

STAFF REPORT  
Runway Lakes FLL Airport Plat (Plat 3)  
085-MP-93

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 May 3, 1994, for industrial use. The property is located on 1.7 acres on the west side of Southwest 26 Terrace, between State Road 84 and Interstate 595, in the City of Dania Beach. The plat was recorded on March 9, 1995 (Plat Book 158, Page 2).

The applicant is requesting to revise the note on the face of the plat to eliminate the industrial use and add 125 hotel rooms. The proposed note language reads as follows:

This plat is restricted to 125 hotel rooms.

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 received written documentation from the City that the “20% Industrial-to-Commercial” rule to this plat on February 26, 2019 through Resolution 2019-019. Therefore, the proposed 125 hotel rooms are in compliance with the permitted uses of the effective land use plan. Additionally, the allocation of “flexibility” is not subject to Policy 2.10.1 of the Broward County Land Use Plan (“BCLUP”) 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 BCLUP and is not located adjacent to another municipality.

**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 74 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**

Transportation concurrency fees have not been satisfied for the previously approved industrial acreage, therefore, the 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. 2017-156 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 attached pre-application letter from the Florida Department of Transportation (FDOT) indicates approval of the proposed modifications of the site are subject to the conditions and comments contained therein. The applicant is advised to contact Ashok Sampath, FDOT Access Management, at 954-777-4363 or [ashok.sampath@dot.state.fl.us](mailto:ashok.sampath@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 applicant must request a formal wetland determination from the Water and Environmental Licensing Section. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging, filling, or other alteration of wetlands. 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.

In addition to the above findings, Aviation Department staff have no objection to the request subject to the conditions contained in the attached memorandum.

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 Dania Beach, 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 Community Development Division, City of Dania Beach, at 954-924-6805, 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:

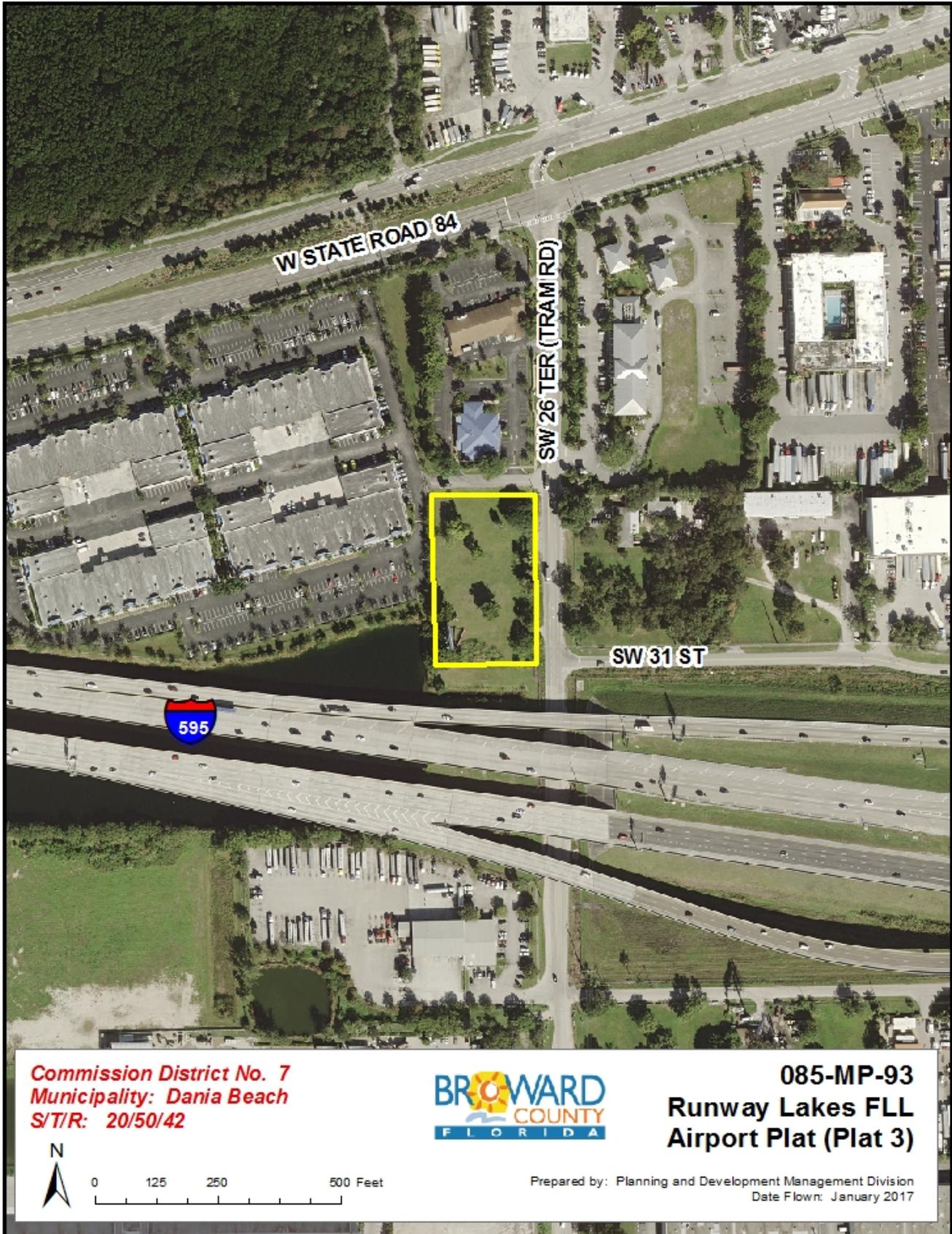
- 1) Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **June 11, 2020**.

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 are not issued by **June 11, 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 have not been substantially completed by **June 11, 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.





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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Runway Lakes FLL Airport (Plat 3)  
(085-MP-93) City of Dania Beach

DATE: March 21, 2019

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: This plat is restricted to industrial use.

TO: This plat is restricted to 125 hotel rooms.

The Future Land Use Element of the City of Dania Beach Comprehensive Plan is the effective land use plan for the City of Dania Beach. That plan designates the area covered by this plat for the uses permitted in the "Industrial" land use category. This plat is generally located on the west side of Southwest 26 Terrace (Tram Road), between I-595 and State Road 84.

Regarding the proposed hotel use, Planning Council staff has received written documentation that the City applied the "20% Industrial-to-Commercial" flexibility rule to this plat on February 26, 2019, through Resolution 2019-019. Therefore, the proposed 125 hotel rooms are in compliance with the permitted uses of the effective land use plan.

Planning Council staff notes that this allocation of "flexibility" is not subject to Policy 2.10.1 of the Broward County Land Use Plan (BCLUP) 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 BCLUP, 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:LRH

cc: Ana M. Garcia, ICMA-CM, City Manager  
City of Dania Beach

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

**RESOLUTION NO. 2017-156**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT DELEGATION REQUEST (DR-86-17) APPLICATION SUBMITTED BY RAHIL SANGHVI ON BEHALF OF THE PROPERTY OWNER DANIA RESORTS, LLC FOR PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF STATE ROAD 84 AND NORTH OF I-595 WITHIN 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**, Dania Resorts, LLC ("Applicant"), is requesting approval of a plat note delegation request for the redevelopment of the property located on the north side of Interstate 595 and South of State Road 84 within the City of Dania Beach, Florida (the "City"), as 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 in order to amend the RUNWAY LAKES FLL AIRPORT PLAT (PLAT 3), recorded in Plat Book 158, Page 2 of the Public Records of Broward County, Florida as described in Exhibit "B" (the "Plat Note Amendment") (DR-86-17) to permit the future development of a hotel use with a maximum of one-hundred twenty-five (125) rooms (the "Proposed Use"); and

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

**WHEREAS**, the City Commission finds that the approval of the Plat Note Amendment (DR-95-17) 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.** That 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.** That 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 (DR-86-17), 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 accepted and approved.

**Section 3.** That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

**Section 4.** That this Resolution shall be in force and take effect immediately upon its passage and adoption.

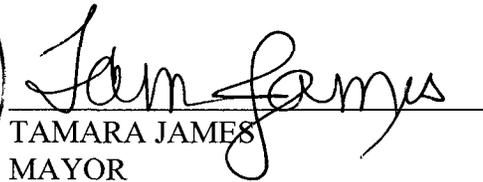
**PASSED AND ADOPTED** on December 11, 2017.

ATTEST:

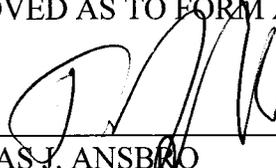


LOUISE STILSON, CMC  
CITY CLERK



  
TAMARA JAMES  
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

  
THOMAS J. ANSBRO  
CITY ATTORNEY

**EXHIBIT A  
LEGAL DESCRIPTION**

Parcel A, RUNWAY LAKES FLL AIRPORT PLAT (PLAT 3), according to the plat thereof, as recorded in Plat Book 158, Page 21 of the Public Records of Broward County, Florida.

**EXHIBIT B  
PLAT NOTE AMENDMENT**

**RUNWAY LAKES FLL AIRPORT PLAT (PLAT 3)**

From

Note 5. "This plat is restricted to industrial use."

To

"This plat is restricted to construction of a hotel with maximum number of 125 rooms."



**Florida Department of Transportation**

**RON DESANTIS**  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

**KEVIN J. THIBAUT**  
SECRETARY

March 1, 2019

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **November 29, 2019**  
THIS LETTER IS NOT A PERMIT APPROVAL

\*\*\* Letter revised on March 1, 2019 to modify the development size

Rahil Sanghvi  
Dania Resorts

Dear Rahil Sanghvi:

RE: **March 1, 2019** - Pre-application Meeting for **Category A B C D E F Driveway** Date of Pre-App meeting: **November 29, 2018**  
Broward- Dania Beach, Urban; SR 84; Sec. # 86095; MP: 0.5  
Access Class - 03; Posted Speed - 45; SIS - Influence Area; Ref. Project:

**Request: Requesting access to use the SR 84 Maria Mile Blvd.**

**SITE SPECIFIC INFORMATION**

Project Name & Address: **Avid Hotels – 3001 SW 26 Terrace, Dania Beach**  
Applicant/Property Owner: **Dania Resorts LLC**  
Parcel Size: **1.6 Acres** Development Size: **71,848 SF (or) 125 Rooms/Hotel**

**No Objection**

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

**Conditions:**

- **No improvements shall be within FDOT's R/W**

**Comments:**

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements,
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

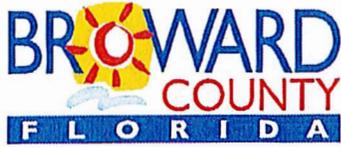
The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: [ashok.sampath@dot.state.fl.us](mailto:ashok.sampath@dot.state.fl.us) with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Ashok Sampath, M.S.  
District Access Management Manager

cc: Roger Lemieux  
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2018-11-29\2. 86095 MP 0.5 SR 84\_Avid Hotel\86095 MP 0.5 SR 84\_Avid Hotel.docx



AVIATION DEPARTMENT - Fort Lauderdale-Hollywood International Airport  
2200 SW 45<sup>th</sup> Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

August 9, 2018

Marc LaFerrier, AICP  
Planning Director  
City of Dania Beach  
100 West Dania Beach Blvd  
Dania Beach, FL 33004

RE: Avid – An ING Hotel (aka Building Runway Lakes Hotel)  
3001 SW 26<sup>th</sup> Terrace, Dania Beach, FL  
Broward County Aviation Department (BCAD) Conditional Approval Letter

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed Avid – An ING Hotel Project, located north-west of Fort Lauderdale-Hollywood International Airport (FLL). Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. Taking into consideration the proximity of this project to FLL, BCAD is providing the following comments regarding the proposed development:

- Based on the location of the proposed project, FAR Part 77, Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). The receipt of a favorable determination is required for all critical building points and temporary construction cranes and must be received prior to any construction activity. If you have not already done so, please use the following web address to initiate the Federal Review (FAA 7460-1) process: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>
- Following the receipt of a favorable FAA determination, the applicant may also need to obtain "airspace obstruction permits" from the Florida Department of Transportation (FDOT). This documentation is necessary to determine if the project will adversely affect public health or safety. If required, these permits must be obtained prior to the commencement of any construction. The following web address can be used to acquire additional information pertaining to the FAA and FDOT airspace obstruction review and permitting process: <http://www.dot.state.fl.us/aviation/obstructions.shtml>

- No building, structure or vegetation on the site may exceed the maximum height of 60 feet (AMSL) as determined by the FAA Determination of No Hazard to Air Navigation Letters (ASN: 2017-ASO-8304-OE / 2017-ASO-8305-OE / 2017-ASO-8306-OE / 2017-ASO-8724-OE) and as shown on Site Plan BA-2018-02 Sheet C-1 (dated 07/24/2018) unless submitted to BCAD for additional review.
- 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.

Adherence to these conditions is required for BCAD approval of the proposed Avid – An ING Hotel Project, and it is based on the Site Plan BA-2018-02 Sheet C-1 (dated 07/24/2018) prepared by Biagi Associates Engineering, LLC. If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the revised development plans be submitted for an additional review.

Please do not hesitate to contact me if you have questions or require additional information at 954.359.2291

Sincerely,



William Castillo  
BCAD Aviation Planning Manager

cc: Diana Correa, [diana@biagiengineering.com](mailto:diana@biagiengineering.com)  
Michael P. Pacitto, P.G., Director Planning and Environmental

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

**Application:** Delegation Request to amend the note from industrial use to a 125-room hotel.  
**File Number:** 085-MP-93  
**Project Name:** Runway Lakes FLL Airport Plat (Plat 3)  
**Comments Due:** March 26, 2019  
**Development Type:** Hotel (125 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 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](http://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 City of Hollywood's Water Treatment Plant which has a capacity of 37.500 MGD, a maximum daily flow of 25.200 MGD, and the estimated project's flow is 0.003 MGD. Therefore, according to the Health Department, there is sufficient available water treatment plant capacity to serve the proposed uses at this point in time.

**Wastewater Review**

This property is located in a Broward County wastewater services jurisdictional (service) area. 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](http://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>Hollywood</b>
Flow Data:	<b>As of 12/18</b>
EPGMD Licensed Capacity	<b>55.5000 MGD</b>
12 Month Average Flow:	<b>36.0900 MGD</b>
Existing Flow Reserved by Building Permit:	<b>1.6640 MGD</b>
Total Committed Flow:	<b>37.7540 MGD</b>
Estimated Project Flow:	<b>0.0025 MGD</b>

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085-MP-93 Runway Lakes FLL Airport Plat (Plat 3)

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.

See the attached Conceptual Dredge and Fill Review Report. The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division has not yet conducted a site inspection on this project; however, aerial photographs and light detection and ranging (LIDAR) data indicate that this property may contain County jurisdictional wetlands. **The applicant must request a formal wetland determination from the Water and Environmental Licensing Section. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging, filling, or other alteration of wetlands.** Contact the Water and Environmental Licensing Section at 954-519-1483.

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

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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=85f453365417459f8ba45fa6e5ddd9c>

**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. 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.

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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.

**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 RUNWAY LAKES FLL AIRPORT PLAT (PLAT3)

Plat Number 085-MP-93 Plat Book - Page 158-2 (If recorded)

Owner/Applicant Dania Resorts LLC Phone 909-538-2321

Address 8300 NW 123 Way City Parkland State FL Zip Code 33076

Owner's E-mail Address jaxhotel2020@gmail.com Fax # \_\_\_\_\_

Agent Rahil Sanghvi Phone 909-538-2321

Contact Person Rahil Sanghvi

Address 8300 NW 123 Way City Parkland State FL Zip Code 33076

Agent's E-mail Address jaxhotel2020@gmail.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 This plat is restricted to Industrial Use. 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 note for entire plat This plat is restricted to construction of a hotel with maximum number of 125 rooms.

**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  
BCUD 3A

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

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 90

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?
Vacant					

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

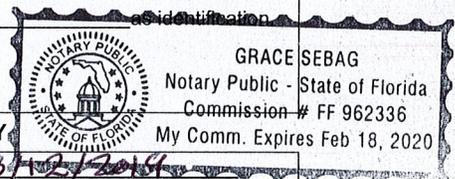
- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures 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 County of Palm Beach

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 Rahil Sanghvi  
 Sworn and subscribed before me this 4th day of March, 2019  
 by Rahil Sanghvi  He/she is personally known to me or  
 Has presented Identification  
 Signature of Notary Public Grace Sebag  
 Type or Print Name GRACE SEBAG



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

Time N/A Application Date 3/7/2019 Acceptance Date 3/12/2019  
 Comments Due 3/26/2019 C.C. Mtg. Date TBD Fee \$ 2,090  
 Plats  Survey  Site Plan  City Letter  Agreements  
 Other Attachments(Describe) RESOLUTION 2019-156, NARRATIVE, FDOT LTR  
 Title of Request DANIA RESORTS 2019-019  
 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 SENIOR PLANNER