

## STAFF REPORT

Trammell Crow Industrial Center Plat  
079-MP-96

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 October 21, 1997. The current note which was approved by the Board on January 20, 2004 reads:

This plat is restricted to 615,000 square feet of industrial use, **1,142,623 square feet of office use**, a 150-room hotel on Parcel B-1, and a 258-room hotel on Parcel D-1.

This plat, located on 155.8 acres on the north of Miramar Parkway, between Interstate 75 and Indian Trail, in the City of Miramar. The plat was recorded on December 28, 1998 (Plat Book 166, Page 18).

The applicant is requesting to amend the note on the plat to decrease the office square footage by 64,195 square feet and create a Parcel B-2 to add 117 hotel rooms on same. The proposed note language reads as follows:

This plat is restricted to 615,000 square feet of industrial use; **1,078,428 square feet of office use**; 150 hotel rooms on Parcel B-1; **117 hotel rooms on Parcel B-2** and 258 hotel rooms on Parcel D-1.

This request was evaluated by the Reviewing Agencies.

### Land Use

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 "Industrial" land use category. Planning Council staff state the proposed industrial and office uses are in compliance with the permitted uses of the effective land use plan. In regard to the existing 150-room hotel on Parcel B-1, and 258-room hotel on Parcel D-1, Planning Council staff previously received written confirmation that the City applied the "20% industrial-to-commercial" flexibility provision to those parcels. Subsequently, a compatibility review for the application of flexibility was approved by the Broward county Commissioners consistent with Policy 2.10.1 of the Broward County Land Use Plan. Therefore, the existing 150-room hotel on Parcel B-1, and 258-room hotel on Parcel D-1, remain in compliance with the permitted uses of the effective land use plan.

Additionally, Planning Council staff received written confirmation that the City of Miramar applied the "20% industrial-to-commercial" flexibility provision to Parcel B-2 on February 15, 2017, through Resolution Number 17-77. The allocation of "flexibility" for Parcel B-2 is not subject to Policy 2.10.1 of the Broward County Land Use Plan as the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan, and is not located adjacent to another municipality. Therefore, the proposed 117-room hotel on Parcel B-2 is in compliance with the permitted uses of the effective land use plan.

### **Concurrency Review**

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, this request represents no change in trips. The plat is located within the South Central Transportation Concurrency Management Area and meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Broward County Land Development Code.

### **Impact Fees**

This request represents no change in the number of PM peak hour trips. The road impact fees, previously assessed, were satisfied through a multi-party traffic concurrency agreement for the widening of Old Flamingo Road. No additional road impact fees are due.

### **Reviewing Agency Comments**

The attached letter from the City of Miramar indicates no objection to the requested amendment.

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

The Environmental Planning and Community Resilience Division has reviewed this request and at this time, this site is included in the Monarch Lakes Mitigation Area, and is adjacent to the Silver Shores Mitigation Area, both private mixed forested and non-forested freshwater wetlands, which are included in the Protected Natural Lands Inventory. The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

The Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are wetlands within the boundaries of the plat. Therefore, a conceptual Dredge and Fill Review Report is required. Any filling or creation of surface waters will require an Environmental Resource License. Any impact to existing wetland mitigation areas would require a license and mitigation.

The Broward County Aviation Department has no objections to this plat. However, the information submitted with this plat application does not indicate the height of any proposed buildings. The applicant is advised by staff of the Aviation Department that any proposed construction on this property with a height exceeding 200 feet, or the 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 to this development. Based on the location of the proposed project, the FAA may need to conduct a review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development will not have an adverse effect on 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, which is outside 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, Community and Economic Development Department at 954-602-3281 or [nlebrun@miramarfl.gov](mailto:nlebrun@miramarfl.gov), 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](mailto:med_exam_trauma@broward.org).

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 **October 23, 2019**.

The amended note must also include language stating the following:

- A) 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.
- B) If a building permit for a principal building (excluding dry models, sales and construction offices) first inspection approval are not issued for **Parcel B-2** by **October 23, 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
- C) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed for **Parcel B-2** by **October 23, 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.


The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

*KDL*





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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Trammell Crow Industrial Center Plat (079-MP-96)  
City of Miramar

DATE: September 10, 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 to 615,000 square feet of industrial use, 1,142,623 square feet of office use, a 150-room hotel on Parcel B-1, and a 258-room hotel on Parcel D-1.

TO: This plat is restricted to 615,000 square feet of industrial use, 1,078,428 square feet of office use, a 150-room hotel on Parcel B-1, 117 hotel rooms on Parcel B-2 and 258 hotel rooms on Parcel D-1.

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 "Industrial" land use category. This plat is located on both sides of Southwest 145 Avenue, between Pembroke Road and Miramar Parkway.

The proposed industrial and office uses are in compliance with the permitted uses of the effective land use plan.

With regards to the existing 150 room hotel on Parcel B-1, Planning Council staff previously received written confirmation that the City applied the "20% industrial-to-commercial flexibility provision to Parcel B-1. A compatibility review for the application of flexibility was approved by the Broward County Commissioners consistent with Policy 2.10.1 of the Broward County Land Use Plan on May 23, 2000. Therefore, the existing 150 room hotel on Parcel B-1 remains in compliance with the permitted uses of the effective land use plan.

Regarding the existing 258 room hotel on Parcel D-1, Planning Council staff previously received written confirmation that the City applied the "20% industrial-to-commercial flexibility provision to Parcel D-1. A compatibility review for the application of flexibility was approved by the Broward County Commissioners consistent with Policy 2.10.1 of the Broward County Land Use Plan on January 20, 2004. Therefore, the existing 258 room hotel on Parcel D-1 remains in compliance with the permitted uses of the effective land use plan.

**Trammell Crow Industrial Center Plat**  
**September 10, 2018**  
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Regarding the proposed 117 room hotel on Parcel B-2, Planning Council staff has received written confirmation that the City applied the "20% industrial-to-commercial flexibility provision to Parcel B-2 on February 15, 2017, through Resolution Number 17-77. Therefore, the proposed 117 room hotel on Parcel B-2 is in compliance with the permitted uses of the effective land use plan.

Please note that this allocation of "flexibility" is not subject to Policy 2.10.1 of the Broward County Land Use Plan as the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan, and is not located adjacent to another municipality.

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: Vernon E. Hargray, Interim 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**

Yvette Colbourne

**City Commission**

Winston F. Barnes

Maxwell B. Chambers

Darline B. Riggs

**City Manager**

J. Michael Moore

"We're at the  
Center of Everything"

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

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

**CITY OF MIRAMAR**

An Equal Opportunity Employer

August 16, 2018

Thuy Turner  
Planning Section Supervisor  
Broward County Development Management Division  
1 North University Drive, Suite 102A  
Plantation, FL 33324

Re: Trammell Crow Industrial Center  
Plat No.: 079-MP-96

Dear Ms. Turner:

The City of Miramar has received a request from Richard Coker – Coker & Feiner on behalf of ANR Hotels, Inc. to amend the note of the Trammell Crow Industrial Center Plat. Please be advised that the City of Miramar does not object to the plat note amendment as follows:

**Current Plat Note:**

*This plat is restricted to 615,000 square feet of industrial use, 1,142,623 square feet of office use, a 150 room hotel to be located on Parcel: B-1 (see attached legal description) and a 258 room hotel to be located on Parcel D-1 (see attached legal description). Commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.*

**Proposed Plat Note:**

*This plat is restricted to 615,000 square feet of industrial use, 1,078,428 square feet of office use, a 150 room hotel to be located on Parcel: B-1 (see attached legal description) 117 hotel rooms on Parcel B-2 and a 258 hotel rooms on Parcel D-1 (see attached legal description). Commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.*

If you have any questions, please do not hesitate to contact me at (954) 602-3274 or [esilva@miramarfl.gov](mailto:esilva@miramarfl.gov).

Sincerely,

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



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

**Application:** Delegation Request (To amend the note to decrease the office use by 64,195 square feet and create Parcel B-2 which will be restricted to 117 hotel rooms).  
**File Number:** 079-MP-96  
**Project Name:** Trammell Crow Industrial Center Plat  
**Comments Due:** September 11, 2018  
**Development Type:** Office (1,078,428 Square Feet) and Hotel (117 Rooms).

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 a dependent water control district under the jurisdiction of the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division. Surface water management plans must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances and the criteria of the South Broward Drainage District. A surface water management license from the Water and Environmental Licensing Section will be required 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 17.400 MGD, a maximum daily flow of 16.700 MGD, and the estimated project's flow is 0.180 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:	<b>Miramar</b>
Flow Data:	<b>As of 03/18</b>
EPGMD Licensed Capacity	<b>12.7000 MGD</b>
12 Month Average Flow:	<b>9.8200 MGD</b>
Existing Flow Reserved by Building Permit:	<b>0.4190 MGD</b>
Total Committed Flow:	<b>10.2390 MGD</b>
Estimated Project Flow:	<b>0.0176 MGD</b>

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.

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079-MP-96 TRAMMELL CROW INDUSTRIAL CENTER PLAT

**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 wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report shall be required. **Any filling or creation of surface waters will require an Environmental Resource License. Any impact to existing wetland mitigation areas would require a license and mitigation.** 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 includes the Monarch Lakes Mitigation Area and is adjacent to the Silver Shores Mitigation Area, both private mixed forested and non-forested freshwater wetlands, which are included in the Protected Natural Lands Inventory. The applicant is advised that this plat must not propose any development that may have a negative impact upon the continued preservation of the Natural Land. 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

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079-MP-96 TRAMMELL CROW INDUSTRIAL CENTER PLAT

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.
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 Storage Tank License may be required if there will be fuel storage associated with either an emergency generator system. Contact the Environmental and Consumer Protection Division at 954-519-1260 for specific license requirements.
4. The subject plat is in the vicinity of a known contaminated site 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.

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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 Trammell Crow Industrial Center

Plat Number 079-MP-96 Plat Book - Page 166-18 (If recorded)

Owner/Applicant ANR Hotels, Inc. Phone \_\_\_\_\_

Address 9481 Grand Estates Way City Boca Raton State FL Zip Code 33496

Owner's E-mail Address patelram812@yahoo.com Fax # \_\_\_\_\_

Agent Richard Coker - Coker & Feiner Phone 954-761-3636

Contact Person Richard Coker

Address 1404 S. Andrews Avenue City Ft. Lauderdale State FL Zip Code 33316

Agent's E-mail Address rgcoker@coker-feiner.com Fax # 954-761-1818

**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 615,000 sf of Industrial use, 1,142,623 sf of office use, a 150 room hotel on Parcel B-1 and a 258 room hotel on Parcel D-1.

Proposed note for entire plat 615,000 sf of Industrial use, 1,078,428 sf of office use, a 150 room hotel on Parcel B-1, 117 hotel rooms on Parcel B-2 and 258 hotel rooms on Parcel D-1.

**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

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

Are on-site wells for potable water currently in use or proposed?  Yes  No  
 If YES, see page 2 of this form for additional required documentation.

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

Estimate or state the total number of on-site parking spaces to be provided SPACES 118

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

Number of students for a daycare center or school STUDENTS \_\_\_\_\_

Reasons for this request (Attach additional sheet if necessary.) \_\_\_\_\_

**FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT**

Proposed industrial plat notes which abut residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories plus Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and 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**

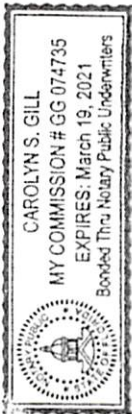
State of Florida  
County of Broward

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 [Signature]  
Sworn and subscribed to before me this 22<sup>nd</sup> day of August, 2018  
by Richard G Coker, Jr  He/she is personally known to me or  
 Has presented \_\_\_\_\_ as identification.  
Signature of Notary Public [Signature]  
Type or Print Name Carolyn S Gill

**FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY**

Time 12:50 PM Application Date 08/23/2018 Acceptance Date 08/27/2018  
Comments Due 09/11/2018 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 [Signature]



Law Offices  
**COKER & FEINER**  
1404 South Andrews Avenue  
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636  
Facsimile: (954) 761-1818

Richard G. Coker, Jr., P.A.  
Rod A. Feiner  
Kathryn R. Coker

[rgcoker@coker-feiner.com](mailto:rgcoker@coker-feiner.com)  
[rafeiner@coker-feiner.com](mailto:rafeiner@coker-feiner.com)  
[krcoker@coker-feiner.com](mailto:krcoker@coker-feiner.com)

August 23, 2018

Thuy (Twee) Turner, AICP, LEED AP BD+C,  
PLANNING SECTION SUPERVISOR  
Environmental Protection and Growth Management Department  
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION  
1 N. University Dr.  
Plantation, Florida 33324

Re: Amendment to Notation on Plat – Trammell Crow Industrial Center  
Plat No. 079-MP,-96 PB 166 p 18

Dear Thuy:

In connection with the Trammell Crow Industrial Center plat, please find enclosed the following:

1. A copy of the most recent plat note amendment recorded on 7/6/2004 in OR Book 37768, Page 219.
2. An Application to Amend or Revise Level of Approved Development to permit a 117 room hotel on the parcel described as B-2 along with an application fee check in the amount of \$2,090.00.
3. A copy of the sketch and description of Parcel B-2 (the 117 room hotel parcel) as well as copies of Parcels B-1 and D-1 that were attached to the prior agreement to amend the plat note.
4. A letter from the City of Miramar confirming that the City has no objection to the plat note amendment.
5. A signed and sealed survey of Parcel B-2.

Thuy Turner  
August 23, 2018  
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6. A CD containing the application documents in PDF.

Please let me know if you have any questions or need any additional information on this matter.

Very truly yours,

A handwritten signature in black ink that reads "Dick Coker, Jr." in a cursive style.

**RICHARD G. COKER, JR.**  
For the Firm

A portion of Parcel "B", TRAMMELL CROW INDUSTRIAL CENTER, according to the Plat thereof recorded in Plat Book 166, Page 18 of the Public Records of Broward County, Florida, described as follows:

COMMENCE at the southwest corner of said Parcel "B"; thence along the West line of said Parcel "B", North 01°46'15" West 434.63 feet; thence North 90°00'00" East 523.24 feet; thence South 88°20'36" East 42.87 feet to the POINT OF BEGINNING; thence continue South 86°20'36" East 26.86 feet; thence South 75°19'48" East 51.67 feet to a point of curvature of a 165.00 foot radius curve concave to the North; thence easterly along said curve, through a central angle of 14°40'12", an arc distance of 42.25 feet to a point of tangency; thence North 90°00'00" East, 231.47 feet; thence towards the radius point of the next described curve, South 82°45'00" East 198.77 feet to a point on a 2012.00 foot radius curve concave to the East; thence southerly along said curve, also being the East line of said Parcel "B", through a central angle of 01°19'41", an arc distance of 46.64 feet to a point of non-tangency; thence along said East line, South 82°56'21" East 12.00 feet to a point on a 2000.00 foot radius non-tangent curve concave to the East whose radius point bears South 84°05'06" East; thence southerly along said curve and said East line, through a central angle of 05°27'18" an arc distance of 190.42 feet to a point of non-tangency; thence along a line parallel with and 142.57 feet North of the South line of said Parcel "B", South 89°41'12" West 445.84 feet; thence South 01°46'15" East 74.48 feet; thence along a line parallel with and 68.12 feet North of said South line, South 89°41'12" West 83.52 feet; thence North 00°18'48" West 5.75 feet; thence along a line parallel with and 73.87 feet North of said South line, South 89°41'12" West 16.12 feet; thence North 00°00'00" East 354.80 feet to the Point of Beginning.

Said lands situate, lying, and being in the City of Miramar, Broward County, Florida and containing 150,478 square feet (3.455 Acres) more or less.

DATE	REVISION	BY	CHK.
8/28/2018	ADDED DESIGNATION	WV	DLC

SURVEYOR'S NOTES

- Measurements shown hereon are expressed in feet and decimal parts thereof.
- Sun-Tech Engineering, Inc. reserves the right to utilize any and all information obtained in the preparation of this Survey, including Sketch of Description for any other purposes.
- This drawing may not be reproduced in whole or in part without the permission of Sun-Tech Engineering, Inc. Additions or deletions to the Sketch by other than the signing party is prohibited without the written consent of the signing party.
- This drawing is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
- The certification contained herein is applicable to the preparation date or latest revision date, whichever applicable.
- Some features shown hereon may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled measurements.
- Sources of information used in the preparation of this Sketch and Description are as follows:
  - Plat of TRAMMELL CROW INDUSTRIAL CENTER, recorded in Plat Book 166, Page 18 of the Public Records of Broward County, Florida.
  - Site Plan prepared by Sun-Tech Engineering, Inc., project no. 16-3769.
- Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional Regulation, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
- The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
- Bearings shown hereon are based on the record plat TRAMMELL CROW INDUSTRIAL CENTER, and are relative to the South line of Parcel "B", bearing North 89°41'12" East.
- Parcel "B" is not shown in its entirety for the purposes of this Sketch of Description.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.

Date of Preparation: April 3, 2017

*Dorald L. Cooper* 8/28/2018  
Date

Dorald L. Cooper, P.S.M.  
Professional Surveyor and Mapper  
Florida Registration No. 6269



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