

STAFF REPORT
Ashley Center
013-UP-86

A request to amend 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 August 19, 1986, for private passenger vehicle parking on Parcel A and 18,500 square feet of office use on Parcel B. The property is located on 0.9 acres on the west side of Southwest 32 Avenue and north of Griffin Road, in the City of Dania Beach. The plat was recorded on December 29, 1986 (Plat Book 129, Page 36).

The applicant is requesting to revise the note on the face of the plat to change the use of 3,706 square feet of existing office use to day care use on Parcel B. The proposed note language reads as follows:

This plat is restricted to 14,794 square feet of office use and 3,706 square feet of day care use on Parcel B.

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 “Commercial” land use category. Planning Council staff state the proposed office and day care uses are 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 an increase of 30 PM peak hour trips. The plat is located within the Southeast 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

Road impact fees have been satisfied for 18,500 square feet of existing office use and the additional 37 PM peak hour trips generated by this request shall be subject to transportation concurrency fees which will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval.

Reviewing Agency Comments

The attached Resolution No. 2018-146 from the City of Dania Beach indicates no objection to this request.

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

The Environmental Planning and Community Resilience Division has reviewed this request and at this time, this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

The Aviation Department has advised that this property is within 20,000 feet of Fort Lauderdale-Hollywood International Airport. Any proposed construction, use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 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.

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 Fort Lauderdale, 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 Director of City of Dania Beach's Development Services Division at 954-475-1375, 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.

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 **January 8, 2020**.

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 **on Parcel B** are not issued by **January 8, 2024**, 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 **on Parcel B** have not been substantially completed by **January 8, 2024**, 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.

JWP





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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Ashley Center (Parcel B)
(013-UP-86) City of Dania Beach

DATE: October 23, 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 as follows:

FROM: Parcel B is restricted to 18,500 square feet of office use.

TO: Parcel B shall allow for uses in conformance with the City of Dania Beach Zoning Code under section C-2 of the Commercial Zoning District and more specifically, to permit a Day-Care center to open and operate.

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 Parcel B of this plat for the uses permitted in the "Commercial" land use category. Parcel B of this plat is generally located on the west side of Southwest 32 Avenue, between Griffin Road and Southwest 44 Street.

The proposed day-care use is in compliance with the permitted uses of the effective land use plan.

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

RESOLUTION NO. 2018-146

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT DELEGATION REQUEST (DR-71-18) APPLICATION SUBMITTED BY RICHARD ROSA, ESQUIRE WITH RICHARD N. ROSA, P.A., ON BEHALF OF THE PROPERTY OWNER ELLIOT L. MILLER FOR PROPERTY LOCATED AT 3201 GRIFFIN ROAD IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Richard Rosa, Esq. with Richard N. Rosa, P.A., on behalf of Elliot L. Miller ("Applicant"), is requesting approval of a plat note amendment delegation request for the property located at 3201 Griffin Road within the City of Dania Beach, Florida (the "City"), as such property is legally described in Exhibit "A"; and

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

WHEREAS, the Applicant is requesting approval of a plat note amendment delegation request to amend the Ashley Center Plat ("Plat"), recorded in Plat Book 129, Page 36 of the Public Records of Broward County, Florida, as described in Exhibit "B" (the "Plat Note Amendment") (DR-71-18) to remove the surveyor-note restricting Parcel B solely to office use and to allow for use in conformance with the City of Dania Beach's LDC, Community Business zoning district (C-2) as to Parcel "B" of the Plat; and

WHEREAS, Broward County requires the City concur with the proposed revision prior to review by the Broward County Commission; and

WHEREAS, staff recommended approval of the requested application in the staff report dated September 25, 2018; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Article 610 of the LDC; and

WHEREAS, the City Commission finds that the approval of the Plat Note Amendment Delegation Request (DR-71-18) will protect the health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives and policies of the Comprehensive Plan.

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

Section 1. The foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and they are made a specific part of this Resolution.

Section 2. Pursuant to Chapter 28, "Land Development Code," Part 6 "Development Review Procedures and Requirements," Article 640 "Plats," Section 640-70 "Amendment of plat," the Plat Note Amendment Delegation Request (DR-71-18), as provided in the attached Exhibit "B", a copy of which is made a part of and incorporated into this Resolution by this reference is hereby approved.

Section 3. That the issuance of a development permit by a municipality does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for the issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

Section 4. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.


Section 5. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on September 25, 2018.

ATTEST:


THOMAS SCHNEIDER, CMC
CITY CLERK




TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

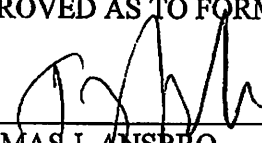

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

PARCELS A and B, ASHLEY CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE(S) 36 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

The South 120.0 feet as measured at right angles of Lots 18 and 19, in Block 2, of CANAL GROVES, according to the Plat thereof, recorded in Plat Book 22, Page 31, of the Public Records of Broward County, Florida; less the right-of-way for Griffin Road.

EXHIBIT "B"
ASHLEY CENTER PLAT
PLAT NOTE AMENDMENT

FROM: Parcel B is restricted to 18,500 square feet of office use;

TO: Parcel B shall allow for uses in conformance with the City of Dania Beach Zoning Code under section C-2 of the Commercial Zoning District and more specifically, to permit a Day-Care center to open and operate.

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

Application: Delegation Request (To amend the note on Parcel B to change the use of 3,706 square feet of office use to daycare use.)
File Number: 013-UP-86
Project Name: Ashley Center
Comments Due: October 31, 2018
Development Type: Parcel B: Daycare (3,706 Square Feet) and Office (14,794 Square Feet)

The Planning and Development Management Division of the Broward County Environmental Protection and Growth Management Department (EPGMD) has coordinated with other Divisions in this Department along with the County Health Department to provide the following comments on the above referenced plat:

Surface Water Management

This plat is located in the City of 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 project is within the Broward County water service jurisdictional (service) area, District 3A. A BCWWS Utility Connection Permit will be required before water construction can begin. Visit the web page at www.broward.org/WaterServices/Pages/LandDevelopment.aspx for additional information. The configurations of water facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit.

This plat will be served by the Hollywood's Water Treatment Plant which has a capacity of 37.500 MGD, a maximum daily flow of 26.249 MGD, and the estimated project's flow is 0.004 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

This property is located in a Broward County wastewater services jurisdictional (service) area, District 3A. A BCWWS Utility Connection Permit will be required before wastewater construction can begin. For additional information visit the web page at www.broward.org/WaterServices/Pages/LandDevelopment.aspx. The configurations of wastewater facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit.

Wastewater Treatment Plant:	B. C. North Regional
Flow Data:	As of 09/18
EPGMD Licensed Capacity	95.0000 MGD
12 Month Average Flow:	64.7600 MGD
Existing Flow Reserved by Building Permit:	2.4730 MGD
Total Committed Flow:	67.2330 MGD
Estimated Project Flow:	0.0231 MGD

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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.

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

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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.

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 ASHLEY CENTER
 Plat Number 129 Plat Book - Page 36 (If recorded)
 Owner/Applicant ELLIOT MILLER Phone 954 815 5397
 Address 3201 GRIFFIN RD. City DANIA BEACH State FL Zip Code 33312
 Owner's E-mail Address EMILLER@THE-BEACH.NET Fax # N/A
 Agent RICHARD ROSA, PA Phone 954 351-7474
 Contact Person RICHARD ROSA
 Address 200 S. ANDREWS AVE City FT LAUDERDALE State FL Zip Code 33301
 Agent's E-mail Address STE 100 RR@richardrosa.law.com

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 ADDITIONAL ATTACHMENT
 Proposed note for entire plat SEE ADDITIONAL ATTACHMENT

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 _____
 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?
OFFICE + CZ Commercial zoning	19,435	Current		YES	

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 MIAMI-DADE

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 13 day of OCTOBER, 2018
by Elliot Miller. He/she is personally known to me or
 Has presented _____ as identification.
Signature of Notary Public: Regina Harris
Type or Print Name: REGINA HARRIS

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time 9:48 AM Application Date 10/4/2018 Acceptance Date 10/4/2018
Comments Due _____ C.C. Mtg. Date _____ Fee \$ _____
 Plat Survey Site Plan City Letter Agreements
Other Attachments(Describe) _____
Title of Request _____
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 N/A Received by JEAN-PAUL PEREZ

Regina Harris
COMMISSION #FF89424
EXPIRES: September 30, 2019
WWW.AARONNOTARY.COM



[Signature]



RICHARD N. ROSA
ATTORNEY AT LAW

TELEPHONE: 954-351-7474
RR@RICHARDROSALAW.COM

November 27, 2018

Broward County

Jean-Paul Perez, Senior Planner
Planning & Development Mgmt. Division
1 North University Drive | Plantation, FL 33324

Re: **Plat Note Amendment Correction to the Ashley Center PB 129 PAGE 36**
3201 Griffin Road, Dania Beach, FL 33312 | Folio(s) 5042-30-01-0291 |

To Whom It May Concern:

Richard N. Rosa, P.A., attorney for Elliot L. Miller and Hollywood Playgroup, LLC, (the “Applicant(s)”) is submitting this narrative for the Plat Note Amendment submission dated, October 4, 2018, submitted by Hollywood Playgroup, LLC, for the Ashley Center located at 3201 Griffin Road, Dania Beach, Florida.

The Existing plat is restricted to private passenger vehicle parking on Parcel A, and 18,500 square feet of office use on Parcel B.

The Proposed plat is restricted to 14,794 square feet of office use and 3,706 square feet of day care use.

Thank you for your consideration of this proposed change.

Sincerely,

Richard N. Rosa, Esq.

Richard N. Rosa, P.A.
