

City of Dania Beach FLORIDA

October 1, 2010

Jon M. Grant
Grant Ventures Dania Condos LLC
10 East Baltimore Street, Suite 1500
Baltimore, MD 21202

Re: The San Marco – Site Plan, Land Use Flex, Variance (SP-30-09, LUF-33-09, VA-32-09) Property generally located at: 4638 and 4648 SW 32nd Avenue, Dania Beach Florida

Dear Mr. Grant:

Pursuant to Ordinance 2005-040, all site plan and variance approvals automatically will expire within 12 months of City Commission approval. Our records indicate that Resolutions 2009-202 and 2009-203, approving your site plan, land use flex and variance requests, will expire on October 27, 2010.

Please contact the Planning Division, at 954-924-6805 ext: 3793, for further information in obtaining a building permit or an extension to your site plan.

Sincerely,


Kristin Dion
Planner

Attachment(s)

"Broward's First City"

RESOLUTION NO. 2009-202

A RESOLUTION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE VARIANCE REQUEST SUBMITTED BY JON M. GRANT, GRANT VENTURES DANIA CONDOS LLC, FROM CHAPTER 28, "ZONING", ARTICLE 6.21 "SCHEDULE OF OFF-STREET PARKING REQUIREMENTS" AND BROWARD COUNTY ZONING CODE ARTICLE XLVII. "LOW-DENSITY MULTIPLE R-3 DISTRICT", FOR PROPERTY LOCATED AT 4638 AND 4648 SW 32ND AVENUE, IN THE CITY OF DANIA BEACH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Dania Beach Code of Ordinances, Chapter 28, "Zoning" Article 6.21 prescribes the off-street parking regulations for properties within the City of Dania Beach; and

WHEREAS, the Broward County Zoning Code Article XLVII. "Low-Density Multiple R-3 District", prescribes the height regulations within the City of Dania Beach; and

WHEREAS, Jon M. Grant, Grant Ventures Dania Condos LLC, has applied for a variance (VA-32-09) as follows:

1. To allow a building height of 43 feet (Broward County Zoning Code Article XLVII. Low-Density Multiple R-3 District; Section 39-789 permits a maximum height of 35 feet); and
2. To allow for 40 parking spaces (City of Dania Beach Code of Ordinances Chapter 28 "Zoning", Article 6.21, Schedule of Off-street Parking Requirements requires a minimum of 47 spaces);

for property located at 4638 and 4648 SW 32nd Avenue, Dania Beach; and

WHEREAS, the Planning & Zoning Board on September 14, 2009, recommended that the City Commission grant the variance requests based upon the criteria set forth in section 10.13 of Article 10, of Chapter 28, "Zoning", of the Code of Ordinances of the City of Dania Beach;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That that certain variance application (VA-32-09), for the variance requests described above from requirements in Chapter 28, "Zoning", of the City of Dania Beach Code of

Ordinances and Broward County Zoning Code Article XLVII. "Low-Density Multiple R-3 District", a copy of which application is attached and made a part of this Resolution as Exhibit "A", is approved subject to the condition that four (4) on-street parking spaces are provided.

Section 2. That based upon the criteria set forth in Section 8-4(p) of Article 1 of Chapter 8, of the Code of Ordinances of the City of Dania Beach, all variance approvals shall automatically expire and become null and void unless the applicant files a complete building permit application and submits complete contractor drawings within twelve (12) months from the date of approval of the site plan by the City Commission and the applicant obtains a building permit (including payment of all fees) within eighteen (18) months of the date of this Resolution.

Section 3. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

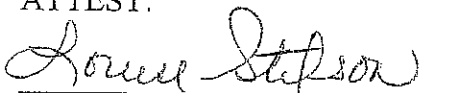
Section 4. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on October 27, 2009.

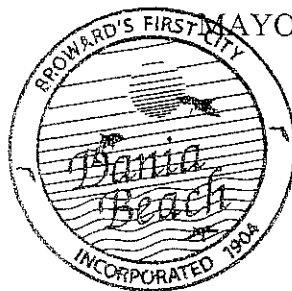


ANNE CASTRO
MAYOR-COMMISSIONER


ATTEST:



LOUISE STILSON, CMC
CITY CLERK



APPROVED AS TO FORM AND CORRECTNESS:



THOMAS J. ANSBRO
CITY ATTORNEY

RESOLUTION NO. 2009-203

A RESOLUTION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN REQUEST (SP-30-09) AND LAND USE FLEX ASSIGNMENT (LUF-33-09) SUBMITTED BY JON M. GRANT, GRANT VENTURES DANIA CONDOS LLC, FOR PROPERTY LOCATED AT 4638 SW 32ND AVENUE, IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 8.4 of Article 1 of Chapter 8 of the Code of Ordinances of the City of Dania Beach, Florida, states that a site plan is required as a condition to the issuance of a building permit; and

WHEREAS, Jon M. Grant, Grant Ventures Dania Condos LLC, is requesting site plan approval (SP-30-09) for the proposed construction of a 56 foot tall, 28,732 square foot apartment building with 20 units, a pool, and a dock providing for 10 boat slips on one (1) acre of property with Irregular Density (10) future land use designation utilizing the assignment of 10 Residential Land use Flex units (LUF-33-09), for property located at 4638 and 4648 SW 32nd Avenue, in the City of Dania Beach; and

WHEREAS, the Planning and Zoning Board on September 14, 2009, recommended that the City Commission grant the site plan request (SP-30-09) and the assignment of 10 Residential Land use Flex units (LUF-33-09), based upon the criteria set forth in Section 8.4 of Article 1 of Chapter 8 of the Code of Ordinances of the City of Dania Beach;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That that certain application (SP-30-09) for site plan approval and assignment of land use flex (LUF-33-09), a copy of which is attached and made a part of this Resolution as Exhibit "A" is approved subject to the condition that the variance requests are approved subject to the following conditions:

1. A tree removal license application is required prior to commencing work.
2. A Broward County Surface Water Management permit is required to obtain final permit approval.
3. Final drainage calculations are required prior to final permit approval.

It is further noted that the original site plan is maintained in the office of the Community Development Department of the City of Dania Beach.


Section 2. That based upon the criteria set forth in Section 8-4(p) of Article 1 of Chapter 8, of the Code of Ordinances of the City of Dania Beach, all site plan and flex unit assignment approvals shall automatically expire and become null and void unless the applicant files a complete building permit application and submits complete contractor drawings within twelve (12) months from the date of approval of the site plan by the City Commission and the applicant obtains a building permit (including payment of all fees) within eighteen (18) months of the date of this Resolution.

Section 3. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 4. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on October 27, 2009.

ATTEST:



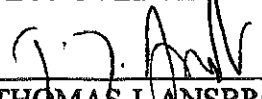
LOUISE STILSON, CMC
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ANNE CASTRO
MAYOR-COMMISSIONER

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