

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 Broward County Board of County Commissioners (“Board”) on June 14, 2016. The current note reads:

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 property is located on 102.1 acres on 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 (Plat Book 183, PG. 91).

The applicant is requesting to amend the note on the plat by decreasing the commercial square footage by 5,930 square feet and modify the 1,000 high rise units to 400 high rise units and 600 mid-rise units. The proposed note language reads as follows:

This plat is restricted to **931,330 square feet of commercial use**; 506,000 square feet of office use; 7,000 square feet of bank; 350 hotel rooms; **400 high rise units; and 600 mid-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 (RAC) 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 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 RAC, 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 RAC 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.

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 proposed modifications on 102.1 acres of the site 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 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. This plat is subject to transportation concurrency fees, school impact fees, regional park impact and administrative 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 **August 14, 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.

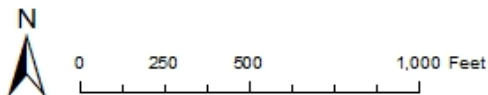
The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of 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.



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



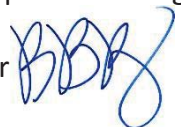
035-MP-15
Dania Pointe



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: July 2, 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 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.

TO: This plat is restricted to 931,330 square feet of commercial use; 506,000 square feet of office use; 7,000 square feet of bank; 350 hotel rooms; 400 high-rise units; and 600 mid-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
July 2, 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:GSM

cc: Robert Baldwin, City Manager
City of Dania Beach

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





Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Blvd.
Fort Lauderdale, FL 33309

JIM BOXOLD
SECRETARY

June 20, 2018

***Letter revised to modify Land Use/Maximum Square Footage

Christopher Heggen
Kimley-Horn and Associates Inc
1920 Wekiva Way, Suite 200
West Palm Beach, Florida 33411

Dear Mr. Heggen:

RE: June 20, 2018 Access Management Review Committee to allow for Category G Driveway
Applicant & Property Owner: Dania Live 1748, LLC
Broward County, (Urban) City of Dania Beach, State Road: 848
Section: 86016 MP: 5.7 Access Class: 05 Posted Speed: 45 mph Site Acreage: 80 Acres
Proposed Land Use: Retail, Bank, Office, Hotel, Residential
Maximum Square Footage: 931,000 SF Retail, 7,000 SF Bank with Drive-through, 506,000 SF Office,
350 Hotel Units, 1,000 Multi-family Residential Units
Project Name & Address: Dania Pointe – 181 South Bryan Road, Dania Beach, Florida 33004
Date of Pre-application Review: May 14, 2015, Date of Previous AMRC Meeting: April 7, 2016

Request: Access locations 1 through 4 are located on SR 848/Stirling Road.
Access to Public Right-of-Way 1: Maintain existing right-in/right-out access approximately 390 feet east of I-95 (SW 18th Court).
Access to Public Right-of-Way 2: Full-access signalized access (SW 18th Avenue) approximately 190 feet east of Access to Public Right-of-Way 1.
Driveway 3: Right-in/right-out driveway approximately 360 feet east of SW 18th Avenue.
Driveway 4: Full access signalized driveway approximately 450 feet east of Driveway 3.

This request is: **Approved with Conditions**

Conditions: / Comments:

- 1) Construct a second northbound right-turn lane on the I-95 northbound off-ramp at Stirling Road. Prior to permit approval, submit and get approval of an Interchange Access Request (IAR) for the second northbound right-turn lane at I-95 and Stirling Road, if necessary. An IAR must include sufficient transportation analysis and documentation to address operational and engineering issues consistent with FDOT policy, procedures, and Interchange Access request guidelines.
- 2) Reconstruct the intersection of SW 18th Ave / Oakwood Plaza at Stirling Road to align the southbound and northbound approaches of the intersection to eliminate the north/south split phased signal timing, construct a second eastbound left-turn lane, and lengthen the westbound right-turn lane.
- 3) At the proposed new signalized intersection on Stirling Road construct two eastbound left-turn lanes, one westbound left-turn lane, and one westbound left-turn lane.
- 4) At the intersection of Stirling Road and Bryan Road construct a second eastbound left-turn lane OR commit to contributing the cost of constructing a second eastbound left-turn lane and associated roadway/bridge widening.
- 5) Right turn lanes shall be provided at all driveways.

Mr. Heggen – (Dania Pointe) Access Variance

June 20, 2018

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

Comments:

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

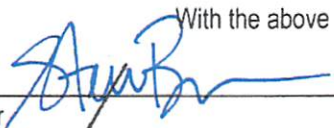

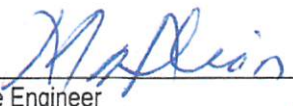
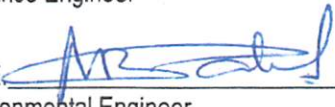
The purpose of this letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. Earlier Department decisions on this request shall be voided unless expressly approved herein. If the above concept is approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Please note that this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department.

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

Please submit a copy of this letter with your permit application. Contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding the permit application at telephone number 954-777-4377, fax number 954-677-7893 or e-mail: geysa.sosa@dot.state.fl.us.

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

THE ACCESS MANAGEMENT REVIEW COMMITTEE

	With the above ruling I	Agree	Disagree	
Steven Braun, P.E. District Design Engineer		<input checked="" type="checkbox"/>	<input type="checkbox"/>	June 20, 2018
Mark Plass, P.E. District Traffic Operations Engineer		<input checked="" type="checkbox"/>	<input type="checkbox"/>	June 20, 2018
Morteza Alian, P.E. District Maintenance Engineer		<input checked="" type="checkbox"/>	<input type="checkbox"/>	June 20, 2018
Mayur Patel, P.E. Planning & Environmental Engineer		<input checked="" type="checkbox"/>	<input type="checkbox"/>	June 20, 2018

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

Application: Delegation Request (To amend the note to decrease the commercial square footage by 5,930 square feet, modifying the 1,000 high rise units to 400 high rise units and 600 midrise units.)

File Number: 035-MP-15

Project Name: Danie Pointe

Comments Due: July 11, 2018

Development Type: Commercial (931,330 Square Feet), Office (506,000 Square Feet), Bank (7,000 Square Feet), Hotel (350 Rooms), and Residential (400 High Rise Units and 600 Midrise 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 03/18
EPGMD Licensed Capacity	55.5000 MGD
12 Month Average Flow:	38.4000 MGD
Existing Flow Reserved by Building Permit:	1.7170 MGD
Total Committed Flow:	40.1170 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,

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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.

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

Plat Number 035-MP-15 Plat Book - Page 193/91 (If recorded)

Owner/Applicant Joseph Denis, Dania Live 1748, LLC Phone 954.431.4884

Address c/o 200 E. Broward Blvd. Suite 1800 City Fort Lauderdale State FL Zip Code 33301

Owner's E-mail Address c/o marla.neufeld@gmlaw.com Fax # _____

Agent Greenspoon Marder, LLP Phone 954-761-2929

Contact Person Marla Neufeld, Esq.

Address 200 E. Broward Blvd, Suite 1800 City Ft. Lauderdale State FL Zip Code 33301

Agent's E-mail Address marla.neufeld@gmlaw.com Fax # _____

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary.)

Current note for entire plat See attached

Proposed note for entire plat See 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
City of Dania Beach

Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
City of Hollywood

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 NA

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

Number of students for a daycare center or school STUDENTS NA

Reasons for this request (Attach additional sheet if necessary.) See attached narrative

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?

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.

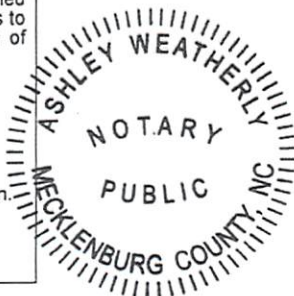
OWNER/AGENT CERTIFICATION

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 14 day of June, 2018
 by Joseph Davis He/she is personally known to me or
 Has presented N/A as identification.

Signature of Notary Public [Signature]
 Type or Print Name Ashley Weatherly



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time 3:40 p.m. Application Date 06-25-2018 Acceptance Date 06-26-2018
 Comments Due 07/11/18 C.C. Mtg. Date _____ Fee \$ 1,990.00

Plats Survey Site Plan City Letter Agreements

Other Attachments (Describe) Trade-off evaluation, FDOT letter

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]



888-491-1120
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Plat Note Amendment
Dania Pointe Plat (035-MP-15)

The subject property is located in the City of Dania Beach on the Dania Pointe Plat ("Plat"), located north of Stirling Road and west of Bryan Road. This Plat note amendment is for the purpose to convert 600 of the units from high rise to midrise and to permit the reduced 931,330 square feet of commercial use (collectively "Proposed Use"). The Proposed Use will have no impact on trip generation impacts from the currently approved thresholds for the Plat (See Memorandum from Kimley Horn dated June 8, 2018, attached hereto as **Exhibit A**)

The description on the Dania Pointe Plat note currently is 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.

The Applicant proposes to amend the Plat to read as follows:

This plat is restricted to 931,330 square feet of commercial use; 506,000 square feet of office use; 7,000 square feet of bank; 350 hotel rooms; 400 high rise units; and 600 mid-rise units.