

City of Dania Beach, Florida  
Department of Community Development  
Planning and Zoning Division  
(954) 924-6805 X3643  
(954) 922-2687 Fax

### Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: \_\_\_\_\_

Date Rec'd: 10/3/13

Petition No.: PL-57-13

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

**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: 2648 - 2616 GRIFFIN RD (6 parcels)

Lot(s): 9 Block: 1 Subdivision: \_\_\_\_\_

Recorded Plat Name: Reed Land Co Subdivision, PB 2-32 DCR

Folio Number(s): see attached Legal Description: see attached

Applicant/Consultant/Legal Representative (**circle one**) Craven Thompson & Associates, Inc.

Address of Applicant: 3563 NW 53 Street, Fort Lauderdale, FL 33309

Business Telephone: 954-739-6400 Home: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail address: Catherine Donn: cdonn@craventhompson.com

Name of Property Owner: SDS Development and Trust, LLC c/o Sharon Sharaby

Address of Property Owner: 5256 SW 38 AVE, FORT LAUDERDALE FL 33312

Business Telephone: (954) 394-6615 Home: \_\_\_\_\_ Fax: \_\_\_\_\_

**Explanation of Request:** Koosh at Griffin (replat)

*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: 1.59 Gross Acreage: 2.25? Prop. Square Footage: 35,000

Existing Use: Commercial/Residential Proposed Use: Commercial (C-4)

GRIFFIN ROAD

C-2

SW26 TER

SW26 AVE

**REZONING  
EXHIBIT 'A'**  
SDS Development &  
Trust, LLC



**Legend**



Overall Parcel

Dividing line  
between 2 current  
zoning districts;  
request is for both  
areas to be  
rezoned C-4

**KOOSH  
AT  
GRIFFIN  
Plat**

CRAVEN THOMPSON & ASSOC., INC. - 3563 NW 53 ST. - FT. LAUDERDALE, FL 33309 - TEL= 954.739.6400 - FAX= 954-739-6409



# Florida Department of Transportation

RICK SCOTT  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

ANANTH PRASAD, P.E.  
SECRETARY

August 29, 2013

**THIS PRE-APPLICATION LETTER IS VALID UNTIL AUGUST 29, 2014  
THIS LETTER IS NOT A PERMIT APPROVAL**

Mr. Joseph Handley  
Craven Thompson and Associates Inc.  
3563 Northwest 53 Street  
Fort Lauderdale, Florida 33309

Dear Mr. Handley:

RE: **August 29, 2013** Pre-application Meeting for Category D Driveway  
Broward County, Urban, In the City of Dania Beach  
State Road 818, State Section 86015, Milepost 8.715, Access Class 5, Posted Speed 45 mph  
Reference Project N/A, Location: SW corner of Griffin Road & SW 26<sup>th</sup> Avenue  
Site Acreage: 2, Proposed Land Use: Commercial, Maximum Square Footage: 35,000 SF  
Applicant: SDS Development and Trust LLC, Property Owner: SDS Development and Trust LLC  
Proposed Project Name & Address: Griffin Commerce Center, 2648-2616 Griffin Road (6 parcels)

**Your Request: A right in, right-out driveway located 200 feet west of SW 26<sup>th</sup> Avenue.**

**WE APPROVE YOUR REQUEST.** Please see the conditions and comments below.

This ruling is based on your presentation of the facts, site plan and survey.

**Conditions: A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point, shall be provided.**

- 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 if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP))
- If right-of-way dedication is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.
- All driveways not approved in this letter must be fully removed and the area restored.

**Comments:**  
Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between 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 any required improvements. This letter shall be submitted with any further reviews. If conceptually approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these 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. **Please note that 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://www3.dot.state.fl.us/OneStopPermitting/Home.aspx>:  
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 Christine Nabong Bacomo at the District Permits Office with any questions at telephone number 954-777-4377, fax number 954-677-7893 or e-mail: [christine.bacomo@dot.state.fl.us](mailto:christine.bacomo@dot.state.fl.us). Thank you.

Sincerely,

Geysa Y. Sosa, P.E.  
District Traffic Access Manager

CNB/nyh  
cc: Geysa Sosa/Stam Williams *SW*  
File: s:\Permits\Pre-app Letters\Broward County\SDS Development and Trust LLC - SR 818.doc



Environmental Protection and Growth Management Department  
**DEVELOPMENT AND REDEVELOPMENT DIVISION**  
 1 North University Drive, Building A, Suite 102 • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

Ms. Catherine Donn  
 Craven Thompson & Associates, Inc.  
 3563 NW 53 Street  
 Ft. Lauderdale, Florida 33309

SUBJECT: Response to Letter of Objection(s)  
 PLAT NAME: Koosh at Griffin  
 PLAT NO.: 035-MP-13  
 TRANSMITTAL DATE: May 16, 2014  
 WRITTEN AUTHORIZATION  
 MUST BE RECEIVED BY: October 3, 2014  
 TRAFFICWAYS EXPIRATION: October 12, 2014

Dear Ms. Donn:

As per the requirements Section 5-181(h)(3) of the Broward County Land Development Code, we have completed our review of your Letter of Objection(s) and, after consideration, revised the location of the 50-foot opening on Griffin Road (Staff Recommendation 1) as requested, based your stated change of the plat boundary. However, **this revision is subject to the submittal of a Project Update Sheet, revised title documentation (including the adjacent Right-of-Way Report) and a revised mylar plat drawing reflecting this boundary change PRIOR to submitting the Written Authorization to Proceed.** A copy of the revised Development Review Report is attached.

As you are aware, the plat note restriction language in both Staff Comment 22 and Staff Recommendation 14 cannot be revised unless the Broward County Planning Council confirms that the proposed commercial and/or bank uses in the southern 1.1 gross acres of this plat designated as "Low-Medium (10) Residential" on the effective Land Use Plan would be in compliance with said plan.

Please review the attached report carefully. Pursuant to Section 5-181(i) of the Land Development Code, a "written authorization to proceed," scheduling the application for the next available County Commission plat meeting, must be submitted to the Planning and Redevelopment Director on or before the above referenced date. If the "written authorization to proceed" is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn. Once the "written authorization to proceed" is submitted, it is your responsibility to ensure that it is received by this office.

If there are any objections to the Development Review Report, they must be specified in the "written authorization to proceed." However, if the letter to proceed contains any objections not previously raised in the "Letter of Objections," staff may recommend deferral of the plat at the County Commission meeting. If any new objections are raised after the submission of the letter to proceed, staff will recommend deferral of the plat at the County Commission meeting.

Catherine Donn  
May 16, 2014  
Page 2

Please be reminded that the "written authorization to proceed" will not be accepted without a receipt from the Highway Construction and Engineering Division documenting that the plat mylar has been accepted by that Division. For Highway Construction and Engineering Division submittal requirements, see Section 5-189(c) of the Land Development Code.

A valid Trafficways approval is required in order for a plat to be recommended for approval to the County Commission. The Trafficways expiration date is shown above. You may request, in writing, one 2-month extension if not previously granted. The request for extension must be received prior to the above referenced Trafficways expiration date.

If you have any questions, our office is available to assist you.

Sincerely,

*Henry Sniezek*

Henry Sniezek, Director  
Planning and Redevelopment Division

Attachment

cc: Review Agencies  
Mayor/City Planner, Dania Beach  
SDS Development and Trust, LLC  
5256 SW 38 Avenue  
Fort Lauderdale, FL 33312

Board of County Commissioners, Broward County, Florida  
 Environmental Protection and Growth Management Department  
 Planning and Redevelopment Division  
**DEVELOPMENT REVIEW REPORT**

**PROJECT DESCRIPTION**

**Agenda Number**

<b>Name:</b>	<b>KOOSH AT GRIFFIN</b>	<b>Number:</b>	<b>035-MP-13</b>
<b>Applicant:</b>	<b>SDS Development and Trust, LLC</b>	<b>Comm. Dist.:</b>	<b>7</b>
<b>Agent:</b>	<b>Craven Thompson &amp; Associates, Inc.</b>	<b>Sec/Twp/Rng:</b>	<b>32-50-42</b>
<b>Location:</b>	<b>Southwest Corner of Griffin Road and S.W. 26 Avenue</b>	<b>Platted Area:</b>	<b>1.564 Acres</b>
<b>City:</b>	<b>Dania Beach</b>	<b>Gross Area:</b>	<b>N/A</b>
<b>Replat:</b>	<b>N/A</b>		

**LAND USE**

<b>Existing Use:</b>	<b>2,988 Sq. Ft. Commercial and 2 Single Family Units</b>	<b>Effective Plan:</b>	<b>Dania Beach</b>
<b>Proposed Use:</b>	<b>30,000 Sq. Ft. Commercial &amp; 5,000 Sq. Ft. Bank</b>	<b>Plan Designation:</b>	<b>Commercial and Low-Medium (10) Residential. See the attached comments from the Planning Council.</b>
<b>Adjacent Uses:</b>		<b>Adjacent Plan Designations:</b>	
<b>North:</b>	<b>Single Family Res., Commercial, Vacant</b>	<b>North:</b>	<b>Low-Medium (10) Residential</b>
<b>South:</b>	<b>Single Family Residential</b>	<b>South:</b>	<b>Low-Medium (10) Residential</b>
<b>East:</b>	<b>Single Family Residential, Commercial</b>	<b>East:</b>	<b>Low-Med. (10) Res., Low (5) Res., Commercial</b>
<b>West:</b>	<b>Single Family Residential, Commercial</b>	<b>West:</b>	<b>Low-Medium (10) Residential, Commercial</b>
<b>Existing Zoning:</b>	<b>C-2 and RD-8000</b>	<b>Proposed Zoning:</b>	<b>C-4</b>

**RECOMMENDATION (See Attached Conditions)**

**DEFERRAL: Until the linen is submitted.**

**Meeting Date:**  
**Action Deadline:**  
**Deferral Dates:**

**Prepared: PK**  
**Reviewed:**  
**Approved:**

**SERVICES**

Wastewater Plant:	Hollywood (02/14) (BCWWS 3A Service Area)	Potable Water Plant:	Hollywood (12/05) (BCWWS 3A Service Area)
Design Capacity:	55.5000 MGD	Design Capacity:	55.500 MGD
12-Mo. Avg. Flow:	39.1200 MGD	Peak Flow:	28.500 MGD
Est. Project Flow:	0.0035 MGD	Est. Project Flow:	0.003 MGD

Comments: Sufficient capacity exists at this time.      Comments: Sufficient capacity exists at this time.

**SCHOOLS**

Dwelling Units	Impact Fee
N/A	N/A

**PARKS**

	Land Dedication	Impact Fee	Admin. Fee
Local:	County conducts no local review within municipalities	N/A	N/A
Regional:	N/A	N/A	N/A

**TRANSPORTATION**

Concurrency Zone:	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Southeast			
Res. Uses:	N/A	N/A	N/A
Non-res. uses:	413	*	N/A
Total:	413	*	N/A

\* See Staff Comments No. 3 & 4  
See Finding No. 1

\* See Staff Recommendation No. 10

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the uses being 30,000 square feet of Commercial and 5,000 square feet of Bank.
- 2) Trafficways approval is valid for 10 months. Approval was received on December 12, 2013.
- 3) This plat is located within a Transportation Concurrency Management Area. Transportation concurrency fees 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. These fees shall be based on the gross square footage of any building(s), as defined in the ordinance, and includes all roofs/canopies under which services are provided (e.g., roof over a drive-thru for a bank, awning over an ATM, permanent roofs/canopies/umbrellas over out-door dining).
- 4) At the time of plat application, two single family units and 2,988 square feet of commercial use existed on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182(a)(4) of the Land Development Code, these structures may be eligible for credit towards transportation concurrency fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. **No credit will be granted for demolition occurring more than eighteen (18) months prior to the review of construction plans submitted for County environmental review approval.**
- 5) 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.
- 6) Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. The surface water management licensing requirements of the Environmental Engineering and Licensing Section of the Broward County Environmental Licensing and Building Permitting Division must be met prior to any construction.
- 7) The Environmental Engineering and Licensing Section has 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, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will



need to be demonstrated for the receiving off-site sanitary sewer conveyance system. For additional information, please contact the Environmental Engineering and Licensing Section at 954-519-1483.

- 8) Review of available information by staff of the Aquatic and Wetland Resources Section of the Environmental Licensing and Building 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 Aquatic and Wetland Resources 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.
- 9) The Aquatic and Wetland Resources Section encourages that 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 be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials 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 Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division.
- 10) 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. This Inventory may be accessed at <http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c> and provides information regarding the ownership and management for each of the Protected Natural Lands.
- 11) Review of aerial photographs indicates that the subject site contains tree canopy. If trees are to be removed or relocated, development of the site must comply with the Tree Preservation Regulations of the City of Dania Beach. 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.
- 12) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Environmental Engineering and Licensing Section of the Environmental Licensing and Building Permitting Division prior to discharge.

- 13) A demolition notice will be required from the Broward County Pollution Prevention, Remediation and Air Quality Division.
- 14) The subject plat is in the vicinity of a known contaminated site and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, approval of an application for a building permit or approval to construct or alter shall not be granted until the Pollution Prevention, Remediation and Air Quality 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 Pollution Prevention, Remediation and Air Quality Division must approve any dewatering activities at this site.
- 15) Plat approval 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. Approval to connect to such systems is approved by the Environmental Licensing and Building 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 waiver of approval of any other permit that may be required for other aspects of the project.
- 16) This property is within 20,000 feet of Fort Lauderdale-Hollywood International Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. 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 954-359-2291.
- 17) This project is within the Broward County Water and Wastewater Services (BCWWS) service area, treated by the City of Hollywood. A BCWWS Utility Connection Permit will be required before water/wastewater construction can begin. Visit [www.broward.org/WaterServices/Pages/LandDevelopment.aspx](http://www.broward.org/WaterServices/Pages/LandDevelopment.aspx) for additional information. The configurations of water/wastewater facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit.
- 18) The Broward County Historical Commission staff has reviewed this plat application and determined that there is a moderate probability of archaeological resources being discovered within the site. The project is immediately west of the Griffin Road Archaeological Zone, first identified in *An Archaeological Survey of Southeast Broward County, Florida: Phase 3* (1995: 83, 89 – on file BCHC). The Griffin Road Archaeological Zone contains a large oak hammock.

Based on this information, the Historical Commission staff suggests that the applicant perform a Phase I Reconnaissance Level Archaeological Survey of the entire parcel, either prior to or in conjunction with the development of the project, to determine the presence/absence of archaeological materials within the proposed project site and to determine the potential effect of the proposed project on adjacent historic resources. The Broward County Historical Commission maintains the *General Standards and Requirements for Archaeological Surveys and Work within Broward County, Florida*, as well as a list of qualified archaeological consultants with experience in Broward County. These are available from the Historical Commission, County Archaeologist.

An archaeological survey is not a requirement of the Land Development Code because this plat is not designated as a Cultural Resource Local Area of Particular Concern within the Broward County Land Use Plan. However, in the event that any unanticipated archaeological features or artifacts are discovered, the Historical Commission must be notified within 24 hours. If any unmarked human burial remains are discovered, then work in the vicinity of the burial find must halt immediately, until a determination can be made pursuant to FS Chapter 872, by either the state archaeologist or the county medical examiner, regarding the disposition of the remains. **In addition, pursuant to Section 5-305, Ordinance No. 92-38 entitled *Protection and Preservation of Archaeological Sites Discovered During the Development Process*, in the event that future artifacts are uncovered during development activities, said activities shall be discontinued in the immediate vicinity of the discovery site and the procedures set forth in the aforementioned ordinance shall be initiated.** For additional information, contact County Archaeologist Matthew De Felice at 954-357-5506 or [mdefelice@broward.org](mailto:mdefelice@broward.org).

- 19) This site is currently serviced on Griffin Road (SR 818) by BCT Routes #6 and #15.
- 20) The recommendations of the Highway Construction and Engineering Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 21) Openings or improvements on functionally classified State Roads are subject to the *Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards*. In accordance with Section 5-189(b)(5) of the Land Development Code, the applicant has submitted the attached pre-application approval letter from the Florida Department of Transportation.
- 22) The effective Land Use Plan designates the northern 1.0 gross acre of this plat as "Commercial" and the southern 1.1 gross acres of this plat as "Low-Medium (10) Residential." Therefore, in order for the proposed commercial and bank uses to be considered in compliance with the permitted uses of the effective Land Use Plan, the proposed uses must be restricted to the northern 1.0 gross acre of the plat designated by the Land Use Plan as "Commercial." See the

attached comments from the Broward County Planning Council and Staff Recommendation No. 14.

- 23) 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.

## FINDINGS

### CONCURRENCY REVIEW

- 1) This plat is located within the Southeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.

### RATIONAL NEXUS REVIEW

- 3) This plat has been evaluated by staff of the Highway Construction and Engineering Division for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code (*rational nexus test*). Staff has made a finding that the proposed development meets the threshold test for rational nexus and this report includes right-of-way dedication requirements.

## STAFF RECOMMENDATIONS

### NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following recommendations:

- 1) Along the ULTIMATE right-of-way for Griffin Road (SR 818) except at a 50-foot opening with centerline located approximately 122 feet east of the west plat limits. Said non-access line will include the corner chord and extend south along Southwest 26 Avenue for a minimum of 50 feet. This opening is restricted to RIGHT TURNS ONLY, and is subject to the approval of the Florida Department of Transportation (FDOT). The applicant should consult with and obtain approval of FDOT. Contact the District Access Management Engineer at 954-777-4350 to discuss permissible access.

## RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 2) Five (5) feet of right-of-way on Griffin Road (SR 818), a 120-foot Arterial, to comply with the Broward County Trafficways Plan.
- 3) Right-of-way for a corner chord based on a 30-foot radius at the intersection of Griffin Road (SR 818) and Southwest 26 Avenue.

## FLORIDA STATUTE CHAPTER 177 REQUIREMENTS

Complete the following corrections to the plat mylar to comply with the requirements of Florida Statutes Chapter 177 as outlined below:

### 4) SURVEY DATA

- A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description.

The plat encompasses rights-of-way deeded to Broward County by Quit Claim Deeds recorded in Official Record Book 3841, Page 86, B.C.R., Official Record Book 3841, Page 89, B.C.R., and Official Record Book 13452, Page 788, B.C.R. **Provide proof of vacation of the rights-of-way prior to plat recordation.**

- B) The bearing reference line must be a well established and monumented line. Depict said line with its monumentation and tie to the plat boundary. Insufficient monumentation is shown for the line called out. Review and revise as necessary.
- C) Describe the Basis of Bearings reference line in the Plat Notes. Define the meridian that the bearings are based on.
- D) Add a Benchmark of Origin note that includes the source, reference number if any, full description, elevation, and datum.
- E) Two benchmark elevations must be shown and referenced to N.G.V.D.
- F) The Broward County Highway Construction and Engineering Division has not yet adopted the North American Datum of 1988. If elevations per that datum are to be shown, describe the method to convert one datum to the other.
- G) Explain the depiction of a calculated distance from the intersection of the centerline of S.W. 26<sup>th</sup> Avenue and the north line of the northeast 1/4 of Section 32-50-42 to a found monument at the northeast corner of Section 32-50-42, as opposed to a measured distance. Review and revise as necessary.

- ( ) ( )
- H) The plat drawing indicates that the location of the north 1/4 corner of Section 32-50-42 determined by the found monumentation as shown on Certified Corner Record #99144 adjacent to the northwest corner of the northeast 1/4 of Section 32-50-42 is not coincident with said corner. Describe the method used to determine the location of the northwest corner of the northeast 1/4 of Section 32-50-42 and the orientation of the north line of the northeast 1/4 of said Section 32. Identify any found monumentation at said corner or other monumentation used to determine the alignment of the quarter-section line.
  - I) Identify the south endpoint of the 2685.38' distance dimension from the north 1/4 corner of Section 32-50-42 along the west line of the northeast 1/4 of Section 32-50-42.
  - J) Clarify the location of the north endpoint of the 2685.38' dimension referenced in the above comment (i.e. the northwest corner of the northeast 1/4 corner of Section 32-50-42 used as the Point of Commencement or the position of the north 1/4 corner of Section 32-50-42 as determined by the accessories identified in Certified Corner Record #99144).
  - K) Show a distance from the Point of Commencement along the north line of the northeast 1/4 of Section 32-50-42 to the northerly extension of the west plat boundary.
  - L) Show a bearing – distance dimension on the northerly extension of the west plat boundary between the northwest plat corner and the north line of the northeast 1/4 of Section 32-50-42.
  - M) Fully dimension the parcels created by the plat.
  - N) Indicate that the offset P.R.M. at the east end of the 10.00' line on the west plat boundary is on line or show ties to the plat boundary. Show the 9.00' dimension on that line as a **(P.R.M. TO P.R.M.)** dimension and show it with a smaller, less bold font than that used for the plat boundary dimension.
  - O) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor must submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available from the County Surveyor's Office.

- P) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.

5) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

- A) Address any easements, rights-of-way, or specific purpose parcels to be created by this plat in the Dedication language.
- B) Obtain and provide a copy of the latest FDOT Right-of-Way Map for Griffin Road adjacent to the plat to the Highway Construction and Engineering Division for review.

6) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) Pursuant to the requirements of Ordinance 2003-22, plat mylars will not be accepted without being accompanied by an original Title Certificate or an attorney's Opinion of Title which shall:
- 1) be based upon a legal description that matches the plat.
  - 2) be based upon a search of the public records within forty-five (45) days of submittal.
  - 3) contain the names of all owners of record.
  - 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
  - 5) contain a listing of all easements and rights-of-ways of record lying within the plat boundaries.
  - 6) contain a listing of all easements and rights-of-ways which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

The title must be updated for the review of any agreements and for the recordation process. Standard format for *Title Certificates*, *Opinions of Title*, the *Adjacent Right-of-Way Report*, and a *Guide to Search Limits of Easements and Right-of-Way* may be obtained by contacting the Highway Construction and Engineering Division or by visiting the Division's web page at <http://bcegov2.broward.org/bcengineering/index.asp>.

- B) All record owners must execute the plat with original signatures. For property owned by an individual (or by individuals), the plat must be executed in the presence of two witnesses for each signature. Property owned by corporations must be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together

with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer must also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat must be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust must provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.

- C) All mortgagees must execute the plat with original signatures, seals, and witnesses.
- D) Acknowledgments and seals are required for each signature.

#### 7) DRAFTING AND MISCELLANEOUS DATA

- A) Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B) The Planning and Redevelopment Division file number "035-MP-13" must be shown inside the border in the lower right hand corner on each page.
- C) The plat borders must be 1/2-inch on three sides and a 3-inches margin on the left side.
- D) The plat original must be drawn with black permanent drawing ink or nonadhered scaled print on a stable base film.
- E) The sheet size must be 24-inches by 36-inches.
- F) Lettering on the plat shall be no smaller than 0.10" (10-point font).
- G) Plot the Detail to a standard engineering scale, as per the Broward County Code of Ordinances, Chapter 5, Section 5-189(a)(31).

#### 8) SIGNATURE BLOCKS

- A) The Surveyor's Certification must be signed and the plat sealed by a professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of FS Chapter 177.
- B) Revise the Broward County Highway Construction and Engineering Division signature block to indicate that this plat has been review for conformity with Chapter 177, Part 1, Florida Statutes.



- C) The required signatures and seals for the City of Dania Beach must be on the plat prior to submitting the mylars to the Highway Construction and Engineering Division.
- D) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by a copy of City of Dania Beach's conditions of municipal plat approval as included in the agenda report or Resolution.

9) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

The following items are required for plat recordation but are completed by County staff:

- A) Planning Council Executive Director Signature.
- B) Completion of Security Table and PLMASTER Data Base Inputs; Reports Printed.
- C) County Surveyor Sign-off.
- D) P.R.M.s Verified.
- E) Development Order, Planning and Redevelopment Director Signature.
- F) Highway Construction and Engineering Director Signature.

Additional changes made to the original plat mylar beyond the above list of corrections may cause delays in review and recordation, and may result in additional review fees.

GENERAL RECOMMENDATIONS

- 10) Applicant must pay transportation concurrency fees during the review of construction plans submitted for County environmental review approval by the Development Management and Environmental Review Section of the Planning and Redevelopment Division, in accordance with the fee schedule specified in the Land Development Code.
- 11) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant must submit a current tax letter from the Revenue Collection Division providing proof of payment.

- 12) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.

- 13) Place a note on the face of the plat reading:

- A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by \_\_\_\_\_, 2019, 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
- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by \_\_\_\_\_, 2019, 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.

- 14) Place a note on the face of the plat reading:

This plat is restricted to 30,000 square feet of commercial use and 5,000 square feet of bank use on the northern 1.0 gross acre of this plat designated by the effective Land Use Plan as "Commercial." No free standing or drive-thru bank facilities are permitted within the square footage of the commercial use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. No Development is permitted within the southern 1.1 gross acres of this plat designated as "Low-Medium (10) Residential" on the effective Land Use Plan.

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 any property owner including an

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

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

- 15) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



**Florida Department of Transportation**

RICK SCOTT  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

ANANTH PRASAD, P.E.  
SECRETARY

August 29, 2013

**THIS PRE-APPLICATION LETTER IS VALID UNTIL AUGUST 29, 2014  
THIS LETTER IS NOT A PERMIT APPROVAL**

Mr. Joseph Handley  
Craven Thompson and Associates Inc.  
3563 Northwest 53 Street  
Fort Lauderdale, Florida 33309

Dear Mr. Handley:

RE: August 29, 2013 Pre-application Meeting for Category D Driveway  
Broward County, Urban, In the City of Dania Beach  
State Road 818, State Section 86015, Milepost 8.715, Access Class 5, Posted Speed 45 mph  
Reference Project N/A, Location: SW corner of Griffin Road & SW 26<sup>th</sup> Avenue  
Site Acreage: 2, Proposed Land Use: Commercial, Maximum Square Footage: 35,000 SF  
Applicant: SDS Development and Trust LLC, Property Owner: SDS Development and Trust LLC  
Proposed Project Name & Address: Griffin Commerce Center, 2648-2616 Griffin Road (6 parcels)

Your Request: A right in, right-out driveway located 200 feet west of SW 26<sup>th</sup> Avenue.

**WE APPROVE YOUR REQUEST.** Please see the conditions and comments below.

This ruling is based on your presentation of the facts, site plan and survey.

**Conditions:** A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point, shall be provided.

- 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 if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP))
- If right-of-way dedication is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.
- All driveways not approved in this letter must be fully removed and the area restored.

**Comments:**  
Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated.

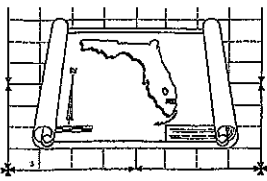
The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. This letter shall be submitted with any further reviews. If conceptually approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these 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. **Please note that 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://www3.dot.state.fl.us/OneStopPermitting/Home.aspx>  
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 Christine Nabong Bacomo at the District Permits Office with any questions at telephone number 954-777-4377, fax number 954-677-7893 or e-mail: [christine.bacomo@dot.state.fl.us](mailto:christine.bacomo@dot.state.fl.us). Thank you.

Sincerely,  
  
Geysa Y. Sosa, P.E.  
District Traffic Access Manager

CNB/nyh  
cc: Geysa Sosa/Stam Williams *SW*  
File: s:\Permits\Pre-app Letters\Broward County\SDS Development and Trust LLC - SR 818.doc



# BROWARD COUNTY PLANNING COUNCIL

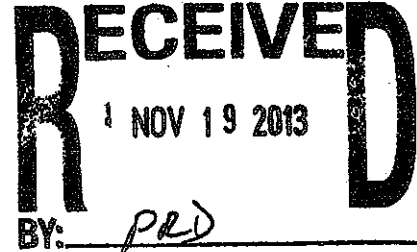
115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

TO: Henry A. Sniezek, Director  
Planning and Redevelopment Division  
Broward County Environmental Protection and Growth Management Department

FROM: Barbara Blake Boy, Executive Director *BBB*

RE: Koosh at Griffin Plat (035-MP-13)  
City of Dania Beach

DATE: November 18, 2013



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 "Commercial" (i.e. the northern 1.0 gross acres) and "Low-Medium (10) Residential" (i.e. the southern 1.1 gross acres) land use categories. This plat is generally located on the south side of Griffin Road, between Southwest 26 Avenue and Southwest 26 Terrace.

In order for the proposed commercial and bank uses to be considered in compliance with the permitted uses of the effective land use plan, the note on the face of the plat must restrict said uses to that portion of the parcel designated "Commercial."

Planning Council Staff will update this memorandum as appropriate.

The effective land use plan shows the following land uses surrounding the plat:

North:	Low-Medium (10) Residential
South:	Low-Medium (10) Residential
East:	Commercial, Low (5) Residential and Low-Medium (10) Residential
West:	Commercial and Low-Medium (10) Residential

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:IJC

cc: Robert Baldwin, City Manager  
City of Dania Beach

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