



Application Number: 173 MP 85

Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

### Development and Environmental Review Online Application

<b>Project Information</b>			
Plat/Site Plan Name <b>Nisa Plat</b>			
Plat/Site Number <b>173-MP-85</b>		Plat Book - Page (if recorded) <b>147-14</b>	
Owner/Applicant/Petitioner Name <b>GPT Dania Beach Owner, LLC/Sonya A Huffman, COO</b>			
Address <b>90 Park Ave. 32nd Floor</b>		City <b>New York</b>	State <b>NY</b>
Zip <b>10016</b>			
Phone <b>12-798-5465</b>		Email <b>anelson@linklogistics.com</b>	
Agent for Owner/Applicant/Petitioner <b>Dunay, Miskel, Backman, LLP</b>		Contact Person <b>Hope Calhoun</b>	
Address <b>36 SE 14th St. Ste. 36</b>		City <b>Boca Raton</b>	State <b>FL</b>
Zip <b>33432</b>			
Phone <b>561-405-3324</b>		Email <b>hcalhoun@dmbblaw.com</b>	
Folio(s) <b>504226090020</b>			
Location <b>East</b> side of <b>NE 7th Ave.</b> at/between/and <b>NE 10th St.</b> and/of <b>Eller Dr.</b> <small>north side/corner north street name street name / side/corner street name</small>			

#### Type of Application (this form required for all applications)

Please check all that apply (use attached Instructions for this form).

- Plat (fill out/PRINT *Questionnaire Form, Plat Checklist*)
- Site Plan (fill out/PRINT *Questionnaire Form, Site Plan Checklist*)
- Note Amendment (fill out/PRINT *Questionnaire Form, Note Amendment Checklist*)
- Vacation (fill out/PRINT *Vacation Continuation Form, Vacation Checklist, use Vacation Instructions*)
  - Vacating Plats, or any Portion Thereof (BCCO 5-205)
  - Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)
  - Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)
- Vacation (*Notary Continuation Form Affidavit* required, fill out Business Notary if needed)

<b>Application Status</b>			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input checked="" type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input type="checkbox"/> N/A
What was the project number assigned by the Planning and Development Division?	Project Number	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name		<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
<b>If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.</b>			

<b>Replat Status</b>	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
<b>If YES, please answer the following questions.</b>	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
<b>If YES, please answer the following questions.</b>	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	

<b>School Concurrency (Residential Plats, Replats and Site Plan Submissions)</b>	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b><u>If the answer is "Yes" to any of the questions above</u></b>	
<b>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 for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.</b>	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Commerce	Land Use Plan Designation(s) Commerce
Zoning District(s) IRO (Industrial Research Office)	Zoning District(s) IRO (Industrial Research Office)

**Existing Land Use**

A credit against impact fees may be given for the site's current or previous use. **No credit will be granted for any demolition occurring more than eighteen (18) months and/or sixty (60) months for mobile homes of Environmental Review of construction plans.** To receive a credit, complete the following table. **Note:** If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within eighteen (18) months of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Are there any existing structures on the site?  Yes  No

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?
Auto Rental Facility	9,313 sq. ft.	still occupied	<del>YES</del>   NO	YES   <del>NO</del>	HAS   WILL   <del>NO</del>
			YES   NO	YES   NO	HAS   WILL   NO
			YES   NO	YES   NO	HAS   WILL   NO

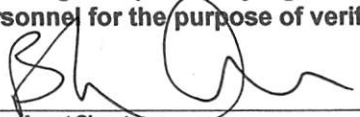
\*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

**Proposed Use**

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
		Industrial	5,000 sq. ft.

**NOTARY PUBLIC: Owner/Agent Certification**

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

  
 \_\_\_\_\_  
 Owner/Agent Signature


12.11.20  
 \_\_\_\_\_  
 Date

**NOTARY PUBLIC**

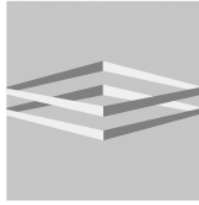
STATE OF ~~FLORIDA~~ NEW YORK  
 COUNTY OF ~~BROWARD~~ KINGS

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 11<sup>th</sup> day of December, 20 20, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

Angela Akopyan  
 Name of Notary Typed, Printed or Stamped  
**ANGELA AKOPYAN**  
 Notary Public, State of New York  
 No. 01AK6339394  
 Qualified in Kings County  
 Commission Expires March 28, 2024  
 \_\_\_\_\_  
 Notary Seal (or Title or Rank)

  
 Signature of Notary Public - State of Florida  
 New York  
 \_\_\_\_\_  
 01AK6339394  
 Serial Number (if applicable)

For Office Use Only			
Application Type <u>NOTE Admendment</u>			
Application Date <u>12/23/20</u>	Acceptance Date <u>12/24/20</u>	Fee <u>\$2090.00.</u>	
Comments Due <u>01/13/21</u>	Report Due <u>01/25/2021.</u>	CC Meeting Date <u>TBD.</u>	
Adjacent City or Cities <u>BMSD &amp; Hollywood.</u>			
<input checked="" type="checkbox"/> Plats	<input checked="" type="checkbox"/> Surveys	<input checked="" type="checkbox"/> Site Plans	<input type="checkbox"/> Landscaping Plans
<input checked="" type="checkbox"/> City Letter	<input checked="" type="checkbox"/> Agreements		
<input type="checkbox"/> Other:			
<input checked="" type="checkbox"/> Full Review	<input type="checkbox"/> Planning Council	<input type="checkbox"/> School Board	<input type="checkbox"/> Land Use & Permitting
<input type="checkbox"/> Health Department	<input type="checkbox"/> Zoning Code Services (BMSD only)	<input type="checkbox"/> Administrative Review	
<input type="checkbox"/> Other:			
Received By <u>Diego Penaloza.</u>			



**DUNAY  
MISKEL  
BACKMAN** LLP

Gary Dunay  
Bonnie Miskel  
Scott Backman  
Hope Calhoun

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Zach Davis-Walker

**Pannattoni Dania Beach  
Plat Note Amendment Narrative  
September 24, 2020**

GPT Dania Beach Owner, LLC (“Applicant”) is the owner of the 4.34 gross acre parcel located at 1900 NE 7<sup>th</sup> Ave. in the City of Dania Beach (“Property”). The Property is located on Parcel B of the Nisa Plat. The Applicant is proposing to construct a new 82,197 square foot warehouse building (“Project”) on the Property. The Property is currently vacant and has a future land use designation of Employment center and an IRO (Industrial Research Office) zoning designation. The Applicant is requesting a plat note amendment to allow the construction of an industrial warehouse on the Property.

The plat note on the Nisa Plat is currently restricted to the following:

“This plat is restricted to 25,000 square feet of commercial use on Parcel A and 80,000 square feet of light manufacturing use on Parcel B. No freestanding banks or drive-thru bank facilities are permitted within the plat, and no commercial/retail uses are permitted on Parcel B, without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.”

As Parcel B is restricted to no more than 80,000 square feet of light manufacturing use, the Applicant is submitting a delegation request to amend the plat note to the following:

“This plat is restricted to 25,000 square feet of commercial use on Parcel A, and 85,000 square feet of industrial use on Parcel B.”