



CITY OF DANIA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT

DATE: June 26, 2012

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director *[Signature]*

FROM: Corinne Lajoie, AICP, LEED Green Associate, Principal Planner *CLajoie*

SUBJECT: **DR-23-12:** The applicant, Lou Campanile, Jr., P.E., P.L.S, on behalf of the McLaughlin Engineering Company, is requesting a delegation request to amend a note on the plat to allow 159 hotel rooms and to amend the Non-Vehicle Access Line for a property located at 4801 Anglers Avenue (FIRST READING).

**DELEGATION REQUEST**

To amend a note on the plat to allow a total of 159 hotel rooms and amend the Non-Vehicle Access Line (NVAL).

**PROPERTY INFORMATION:**

ZONING: Commercial (C-2)  
FUTURE LAND USE: Commercial

The subject property is located on the south west corner of Griffin Road and Anglers Avenue and is currently vacant. The applicant plans to construct a hotel at this location for which a site plan has been submitted and will be processed separately.

**DELEGATION REQUEST**

The applicant is requesting the change the note on the plat limiting the use of the property from the existing language that reads:

This property is restricted to **48,000 square feet of Commercial Use**. Freestanding banks and drive thru bank facilities are not permitted without the approval of the board of County Commissioners who shall review and address these uses for increased impacts.

Any structure within the plat must comply with Section IV D.1.f., Development Review Requirements of the Broward County Land Use Plan, regarding hazards to air navigation.

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

property owner including any owner or owners of property within this plat who took title to the property with reference to this plat.

To the proposed language that reads:

This property is restricted to **159 Hotel Rooms**.

Any structure within the plat must comply with Section IV D.1.f., Development Review Requirements of the Broward County Land Use Plan, regarding hazards to air navigation.

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

In addition to the change of use, the applicant is also proposes some changes to the Non Vehicle Access Lines (NVAL) on the plat. These changes have been reviewed by staff in Public Services and the Fire Marshal's Office. No objections by staff have need raised to the proposed changes to the plat.

#### **PLANNING AND ZONING BOARD**

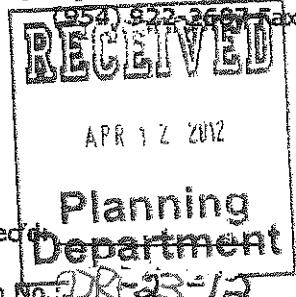
On June 20, 2012 the Planning and Zoning Board will hear this item. The Board's recommendation will be presented at the meeting.

#### **STAFF RECOMMENDATION**

Approve.



City of Dania Beach, Florida  
 Department of Community Development  
 Planning and Zoning Division  
 (954) 924-6805 X3643



**Standard Development Application**

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: Delegation Requests (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd \_\_\_\_\_  
 Petition No.: DR-23-12

**THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS.** Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 4801 ANGLERS AVENUE, DANIA BEACH, FLORIDA 33312

Lot(s): Parcels A & B Block: \_\_\_\_\_ Subdivision: SHOPS AT GRIFFIN SUBDIVISION 178-92

Recorded Plat Name: SHOPS AT GRIFFIN SUBDIVISION 178-92

Folio Number(s): 5042 32 55 0010      Legal Description: SHOPS AT GRIFFIN SUBDIVISION 178-92  
5042 32 55 0020      Parcels A & B

Applicant/Consultant/Legal Representative (circle one) McLaughlin Engineering Company  
Lou Campanile, Jr., P.E., P.L.S.

Address of Applicant: 400 N.E. 3rd Avenue, Fort Lauderdale, Florida 33301-3234

Business Telephone: (954) 763-7611 Home: \_\_\_\_\_ Fax: (954) 763-7615

E-mail address: lou@meco400.com

Name of Property Owner: SUNBELT-RDF, LLC

Address of Property Owner: 2733 Ross Clark Circle, Dothan, Alabama 36301-3214

Business Telephone: (334) 793-6855 Home: \_\_\_\_\_ Fax: (334) 836-3557

**Explanation of Request:** Please see attached Explanation of Request.  
 For *Plats* please provide proposed *Plat Name* for *Variations* please attach Criteria Statement as per *Section 625.40 of the Land Development Code.*

Prop. Net Acreage: 3.8262 Gross Acreage: 3.8262 Prop. Square Footage: 166,671

Existing Use: C-2 Vacant Proposed Use: C-2 Hotel

Is property owned individually, by a corporation, association, or a joint venture? Property is owned by a Florida limited liability company.

**AUTHORIZED REPRESENTATIVE**

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize \_\_\_\_\_ (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable. McLaughlin Engineering Company &

Siegel, Lipman, Dunay, Shepard & Miskel, LLP  
I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF ALABAMA  
COUNTY OF HOUSTON  
The foregoing instrument  
was acknowledged

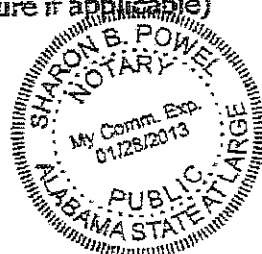
By: [Signature]  
(Owner / Agent signature\*)

BEFORE ME THIS 17<sup>th</sup> DAY OF April, 2012

By: Sharon B. Powell  
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]  
(Signature of Notary Public - State of Alabama)



Personally known \_\_\_\_\_ or Produced Identification \_\_\_\_\_

Type of identification produced: \_\_\_\_\_ or Drivers License \_\_\_\_\_

\*If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).

**NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.**

**ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.**

**EXISTING PLAT NOTE:**

This property is restricted to **48,000 square feet of Commercial Use**. Freestanding banks and drive thru bank facilities are not permitted without the approval of the board of County Commissioners who shall review and address these uses for increased impacts.

Any Structure within the plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

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

**NEW NOTE:**

This property is restricted to **159 Hotel Rooms**.

Any Structure within the plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

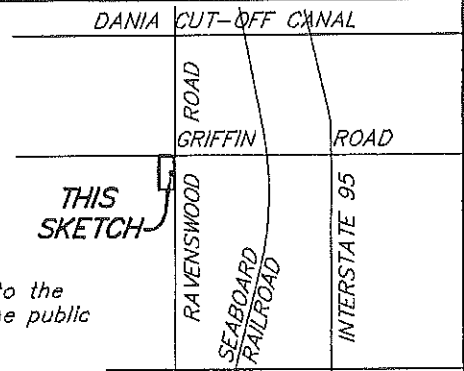
This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and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



**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA  
 33301 PHONE (954) 763-7611 \* FAX (954) 763-7615

**SKETCH AND DESCRIPTION**  
**TO ACCOMPANY VACATION PETITION**  
**50' X 70' INGRESS/EGRESS EASEMENT**  
**PARCELS "A" & "B"**  
**SHOPS AT GRIFFIN SUBDIVISION**



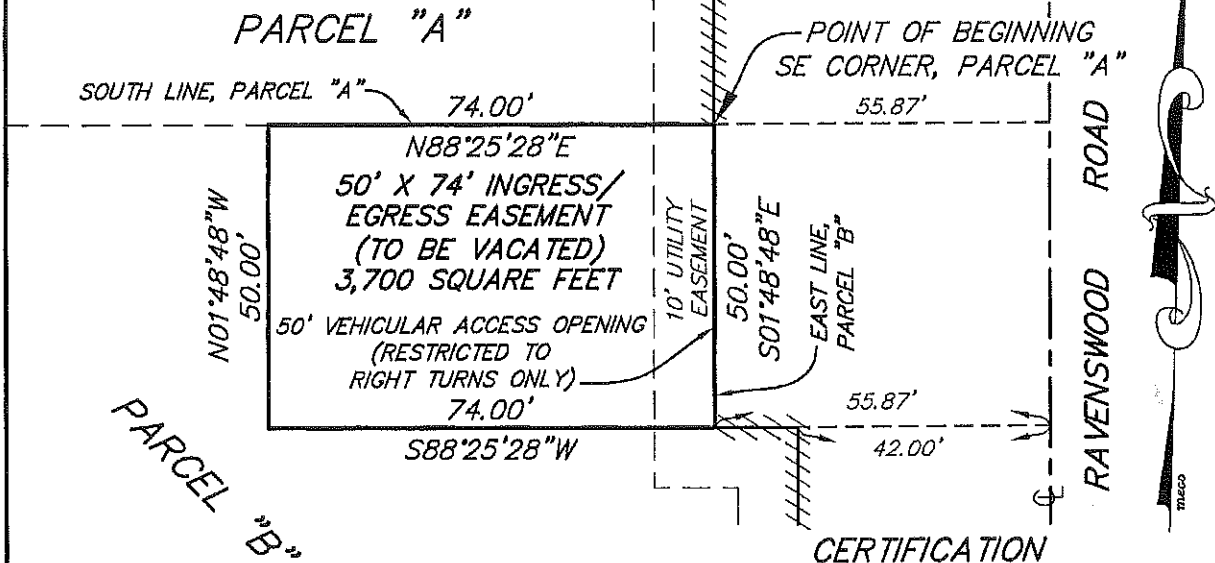
**LEGAL DESCRIPTION:**

A portion of Parcel "B", SHOPS AT GRIFFIN SUBDIVISION, according to the plat thereof, as recorded in Plat Book 178, Pages 92 and 93, of the public records of Broward County, Florida, more fully described as follows:

Beginning at the Southeast corner of Parcel "A" of said SHOPS AT GRIFFIN SUBDIVISION; thence South 01°48'48" East, on the East line of said Parcel "B", a distance of 50.00 feet; thence South 88°25'28" West, a distance of 74.00 feet; thence North 01°48'48" West, a distance of 50.00 feet; thence North 88°25'28" East, on the South line of said Parcel "A", a distance of 74.00 feet to the Point of Beginning.

STIRLING ROAD  
**Location Sketch**  
 Not To Scale

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida and contain 3,700 square feet or 0.0849 acres more or less.



**SCALE 1" = 30'**

**NOTES:**

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown refer to record plat (178/92&93) and assume the East line of Parcels "A" and "B" as South 01°48'48" East.

**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida this 2nd day of April, 2012.

McLAUGHLIN ENGINEERING COMPANY

*Jerald A. McLaughlin*  
**JERALD A. McLAUGHLIN**  
 Registered Land Surveyor No. 5269  
 State of Florida.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. U-7216

CHECKED BY: GA

REF. DWG.: 12-3-



**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA  
33301 PHONE (954) 763-7611 \* FAX (954) 763-7615

**EXHIBIT "B-1"**

**SKETCH AND DESCRIPTION**  
**PLATTED NON-VEHICULAR LINE**  
**PARCELS "A" & "B"**  
**SHOPS AT GRIFFIN SUBDIVISION**  
**SHEET 1 OF 2 SHEETS**

**LEGAL DESCRIPTION:**

The North and East line of Parcels "A" and "B", SHOPS AT GRIFFIN SUBDIVISION, according to the plat thereof, as recorded in Plat Book 178, Pages 92 and 93, of the public records of Broward County, Florida, more fully described as follows:

Beginning (1) at the Northwest corner of said Parcel "B", being the Beginning of a Non-Vehicular Access Line; thence North 88°25'28" East, a distance of 84.00 feet to the Point of Termination (1) of the said Non-Vehicular Access Line and to the Point of Beginning (2) of a 50.00 foot Vehicular Access Opening (right turns only until Ravenswood Road is improved to a full 4-lane divided roadway. Following completion of Ravenswood Road, this opening shall be restricted to right turns in only); thence continuing North 88°25'28" East, on said Vehicular Access Opening, a distance of 50.00 feet to the Point of Termination (2) of the said Vehicular Access Opening and to the Point of Beginning (3) of a Non-Vehicular Access Line; thence continuing North 88°25'28" East, a distance of 95.26 feet to a point of curve; thence Easterly on said curve to the left, with a radius of 11531.91 feet, a central angle of 00°02'41", an arc distance of 9.02 feet; thence South 46°43'01" East, a distance of 49.41 feet; thence South 01°48'48" East, a distance of 50.00 feet; thence South 88°11'12" West, a distance of 3.00 feet; thence South 01°48'48" East, a distance of 40.00 feet; thence North 88°11'12" East, a distance of 3.00 feet; thence South 01°48'48" East, a distance of 161.79 feet; thence South 88°25'28" West, a distance of 50.00 feet to the Point of Termination (3) of the said Non-Vehicular Access Line, being a point on the North edge of a 50 foot by 74 foot Ingress/Egress Easement (to be vacated) and to the Point of Beginning (4) of a line 50.00 feet West of and parallel with a 50 foot Vehicular Access Opening (restricted to right turns only); thence South 01°48'48" East, across said Vehicular Access Opening, a distance of 50.00 feet to the Point of Termination (4) of the said parallel line, 50.00 feet West of and parallel with Vehicular Access Opening and to a point on the South edge of the said 50 foot by 74 foot Ingress/Egress Easement, being the Point of Beginning (5) of a Non-Vehicular Access Line; thence North 88°25'28" East, a distance of 63.87 feet; thence South 01°48'48" East, a distance of 77.28 feet; thence South 03°11'15" West, a distance of 100.00 feet; thence South 02°50'30" East, a distance of 89.02 feet to the Southeast corner of said Parcel "B" and to the Point of Termination (5) of the said Non-Vehicular Access Line.

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida.


**CERTIFICATION**

Certified Correct. Dated at  
Fort Lauderdale, Florida this  
2nd day of April, 2012.

**NOTES:**

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown refer to record plat (178/92&93) and assume the North line of Parcels "A" and "B" as North 88°25'28" East.

McLAUGHLIN ENGINEERING COMPANY

  
JERALD A. McLAUGHLIN  
Registered Land Surveyor No. 5269  
State of Florida.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMM,jr

JOB ORDER NO. U-7216

CHECKED BY: \_\_\_\_\_

REF. DWG.: 12-3-

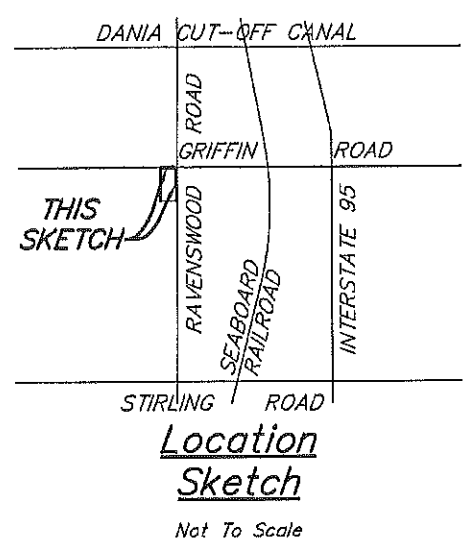
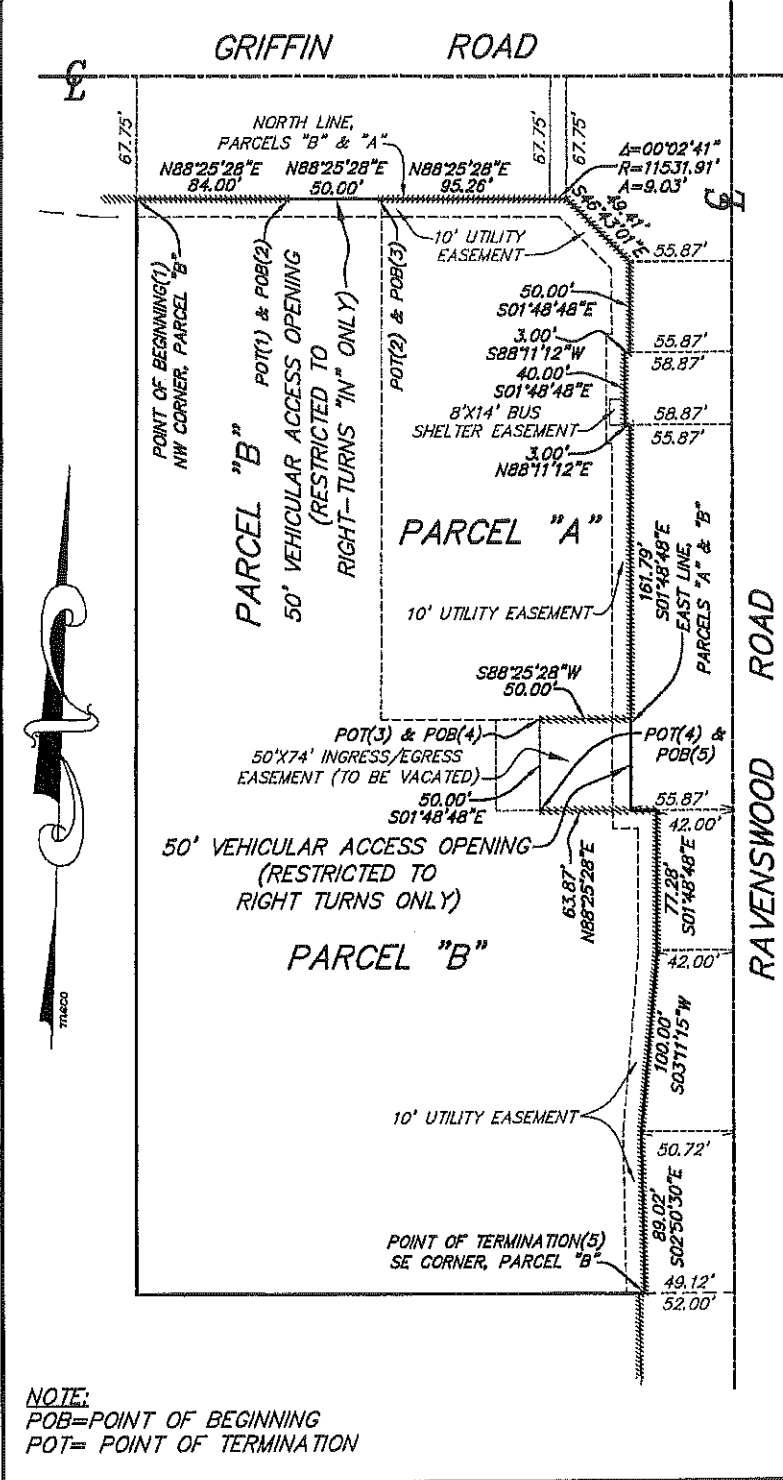


**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA  
33301 PHONE (954) 763-7611 \* FAX (954) 763-7615

SCALE 1" = 100'

**EXHIBIT "B-2"**



**SKETCH AND DESCRIPTION**  
**PLATTED**  
**NON-VEHICULAR LINE**  
**PARCELS "A" & "B"**  
**SHOPS AT GRIFFIN**  
**SUBDIVISION**  
**SHEET 2 OF 2 SHEETS**

**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida this 2nd day of April, 2012.

McLAUGHLIN ENGINEERING COMPANY  
*Jerald A. McLaughlin*  
JERALD A. McLAUGHLIN  
Registered Land Surveyor No. 5269  
State of Florida.

FIELD BOOK NO. \_\_\_\_\_  
JOB ORDER NO. U-7216  
REF. DWG.: 12-3-

DRAWN BY: JMMjr  
CHECKED BY: \_\_\_\_\_



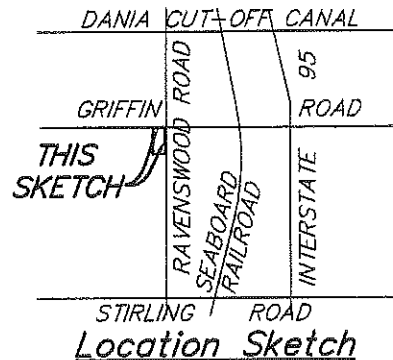


**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA  
 33301 PHONE (954) 763-7611 \* FAX (954) 763-7615

**EXHIBIT "C"**

**SKETCH AND DESCRIPTION**  
**NEW NON-VEHICULAR LINE**  
**PARCELS "A" & "B"**  
**SHOPS AT GRIFFIN SUBDIVISION**  
**SHEET 1 OF 3 SHEETS**



Not To Scale

**LEGAL DESCRIPTION:**

The North and East line of Parcels "A" and "B", SHOPS AT GRIFFIN SUBDIVISION, according to the plat thereof, as recorded in Plat Book 178, Pages 92 and 93, of the public records of Broward County, Florida, more fully described as follows:

Beginning (1) at the Northwest corner of said Parcel "B", being the Beginning of a Non-Vehicular Access Line; thence North 88°25'28" East, a distance of 84.00 feet to the Point of Termination (1) of the said Non-Vehicular Access Line and to the Point of Beginning (2) of a 50.00 foot Vehicular Access Opening (restricted to right turns in only); thence continuing North 88°25'28" East, on said Vehicular Access Opening, a distance of 50.00 feet to the Point of Termination (2) of the said Vehicular Access Opening and to the Point of Beginning (3) of a Non-Vehicular Access Line; thence continuing North 88°25'28" East, a distance of 95.26 feet to a point of curve; thence Easterly on said curve to the left, with a radius of 11,531.91 feet, a central angle of 00°02'41", an arc distance of 9.02 feet; thence South 46°43'01" East, a distance of 49.41 feet; thence South 01°48'48" East, a distance of 50.00 feet; thence South 88°11'12" West, a distance of 3.00 feet; thence South 01°48'48" East, a distance of 40.00 feet; thence North 88°11'12" East, a distance of 3.00 feet; thence South 01°48'48" East, a distance of 218.79 feet to the Point of Termination (3) of the said Non-Vehicular Access Line, being the Point of Beginning (4) of a 50 foot Vehicular Access Opening (restricted to right turns only); thence South 01°48'48" East, a distance of 50.00 feet to the Point of Termination (4) of the said Vehicular Access Opening, being the Point of Beginning (5) of a Non-Vehicular Access Line; thence South 36°06'24" East, a distance of 24.62 feet; thence South 03°11'15" West, a distance of 100.00 feet; thence South 02°50'30" East, a distance of 89.02 feet to the Southeast corner of said Parcel "B" and to the Point of Termination (5) of the said Non-Vehicular Access Line.

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida.

**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida this 17th day of May, 2012.

McLAUGHLIN ENGINEERING COMPANY

CARL E. ALBREKTSSEN  
 Registered Land Surveyor No. 4185  
 State of Florida.

**NOTES:**

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown refer to record plat (178/92&93) and assume the North line of Parcels "A" and "B" as North 88°25'28" East.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr \_\_\_\_\_

JOB ORDER NO. U-7216 \_\_\_\_\_

CHECKED BY: CA \_\_\_\_\_



**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA  
 33301 PHONE (954) 763-7611 \* FAX (954) 763-7615

SCALE 1" = 60'

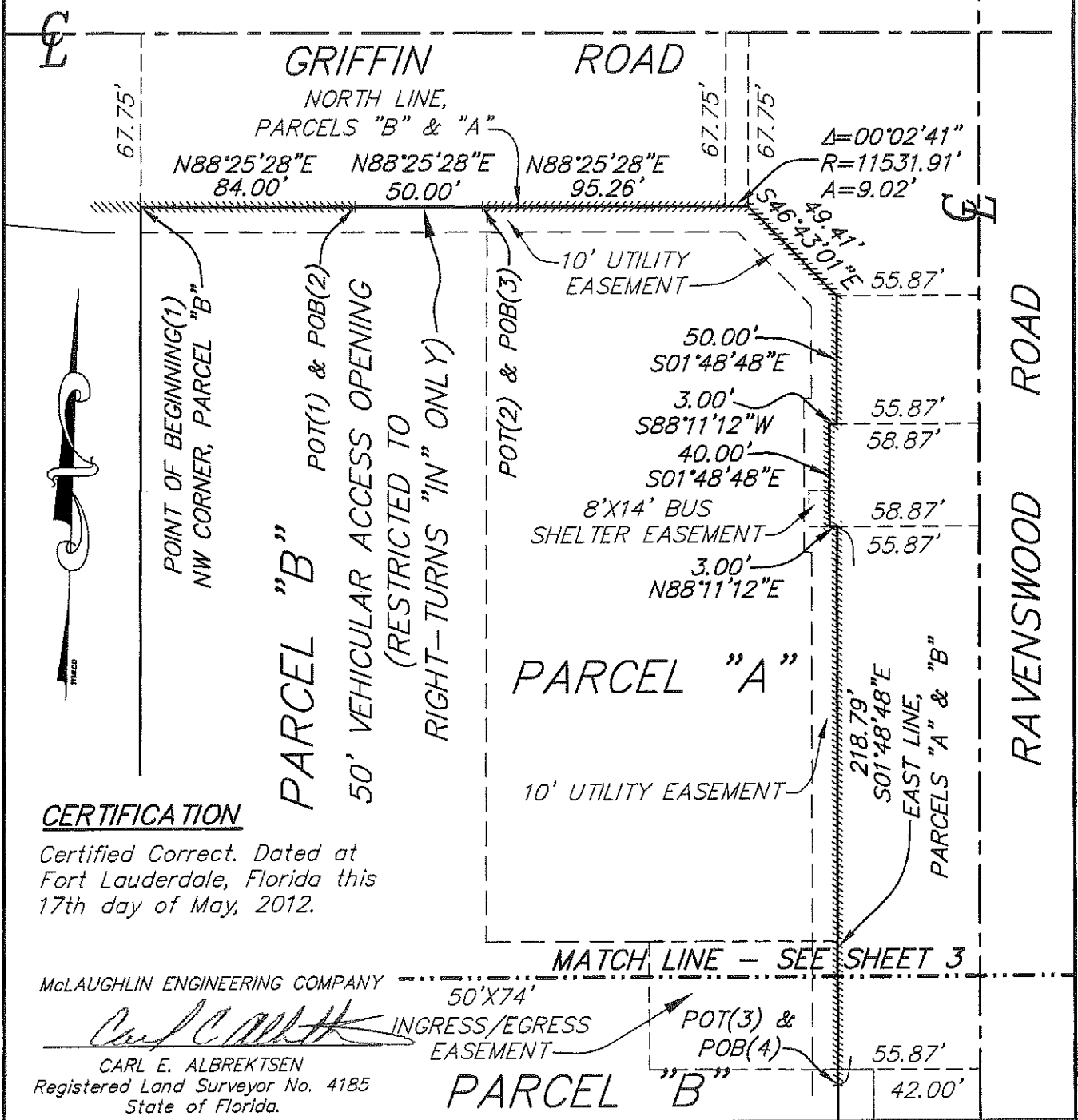
**SKETCH AND DESCRIPTION**

**EXHIBIT "C"**

**NOTE:**

POB=POINT OF BEGINNING  
 POT= POINT OF TERMINATION

**NEW NON-VEHICULAR LINE**  
**PARCELS "A" & "B"**  
**SHOPS AT GRIFFIN SUBDIVISION**  
**SHEET 2 OF 3 SHEETS**



**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida this 17th day of May, 2012.

McLAUGHLIN ENGINEERING COMPANY

*Carl E. Albrektsen*  
 CARL E. ALBREKTSEN  
 Registered Land Surveyor No. 4185  
 State of Florida.

50'x74'  
 INGRESS/EGRESS  
 EASEMENT

**PARCEL "B"**

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. U-7216

CHECKED BY: CA



**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA  
 33301 PHONE (954) 763-7611 \* FAX (954) 763-7615

SCALE 1" = 60'

**SKETCH AND DESCRIPTION**

**EXHIBIT "C"**

NEW NON-VEHICULAR LINE  
 PARCELS "A" & "B"  
 SHOPS AT GRIFFIN SUBDIVISION  
 SHEET 3 OF 3 SHEETS

**NOTE:**  
 POB=POINT OF BEGINNING  
 POT= POINT OF TERMINATION

PARCEL "A"

MATCH LINE - SEE SHEET 2

50'X74' INGRESS/EGRESS  
 EASEMENT

POT(3) &  
 POB(4)

50' VEHICULAR ACCESS OPENING  
 (RESTRICTED TO  
 RIGHT TURNS ONLY)

POT(4) & POB(5)

24.62'  
 S36°06'24"E

PARCEL "B"

10' UTILITY EASEMENT

POINT OF TERMINATION(5)  
 SE CORNER, PARCEL "B"

218.79'  
 S01°48'48"E  
 EAST LINE,  
 PARCELS "A" & "B"

55.87'  
 42.00'

100.00'  
 S03°11'15"W

50.72'

89.02'  
 S02°50'30"E

49.12'  
 52.00'

PROPOSED ADDITIONAL  
 RIGHT-OF-WAY DEDICATION

RAVENSWOOD ROAD

**CERTIFICATION**

Certified Correct. Dated at  
 Fort Lauderdale, Florida this  
 17th day of May, 2012.

McLAUGHLIN ENGINEERING COMPANY

*Carl E. Albrektsen*

CARL E. ALBREKTSEN  
 Registered Land Surveyor No. 4185  
 State of Florida.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. U-7216

CHECKED BY: CA

**DELEGATION REQUESTS**  
**Shops at Griffin Subdivision**  
Plat Book 178, page 92

Correspondence with:  
Broward County Development and Environmental Regulation Division – Planning Section  
Regarding Revision to Plat Note

From: Gull, Patricia <[PGULL@broward.org](mailto:PGULL@broward.org)>  
To: 'McLaughlin Engineering Company' <[meco400@aol.com](mailto:meco400@aol.com)>  
Sent: Tue, Mar 27, 2012 1:10 pm  
Subject: RE: 094-MP-05

Hi Jim,

All those uses you listed are considered ancillary uses in a hotel and are part of the trip generation rate for hotels. The only exception is if a restaurant is adjacent to the hotel and not inside, but unless something unusual is planned for the first floor, you're good with the proposed note being "156 Room Hotel."

Let me know if you wish to discuss.  
Patty



Patricia Gull, AICP  
Planning Section Manager  
Broward County Development and Environmental Regulation Division  
1 North University Drive, Suite 102A, Plantation, FL 33324  
(954) 357 - 6640  
[pgull@broward.org](mailto:pgull@broward.org)



**From:** McLaughlin Engineering Company [<mailto:meco400@aol.com>]  
**Sent:** Tuesday, March 27, 2012 11:20 AM  
**To:** Gull, Patricia  
**Cc:** [lou@meco400.com](mailto:lou@meco400.com)  
**Subject:** 094-MP-05

Hi Patty,

We are in the process of doing development plans for SHOPS AT GRIFFIN SUBDIVISION (178-93). Before we submit to Dania Beach I want to be sure that we address all of the county criteria. The plat is restricted to 48,000 square feet of Commercial. We are proposing to change it to a 156 room hotel. My question is as to ancillary uses, such as meeting rooms, breakfast bar, lobby area and other uses that are generally included within a typical hotel. What uses are included within the number of rooms and what will have to be called out in the proposed note? If the answer is to complicated for a general response we would like to set up a meeting with you to discuss. Please let me know what other documents will be needed to process our request.

Thank you!

Jim McLaughlin  
McLaughlin Engineering Co.  
400 NE 3rd Avenue  
Fort Lauderdale, FL 33301  
954-763-7611 p  
954-763-7615 f

**DELEGATION REQUESTS**  
**Shops at Griffin Subdivision**  
Plat Book 178, page 92

Correspondence with:  
Broward County - Highway Construction and Engineering Division  
Regarding Vacation of Public Ingress/Egress Easement and Elimination of Non-Vehicular Access Line

From: Huizenga, David <DHUIZENGA@broward.org>  
To: 'McLaughlin Engineering Company' <meco400@aol.com>  
Cc: lou <lou@meco400.com>  
Sent: Tue, Mar 27, 2012 2:49 pm  
Subject: RE: 094-MP-05

Jim,

Since the access easement was dedicated by plat, it would have to be vacated and the County process for vacating plats and public rights-of-way is outlined in Chapter 25, Part XVI of the Broward County Administrative Code. This process is managed by the Real Property Section of Public Works and for more information you can view this portion of the B.C. Admin. Code by clicking [here](#).

The access easement was intended to ensure that both parcels (if sold separately) would continue to have legal access. If a request was submitted to vacate the easement, we might require a Unity of Title document be recorded to join both parcels and require that it be sold as one piece.

If you have any questions about the process or would like to obtain a copy of the application form and information about submittal requirements, contact Dale Wilson at 954 357 6418.

-dhh



**David Huizenga**  
Engineer III, Plat Section  
Highway Construction and Engineering Division  
1 North University Drive, Box B300  
Plantation, FL 33324  
Office: 954-577-4597 Fax: (954)357-5843



**From:** McLaughlin Engineering Company [<mailto:meco400@aol.com>]  
**Sent:** Tuesday, March 27, 2012 10:56 AM  
**To:** Huizenga, David  
**Cc:** [lou@meco400.com](mailto:lou@meco400.com)  
**Subject:** 094-MP-05

Good Morning Dave,

We are in the process of doing development plans on the SHOPS AT GRIFFIN SUBDIVISION (178-92). The new plan is for a hotel to occupy both Parcels "A" and "B". The plat created an Access Easement between the two parcels with NVAL running up both sides. Our client would like to eliminate the Access Easement and NVAL lines. We would like to know you feelings on this request and if necessary set up a meeting with you to discuss this.

Thank you!

Jim McLaughlin  
McLaughlin Engineering Co.  
400 NE 3rd Avenue  
Fort Lauderdale, FL 33301  
954-763-7611 p  
954-763-7615 f

