materials shall be designed, fabricated and installed in accordance with Traffic Engineering Division standards.
- 8) Post a security in the amount of \$1,000 (minimum) or request/provide a cost estimate for Pavement Markings and Sign security amounts.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 9) Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to recordation of the plat. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to the issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction and Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.
- 10) The Installation of Required Improvements Agreement (CAF#450) shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to recordation of

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the non-vehicular access line (NVAL) Amendment Agreement and/or the commencement of construction. Security amounts shall be based upon the one of the following:

- A) Approved construction plans. When security is based on approved construction plans, the security will be calculated at one-hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
- B) Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one-hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
- C) All forms are available on the Highway Construction and Engineering Division's web page at:
<http://bcegov2.broward.org/bcengineering/Plats/PlatsForms.asp>

IMPROVEMENT PLAN SUBMITTAL REQUIREMENTS

- 11) The construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to the Highway Construction and Engineering Division for review, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without a field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.

FLORIDA STATUTES CHAPTER 177 REQUIREMENTS

Complete the following corrections to the plat mylar to comply with the requirements of Florida Statutes Chapter 177 as outlined below:

12) SURVEY DATA

- A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description.
- B) Review the depiction of the east line of the NE 1/4 line of Section 29-50-42 and the east 1/4 corner of said Section 29 south of the plat as it pertains to the east - west location and revise as necessary.
- C) Show a detail sketch to more clearly depict the monumentation on the east line of the NE 1/4 of Section 29-50-42 opposite the southeast corner of the plat.

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- D) Explain the apparent discrepancy between the plat and the survey submitted with the plat as it pertains to the depiction of the monuments referred to in the above comment.
- E) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor must submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available at the following website:
<http://www.broward.org/Publicworks/BCEngineering/Pages/PlatSectionForms.aspx>.
- F) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.

13) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

- A) Address any easements, rights-of-way or specific purpose parcels to be created by this plat in the Dedication language.
- B) All mortgagees must clearly join in the dedications on the plat, if applicable.
- C) Depict the entire right-of-way width of Ravenswood Road adjacent to the plat. Label the rights-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.
 - 1) Review the right-of-way depicted on the plat along Ravenswood Road as recorded in O.R.B. 3357, PG 826, B.C.R. This is not a source of the right-of-way for Ravenswood Road. Review and revise the plat as necessary.
 - 2) Correct the page number for the right-of-way recorded in O.R.B. 3341, PG. 600, B.C.R., shown along Ravenswood Road.
- D) All proposed easements must be clearly labeled and dimensioned.

14) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title which shall:
 - 1) be based upon a legal description that matches the plat.
 - 2) be based upon a search of the public records within forty-five (45) days of submittal.
 - 3) contain the names of all owners of record.

- 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
- 5) contain a listing of all easements and rights-of-way of record lying within the plat boundaries.
- 6) contain a listing of all easements and rights-of-way which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

The title must be updated for the review of any agreements and for the recordation process. Standard format for "Title Certificates," "Opinions of Title," the "Adjacent Right-of-Way Report," and a "Guide to Search Limits of Easements and Right-of-Way" may be obtained by contacting the Highway Construction and Engineering Division or by visiting the Division's web site:

<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

It is further noted that the title certificate or an attorney's opinion of title must be updated to reflect a comprehensive search of the public records within 30 days prior to plat recordation. If the updated title shows any change to property ownership, then a new dedication on the plat mylar must be executed by the new owner(s) with the proper acknowledgements. If the updated title shows any changes to or additional mortgage holders, then a new Mortgagee consent must be executed with the proper acknowledgements.

15) DRAFTING AND MISCELLANEOUS DATA

- A) Address any undefined abbreviations or symbols used on the plat or added during revisions. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B) Verify the name of the east - west road between SW 36TH Street and SW 42nd Street shown on the Location Map and revise as necessary.

16) SIGNATURE BLOCKS

- A) The Surveyor's Certification must be signed and the plat sealed by a professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of Florida Statutes Chapter 177. Remove the reference to PART 1 of Chapter 177, Florida Statutes in the Certificate.
- B) The plat must include the proper dates for signatures.

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17) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

The following items are required for plat recordation but are completed by County staff:

- A) Planning Council Executive Director Signature.
- B) Completion of POSSE Inputs; Impact Fee and Security reports printed.
- C) County Surveyor sign-off.
- D) P.R.M.s verified.
- E) Development Order, Planning and Development Management Director Signature.
- F) Highway Construction and Engineering Director Signature.
- G) City of Dania Beach / District final sign-off:
Ronnie Navarro rnavarro@daniabeachfl.gov 954-924-6808

NOTE: Additional changes made to the original plat mylar beyond the above list of corrections may cause delays in review and recordation, and may result in additional review fees.

GENERAL RECOMMENDATIONS

- 18) Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.
- 19) All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:
 - A) United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).
 - B) State of Florida Department of Transportation:
 - 1) "Roadway and Traffic Design Standards."
 - 2) "Standard Specifications."
 - 3) "FDOT Transit Facilities Guidelines."

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- C) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

- 20) Applicant must pay transportation concurrency fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code.
- 21) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant must submit a current tax letter from the Revenue Collection Division providing proof of payment.
- 22) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.

- 23) Place a note on the face of the plat reading:
- 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 12, 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 by **June 12, 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.

- 24) Place a note on the face of the plat reading:

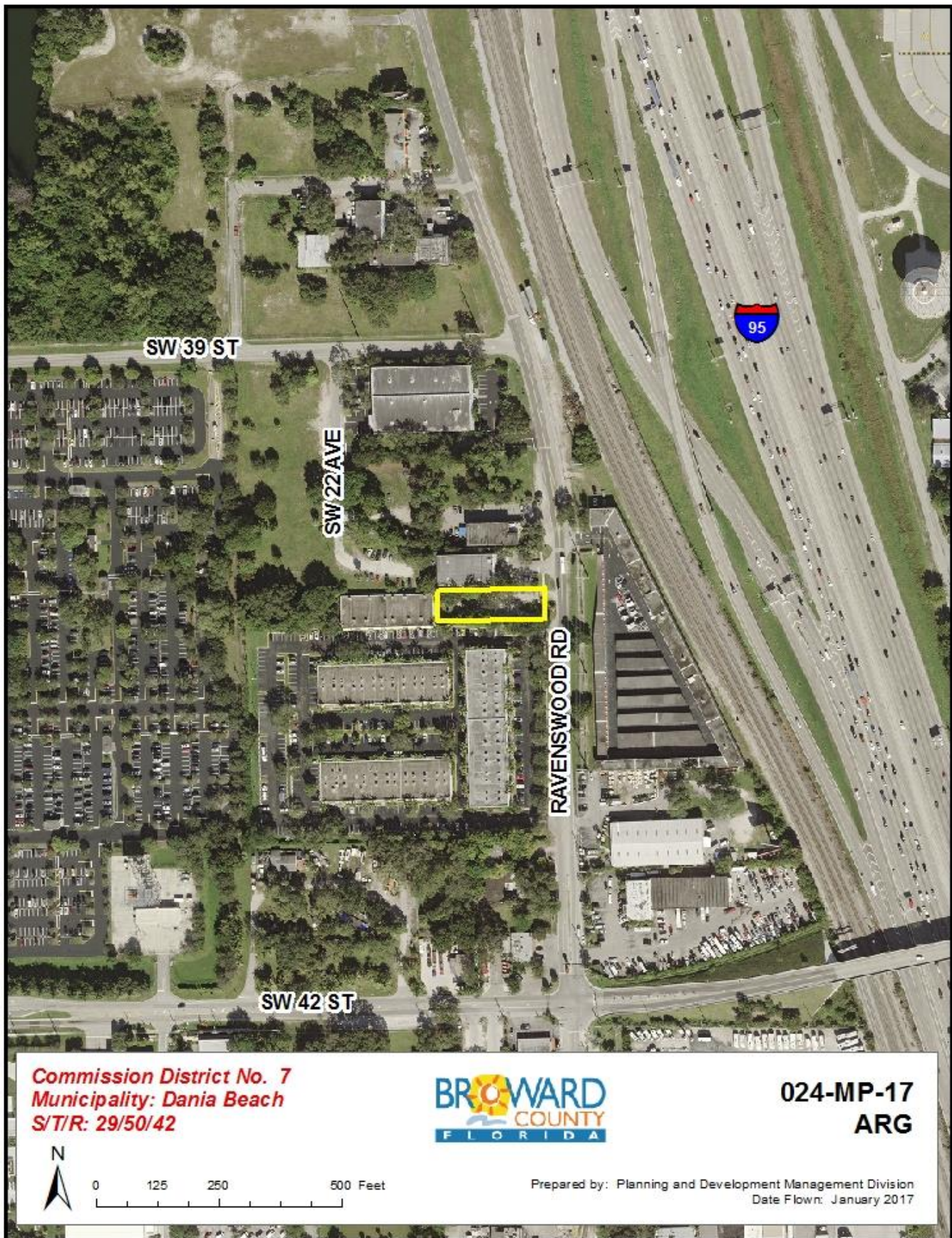
This plat is restricted to 5,000 square feet of office use. No free standing or drive-thru bank facilities and/or commercial/retail uses are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

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.


- 25) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

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

FROM: Barbara Blake Boy, Executive Director 

RE: ARG (024-MP-17)
City of Dania Beach

DATE: August 28, 2017

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 "Industrial" land use category. This plat is generally located on the west side of Anglers Avenue/Ravenswood Road, between Southwest 39 Street and Southwest 42 Street.

The proposed office use is in compliance with the permitted uses of the effective land use plan.

The effective land use plan shows the following land uses surrounding the plat:

North: Industrial
South: Industrial
East: Industrial
West: Industrial

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:KJW

cc: Robert Baldwin, City Manager
City of Dania Beach

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