



**CITY OF DANIA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT**

**DATE:** January 12, 2016

**TO:** Robert Baldwin, City Manager

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

**FROM:** Corinne Lajoie, AICP, LEED G. A., Planning and Zoning Manager *CA Lajoie*

**SUBJECT:** **DR-119-15:** The applicant, Leigh Robinson Kerr and Associates, Inc., on behalf of the property owner Griffin Commercial Center, LLC., is requesting a plat note amendment for the property located at 4600-4607 SW 44 Avenue.

**PLAT NOTE AMENDMENT**

To allow office, commercial and industrial uses.

**PROPERTY INFORMATION**

**EXISTING ZONING:** Industrial General (IG)  
**LAND USE DESIGNATION:** Industrial

The subject property is located on the north side of Griffin Road on SW 44 Avenue. The property owner has assembled approximately four and a half (4.5) acres of land and is planning to redevelop the properties. However, the current plat note is too restrictive, limiting the use to industrial only. As such, the applicant is requesting the proposed changes.

**PLAT MODIFICATION**

The applicant is in the process of platting the property through Broward County to allow a variety of uses. The applicant is requesting to amend the restrictive note on the plat as follows:

**FROM:**

This plat is restricted to 42,514 square feet of industrial use. Any additional uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impact fees.

**TO:**

Parcel A-1 (see attached legal description) and Parcel B is restricted to 110,000 square feet of industrial use (42,514 square feet existing, 67,486 square feet proposed) and Parcel A-2 (see attached legal description) is restricted to .68 acres of industrial use. Free standing ancillary office use may be permitted on Parcel A-2 only. Freestanding office buildings or commercial/retail buildings are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Industrial buildings may have 30% - 50% ancillary office or 30% ancillary commercial use per bay or single tenant building upon satisfaction of transportation impact/concurrency fees.

**STAFF RECOMMENDATION**

Approve the resolution.