



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

DATE October 12, 2010

TO Robert Baldwin, City Manager

VIA: Robert Daniels, Director *Robert Daniels*

FROM: Corinne Lajoie, AICP, Principal Planner *CLajoie*

SUBJECT **VA-21-10/SE-22-10/SP-63-09** - The applicant, Bermello, Ajamil & Partners, Inc., is requesting a special exception, variances and site plan approval for the construction of a hotel at property located east of SE 5 Avenue on Dania Beach Boulevard.

SPECIAL EXCEPTION

To allow the use of a hotel assigning 240 hotel rooms from Local Activity Center.

VARIANCE

1. To allow an 11.5 foot setback from the west property line; code requires 25 feet.
2. To allow a 16.5 foot setback from the east property line; code requires 25 feet.
3. To allow parking spaces next to a wall with only 1 additional foot; code requires an additional 2 feet.

SITE PLAN

To allow the construction of a 240-room, 12-story hotel and associated parking garage.

PROPERTY INFORMATION

EXISTING ZONING:	Gateway-Mixed Use (GTWY-MU) (Previously TOC-1)
LAND USE DESIGNATION:	Regional Activity Center (RAC)
OVERLAY DISTRICT:	Community Redevelopment Agency (CRA) Commercial Arterial Design District

The subject property is the location of the former San Soucey motel on East Dania Beach Boulevard. The property is located within the CRA and this application has the support of the CRA Agency Executive Director.

SPECIAL EXCEPTION

The applicant is requesting assignment of 240 hotel rooms from the Local Activity Center (LAC) bank of uses. If the requested number of hotel rooms are granted to this project 94 hotel rooms will remain in the LAC for future use.

Assignment of the hotel rooms is associated with the site plan, which is valid for a period of one year. If the applicant has not submitted a building permit application within one year, the 240 hotel rooms return to the city for assignment to future projects.

The motel is currently abandoned, has been vacant for many years and is boarded and secured with a fence around the property. If the Special Exception is approved, staff is requesting that the applicant demolish and remove all existing structures within 120 days of the approval.

Special Exceptions may be granted when the use will not cause a detrimental impact to the value of existing contiguous uses and when adequate landscaping and screening is provided. Appropriate landscaping and buffering is provided on the site, and the number of hotel rooms requested is available in the LAC bank of uses.

VARIANCE

The applicant is requesting two (2) setback variances, for the west and east property lines. The property has over 200 feet of linear frontage on East Dania Beach Boulevard, and loses half of its width at the south end of the property, resulting in a lot width of just over 100 feet for more than half of the site. The south side of the property is where the vehicle ramp for the parking garage is identified, which requires a greater width than the garage itself, thereby requiring the side setback variance.

The applicant is also requesting to allow parking spaces next to walls with only one additional foot of space; code requires an additional 2 feet. The intent of this regulation is to provide additional space next to fixed structures to allow room for passengers to exit the vehicle.

Variances may be granted when special conditions exist which are peculiar to the land and will not confer any special privilege on the applicant. The site's odd shape is directly related to the setback variances requested.

SITE PLAN

Site plan approval is being requested to allow the construction of a 240 room hotel on a site approximately 2 acres in size. The structure will be 328,423 square feet, including the garage.

The applicant has a pre-application letter from FDOT approving the 2 curb cuts on Dania Beach Boulevard, which is valid through August 25, 2011. In addition, the applicant has FAA determination that the structure, built to a height of 133' above ground level (AGL) or 140 feet above mean sea level (AMSL) would not be a hazard to air navigation, with conditions. This determination is valid through April 9, 2011 unless extended.

The site plan was reviewed by the Fire Marshal, Public Services, the City's landscape consultant and the Planning Division. Only one outstanding staff comment remains regarding obtaining the Broward County Surface Water Management permit prior to issuance of a building permit, which the applicant has agreed to do.

PLANNING AND ZONING BOARD RECOMMENDATION

On June 16, 2010 the Planning and Zoning Board recommended approval of the special exception, variance and site plan with staff's recommendations identified below.

STAFF RECOMMENDATION

SPECIAL EXCEPTION

Approve with the following conditions:

1. For a period of one year, if the applicant has not submitted a building permit application within one year, the 240 hotel rooms returns to the city for assignment to future projects; and
2. Demolition and removal of all existing structures within 120 days of the approval.

VARIANCE

Approve each of the requested variances.

SITE PLAN

Approve for one year, provided the assignment of hotel rooms and variances are granted. The remaining staff comments identified in the staff report must be addressed prior to this project being scheduled for City Commission agenda.