



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

**DATE:** November 23, 2010

**TO:** Robert Baldwin, City Manager

**VIA:** Robert Daniels, Director *Robert Daniels*

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

**SUBJECT:** **DR-55-09:** Status update on delegation request to amend a note on the plat to allow an additional 162,085 square feet of office and an additional 330 hotel rooms located at 1540 Griffin Road.

**DELEGATION REQUEST**

To amend a note on the plat to allow an additional 162,085 square feet of office and an additional 330 hotel rooms.

**PROPERTY INFORMATION**

**ZONING:** Commercial (C-3)  
**FUTURE LAND USE:** Commercial

The subject property is located north of Griffin Road, east of the Hilton Hotel. The previous property owner has begun site preparation work for this project that includes a 419 room hotel, 130,000 square foot office building and a 74-slip marina.

**HISTORY**

On January 12, 2010 the City Commission approved a request to Broward County to change the note on the plat limiting the use of the property from the existing language that reads:

This plat is restricted to 136,500 square feet of office, an 80 boat slip marina, a 419 room hotel and 1,415 square feet of retail within the hotel. Bank uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

To the proposed language that reads:

This plat is restricted to 298,585 square feet of office, and 80 boat slip marina, a 749 room hotel and 1,415 square feet of retail within the hotel. Bank uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The plat note identifies the maximum building potential for a property. The applicant and previous owner was preparing an amendment to the site plan when he lost the property through foreclosure. The delegation request for the plat note amendment was originally placed on the April 6, 2010 County Commission agenda, but was deferred to November 16, 2010.

Pursuant to Section 5-182(n)(1) of the Broward County Land Development Code, the County deferred the item to January 25, 2011 to consider whether to acquire the property as a portion of the property lies within the Runway Protection Zone for Fort Lauderdale-Hollywood International Airport.

#### **RELATED CITY COMMISSION PREVIOUS ACTION**

On June 10, 2009 the City Commission approved with conditions variances, special exceptions and a site plan for the construction of a 419 room hotel, 130,000 square foot office building and a 74-slip marina.

#### **POTENTIAL IMPACTS TO DANIA BEACH OF ACQUISITION BY BROWARD COUNTY**

The property in question is a valuable commercial site that is located with easy access to and high visibility from Interstate Highway 95. It is proximate to the Dania Cut-off Canal and the 74-slip marina noted above is substantially complete. The property tax revenue generated for the City of Dania Beach by the property in its current state is approximately \$26,839. Acquisition of the property by Broward County would remove the property from the tax rolls and result in a loss of this revenue to the City. More importantly, it would also eliminate the opportunity for a signature "front door" development, which would be clearly visible from I-95 after the demolition of the Hilton Hotel and which would generate much higher property tax revenues and create jobs.

The City's and the Community Redevelopment Agency's (CRA) emphasis on the marine industry and the jobs it provides would also be adversely affected by the elimination of commercial property that is proximate to the Dania Cut-off Canal. The site is adjacent to the CRA and would provide a natural extension to the commercial activities provided through the *CRA Redevelopment Plan's* Implementation Strategies.

Finally, the acquisition of this site by Broward County would add to the real and potential losses that will occur as a result of other airport related activities. Most notably, the Hilton Hotel is scheduled to be demolished in 2013, which will result in the loss of \$126,000 in property tax revenues annually and several jobs.

Staff has prepared a resolution opposing the potential acquisition of the Atlantic Village Marina site by Broward County.

#### **STAFF RECOMMENDATION**

Approve.