



Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning C-1 to C-2 & C-3
- Site Plan
- Special Exception
- Variance Code Section 275-110(D)(1)
- Other: DELEGATION REQUEST (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: _____

Petition No.: VA-32-15

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: 2301 GRIFFIN ROAD, DANIA BEACH, FLORIDA 33312

Lot(s): A Block: _____ Subdivision: GRIFFIN POINTE (P.B. 178, PG. 19)

Recorded Plat Name: GRIFFIN POINTE (P.B. 178, PG. 19)

Folio Number(s): 504229530010 Legal Description: PARCEL "A", GRIFFIN POINTE (P.B. 178, PG. 19)

Applicant/Consultant/Legal Representative (circle one) JOHN C. HALLIDAY, III

Address of Applicant: 1800 S.E. 10 AVENUE, SUITE 300, FORT LAUDERDALE, FLORIDA 33316

Business Telephone: (954) 767-7700 Home: _____ Fax: (954) 767-7800

E-mail address: jhalliday@hallidaygroup.com

Name of Property Owner: GRIFFIN POINTE PARTNERS, LLLP

Address of Property Owner: 1800 S.E. 10 AVENUE, SUITE 300, FORT LAUDERDALE, FLORIDA 33316

Business Telephone: (954) 767-7700 Home: _____ Fax: (954) 767-7800

Explanation of Request: _____
For Plats please provide proposed Plat Name for Variances please attach Criteria Statement as per Section 625.40 of the Land Development Code.

Prop. Net Acreage: 9.39 Gross Acreage: 9.39 Prop. Square Footage: 107,110

Existing Use: VACANT Proposed Use: COMMERCIAL/OFFICE

Is property owned individually, by a corporate association, or a joint venture? FLORIDA LIMITED PARTNERSHIP

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 COKER & FEINER / McLAUGHLIN ENGINEERING COMPANY (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.

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 FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

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

BEFORE ME THIS 3 DAY OF MARCH, 2015

By:

[Signature]
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of FLORIDA)



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.

AIR-PORT CORPORATE PARK REZONING APPLICATION

GENERAL PROJECT DESCRIPTION

Griffin Pointe Partners, LLLP is the owner of a 9.39± acre parcel of land located on the north side of Griffin Road west of Ravenswood Road. The property is 329.21± feet in width (frontage on Griffin Road) and 1257± feet and 1241± feet in depth and extends from Griffin Road to SW 45th Street. The property is designated on the City and County land use plans as Commercial on the frontage along Griffin Road and Office on the remainder of the property and is currently zoned C-1.

The property is platted as the Griffin Pointe Plat recorded in Plat Book 178, Page 19. The original plat note restricted the property to 90,000 square feet of office uses and 37,000 square feet of commercial uses. A plat note amendment was approved by the City and the County to permit 140,000 square feet of Office, 5,000 square feet of Commercial and 5,000 square feet of Bank use. The revised plat note amendment agreement has not yet been recorded but will be recorded prior to the zoning hearing.

The property is one of the last remaining commercial properties in the Griffin Road/I-95 corridor and is particularly suited for an office park development with commercial frontage uses, especially given the expansion of the Fort Lauderdale-Hollywood Airport and the determination that residential uses in this area are incompatible with the Airport expansion plans.

Directly west of the property is the Sheldon Mobile Home Park which is designated for residential use on the applicable land use plans and developed and used as a mobile home park. This use has been determined to be incompatible with the Airport use. In fact, ultimately most of the entire surrounding area is planned to be transitioned to a non-residential use.

A site plan, variance and plat note amendment application for the initial design of the Air-Port Corporate Park was approved by adoption of Resolution No. 2013-146 which allowed for the development of an office park with up to 140,000 square feet of office uses with the tallest building to be five stories in height. The previous approval also permitted a branch bank facility and up to 5,000 square feet of commercial uses. The owner decided not to build the initial project and instead to redesign the project to address market demands.

The redesigned Air-Port Corporate Park will consist of commercial uses on the Griffin Road frontage with office development on the balance of the property. The office portion of the project will consist of two groups of three separate office buildings tied together through a common site plan with appropriate covenants to be developed and recorded prior to a conveyance of any portion of the property to a third party. The Air-Port Corporate Park is designed to fulfill the need for a corporate office presence in Dania Beach with easy access to the airport and the various services associated with the airport. Accommodation is also being made for a medical office component of the project. In addition, as discussed below, the commercial frontage parcel will be developed for a retail, restaurant or service use as the market may dictate. The components of the development are as follows:

a. There is a 1.16 acre parcel on the Griffin Road frontage which corresponds with the Commercial land use designation ("Commercial Parcel"). The Commercial Parcel consists of a .90± acre outparcel which the developer anticipates will be developed as a retail, restaurant or service use in accordance with the City's C-3 zoning and the entrance road. The outparcel is shown on the site plan as

“Proposed Fast Food Restaurant” on the site plan (“Outparcel”). The site plan will have to be amended when the actual user is determined and if that user is a fast food restaurant a special exception application will be filed.

b. The balance of the property will consist of an office park (“Office Park”). The office buildings to the north of the Outparcel will consist of two groups of three one-story office buildings with each group forming a “U” shape. The office park will attract general and corporate office tenants and is being designed to accommodate medical offices which the developer anticipates there is and will be a demand. The site plan provides for a total of 103,760 square feet of office use.

REZONING JUSTIFICATION STATEMENT

General Statement. The developer is requesting a rezoning of the property from C-1 to the following:

- a. For the Commercial Parcel, a rezoning to C-3 to accommodate retail, service or restaurant uses for the Griffin Road frontage that is designated Commercial on the land use plan.
- b. For the Office Park, a rezoning to C-2 which would allow general and professional offices and would also permit medical offices which are not allowed in C-1.

REZONING CRITERIA

An application for a rezoning shall be reviewed in accordance with the following criteria set forth in Sec. 645-40 of the Code:

(1)The request is consistent with the city's comprehensive plan;

The Commercial Parcel is designated Commercial on the applicable land use plan and the C-3 zoning district is a commercial zoning district. The uses permitted in the C-3 zoning district are permitted in the Commercial land use district.

The C-2 zoning district will permit office uses as well as medical offices which are consistent with the Office land use designation. Although the C-2 zoning district is the most appropriate zoning district for the development of the Office Park, the C-2 zoning district also permits retail and commercial uses which are not permitted in the Office land use category (other than as accessory or ancillary uses). However, the developer acknowledges and agrees that the uses allowed for the Office Park are limited by those uses permitted in the Office land use category and agrees to a stipulation in the rezoning ordinance.

(2)The request is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans, and master plans approved by the city commission;

The property is not within a redevelopment area. There are no special plans applicable to this area other than the land use and zoning designations.

(3)The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts;

A rezoning to zoning districts that permit uses allowed under the land use plan does not result in an isolated districted or a grant of special privileges. The properties to the east and north are predominantly non-residential zoning districts including C-2, C-4 and IROM. The property is already zoned for non-residential office/commercial uses.

and

a. The request furthers the city's adopted community redevelopment plan, if applicable; N/A

or

b. An error or ambiguity must be corrected; N/A

or

c. There exists changed or changing conditions which make approval of the request appropriate; The development pattern for the Griffin Road corridor and the incompatibility of residential uses resulting from the proximity of the Airport have contributed to the need for and suitability of the rezoning requests.

or

d. Substantial reasons exist why the property cannot be used in accordance with the existing zoning; The development pattern along Griffin Road has matured. See "c" above.

or

e. The rezoning is appropriate for the orderly development of the city and is compatible with existing (conforming) adjacent land uses, and planned adjacent land uses. See response to "c" above.