



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

DATE February 8, 2011

TO Robert Baldwin, City Manager

VIA: Robert Daniels, Director *[Signature]*

FROM: Corinne Lajoie, AICP, Principal Planner *CLJ*
Kristin Dion, Planner *[Signature]*

SUBJECT **VA-49-09, VA-56-09, VA-57-09, VA-61-09** - The applicant, Reverend Gentel Williams for Ebenezer Deliverance Temple, Inc., is requesting an extension of parking and landscape variances for a property located at 2340 Griffin Road.

VA-49-09 – VARIANCE

To allow for 15 onsite parking spaces, code requires a minimum of 25 onsite parking spaces.

VA-56-09 – VARIANCE

To allow for unpaved, grass parking for 8 of the onsite spaces, code requires offstreet parking to be paved.

VA-57-09 - VARIANCE

To allow for a 22 foot wide drive aisle, code requires a minimum of 24 feet of width.

VA-61-09 - VARIANCE

To allow for an onsite parking area without providing vehicular use area landscaping (terminal landscape islands and 5 foot perimeter buffer), code requires vehicular use area landscaping when a change of use necessitates a change in parking.

PROPERTY INFORMATION

EXISTING ZONING:	Commercial (C-2)
LAND USE DESIGNATION:	Commercial
OVERLAY DISTRICTS:	Principal Arterial Design District West Side Master Plan Study Area – Sub Area 1, Griffin Road West

The site is located on the southeast corner of Griffin Road and SW 24th Avenue, within the Westside Master Plan study area. The building is 4,498 square feet, with 1,125 square feet of worship space and 2,341 square feet used for offices. The site currently has 7 paved parking spaces and 8 grass parking spaces.

PROPERTY BACKGROUND

On February 23, 2010, the City Commission granted the above four variances for a period of one year stating that the application must be returned to the City Commission

to determine whether the approvals may be extended. As a condition of the parking variance approval, the applicant was required to stabilize the grass parking area with 6 inches of limerock beneath the sod. A building permit was pulled and the work has been completed and approved. According to the code compliance manager, no complaints have been received over the past year regarding this property and there are no code violations.

Over the past year, Ebenezer Deliverance has been a positive addition to the community and has accomplished many charitable activities such as holiday food giveaways, youth essay writing competitions which included bicycles as grand prizes, educational workshops, assistance to the elderly with their home care, and youth programs.

STAFF RECOMMENDATION

Approval.

Ebenezer Deliverance Temple

2340 Griffin Road
Dania Beach, FL 33312

“A Place Where There Is Healing For The Whole Man”

January 12, 2010

City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004-3643

JAN 12 2011

Attention: Zoning Department

Dear Sirs,

On behalf of the Board of Directors of Ebenezer Deliverance Temple, 2340 Griffin Road, Dania Beach, Florida 33312, we hereby submit an outlined summary of all our Community related Events and Activities held at the church, with goals accomplished during 2010.

Our calendar for 2011 is spearheading additional projects to enhance our community activities. Outlined below are some of the new projects, together with 2010 accomplishments.

Accomplishments for 2010:

- EASTER BASKET GIVEAWAY FOR CHURCH FAMILIES AND COMMUNITY RESIDENTS.
- CHURCH REVIVAL WITH OVERSEAS VISITOR
- BREAST CANCER AWARENESS WORKSHOP
- YOUTH REVIVAL FOR STUDENTS RETURNING TO SCHOOL – COMMUNITY COMPETITION – THE WRITING OF AN ESSAY – PRIZE: TWO BICYCLES (FOR ONE MALE STUDENT AND ONE FEMALE STUDENT WINNER.)
- BACK TO SCHOOL GIVE AWAY- SCHOOL BAGS & SUPPLIES, IMMUNIZATION, BLOOD PRESSURE, HIV, BLOOD DONATION AND OTHER MEDICAL TESTINGS FOR CHILDREN AND ADULTS FROM THE CHURCH FAMILY AND THE COMMUNITY AT LARGE.
- OFFICIAL OPENING OF THE CHURCH FOR COMMUNITY RESIDENTS.
- THANKSGIVING - GIVE AWAY TO FAMILIES IN THE COMMUNITY – DONATIONS FROM THE CHURCH AND CORPORATE DONORS FROM WITHIN THE COMMUNITY. FED APPROXIMATELY 200 LBS. CHICKEN AND 100 TURKEYS (As reported in Dania Beach Press , December 2010)
- THREE- DAY MEN’S CONFERENCE TO EMPOWER MEN WITHIN THE COMMUNITY TO BECOME BETTER FATHERS. THE CONFERENCE WAS PRESENTED BY OUT OF TOWN MOTIVATORS.
- SIX- WEEK LEADERSHIP SEMINAR FOR CHURCH LEADERS WITHIN THE CHURCH AND COMMUNITY CHURCHES.
- ON-GOING FEEDING PROGRAM – A PARTNERSHIP WITH “FARM SHARE “- MONTHLY FEEDING OVER 130 FAMILIES EACH TIME ALL BROWARD COUNTY RESIDENTS ESPECIALLY DANIA BEACH RESIDENTS.


Senior Pastor: Apostle Fay Williams

*Office (954) 987-6201 *Fax: (954) 987-6574

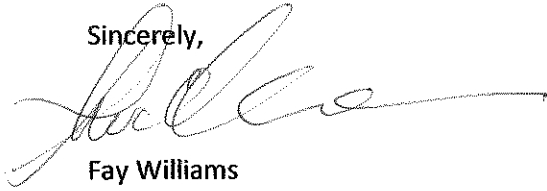
*Email: EDT232@att.net

PROJECTIONS 2011:

- CHURCH TEAMS TO VISIT SENIORS LIVING WITHIN THE DANIA BEACH COMMUNITY OFFERING ASSISTANCE FOR CLEANING, SHOPPING AND RUNNING OTHER ERRANDS.
- USING THE CHURCH'S RECREATIONAL FACILITIES TO ENTERTAIN THE ELDERLY ON A MONTHLY BASIS.
- A SPECIAL YOUTH PROGRAM FOR COMMUNITY YOUTHS TO ASSIST IN THE CLEANING OF THE RECREATIONAL FACILITIES, PARKS ETC. WITHIN DANIA BEACH. YOUTHS TO BE TRANSPORTED TO THESE AREAS.

We do hope this information satisfies your criteria as set out.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Fay Williams', written in black ink.

Fay Williams
Senior Pastor

RESOLUTION NO. 2010-029

A RESOLUTION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE VARIANCE REQUEST SUBMITTED BY REVEREND GENTEL WILLIAMS REPRESENTING EBENEZER DELIVERANCE TEMPLE, INC., FROM CHAPTER 26, "VEGETATION", ARTICLE IV, "LANDSCAPING", CHAPTER 28, "ZONING", ARTICLE 6.21 "SCHEDULE OF OFF-STREET PARKING REQUIREMENTS" AND ARTICLE V OF THE ZONING APPENDIX ("OFF-STREET PARKING"), FOR PROPERTY LOCATED AT 2340 GRIFFIN ROAD, DANIA BEACH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Dania Beach Code of Ordinances Chapter 26, "Vegetation", Article IV, "Landscaping" sets the landscape and buffering requirements for commercial properties within the City of Dania Beach; and

WHEREAS, the Dania Beach Code of Ordinances, Chapter 28, "Zoning", Article 6.21 specifies the off street parking requirements for properties located within the City of Dania Beach; and

WHEREAS, the Dania Beach Code of Ordinances, Section 33-211, Article V of the Zoning Appendix ("Off-Street Parking"), requires all parking areas to be paved for properties located within the City; and

WHEREAS, Reverend Gentel Williams, representing Ebenezer Deliverance Temple, Inc., is requesting the following variances:

- 1) VA-49-09 – To allow 15 onsite 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 25 on-site parking spaces);
- 2) VA-56-09 – To allow for unpaved, grass parking for 8 of the onsite parking spaces (City of Dania Beach Code of Ordinances Section 33-211, Article V, "Off-street Parking Requirements" of the Zoning Appendix requires off-street parking to be paved);
- 3) VA-57-09 – To allow for a 22 foot wide drive aisle (City of Dania Beach Code of Ordinances Chapter 28, "Zoning", Article 6.21, "Schedule of Off-street Parking Requirements", requires a minimum of 24 feet of width); and
- 4) VA-61-09 - To allow for an onsite parking area without providing vehicular use area landscaping (terminal landscape islands and 5 foot perimeter buffer) (Chapter 26, "Vegetation", Article IV, "Landscaping" requires vehicular use area landscaping when a change of use necessitates a change in parking);

for property located at 2340 Griffin Road, in the City of Dania Beach; and

WHEREAS, the Planning & Zoning Board on January 20, 2010 recommended approval of 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 those certain applications VA-49-09, VA-56-09, VA-57-09 and VA-61-09, from requirements in Chapter 26, "Vegetation", Chapter 28, "Zoning" and Article V of the Zoning Appendix ("Off-Street Parking"), of the City Code of Ordinances are approved with the following conditions by staff:

Public Works:

- Grass parking areas are acceptable provided 6" limerock is present beneath the grass to ensure a stable parking surface and to avoid mucking caused from a rain event. Compliance must be identified on plans submitted for building permit approval.


Section 2. These approvals shall be granted for a period of one year. Before the one year period expires, the application shall be returned to the City Commission for a hearing to determine whether the approvals may be extended.

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

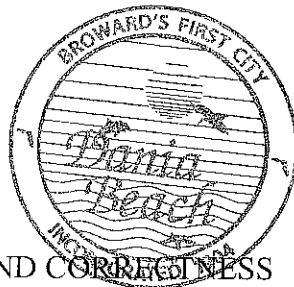
Section 4. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED and ADOPTED on February 23, 2010.

ATTEST:



LOUISE STILSON, CMC
CITY CLERK





ANNE CASTRO
MAYOR-COMMISSIONER

APPROVED AS TO FORM AND CORRECTNESS



THOMAS J. ANSBRO
CITY ATTORNEY

Dion, Kristin

From: Lupo, Nicholas
Sent: Wednesday, January 12, 2011 7:00 PM
To: Dion, Kristin
Subject: RE: Ebenezer Deliverance Temple, 2340 Griffin Road

Kristin,

I researched and verified that no complaints have been received nor any code violations issued against this property since October of 2009. There are no outstanding code cases or fines either. Please let me know if you need anything else on this.

Nicholas Lupo
Code Compliance Manager
City of Dania Beach
954-924-6810

From: Dion, Kristin
Sent: Wednesday, January 12, 2011 4:32 PM
To: Lupo, Nicholas
Subject: Ebenezer Deliverance Temple, 2340 Griffin Road

Nick,

The parking variance for the above property expires February 23rd and must be brought back to the Commission for a review. Can you please confirm that there have not been any code complaints or violations on this property for the last year?

Thank you!

Regards,

Kristin Dion, AICP
Planner

Community Development Department
100 W Dania Beach Blvd
Dania Beach, FL 33004

P: 954-924-6805 x 3793
F: 954-922-2687

"Broward's First City"

PROFESSIONAL SURVEYORS, INC.

4747 HOLLYWOOD BLVD., STE 105, HOLLYWOOD, FL 33021 PHONE (954) 241-3000 LICENSED BUSINESS# 7326

ADDRESS: 2340 GRIFFIN ROAD, DANIA BEACH, FLORIDA 33312

FILE: 06-1346B
REF: 06H-2340
FOR: EBENEZER DELIVERANCE
TEMPLE, INC.
DATE: 08/01/2006 SITE ELEVATIC
DATE: 03/19/2007 ADD SITE ELEV

LEGAL DESCRIPTION:

LOTS 1, 2, AND 3, AND THE NORTH 30.00 FEET OF LOT 4, BLOCK 1, OF "SEABOARD HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PORTION:

THE NORTH 30.00 FEET OF SAID LOTS 1 AND 2, AND THAT PORTION OF SAID LOT 1, LYING NORTHWESTERLY OF AN ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°01'03" AND AN ARC DISTANCE OF 39.28 FEET, SAID CURVE IS TANGENT TO A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AND TANGENT TO THE WEST LINE OF SAID LOT 1.

FLOOD ZONE: AE 8.0' X - COMMUNITY NUMBER: 125093 - FIRM INDEX NUMBER: 12011C0306F

BOUNDARY SURVEY

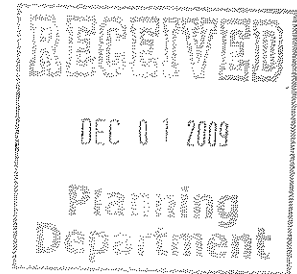
LEGEND & ABBREVIATIONS:

- A/C.....AIR CONDITIONER
- BM.....BENCHMARK
- (C).....CALCULATED
- C.G.....CONCRETE GUTTER OR VALLEYED GUTTER
- C & G.....CURB & GUTTER
- CH.....CHORD
- C.M.E.....CANAL MAINTENANCE EASEMENT
- CNA.....CORNER NOT ACCESSIBLE
- CONC.....CONCRETE
- D.....DELTA (CENTRAL ANGLE)
- D.E.....DRAINAGE EASEMENT
- EOP.....EDGE OF PAVEMENT
- FC.....FENCE CORNER
- FDH.....FOUND DRILL HOLE
- FE.....FENCE ENDS
- F.F.....FINISHED FLOOR
- FIP/FIR.....FOUND IRON PIPE/ROD
- FN.....FOUND NAIL
- FN&D.....FOUND NAIL AND DISC
- F.P.K.N.....FOUND PARKER KALON NAIL
- I.D.....SURVEYOR'S IDENTIFICATION
- L.....LENGTH
- L.A.E.....LIMITED ACCESS EASEMENT
- L.M.E.....LAKE MAINTENANCE EASEMENT
- (M).....MEASURE
- O/S.....OFFSET
- (P).....PLAT
- P.C.....POINT OF CURVATURE
- P.C.C.....POINT OF COMPOUND CURVATURE
- P.O.B.....POINT OF BEGINNING
- P.O.C.....POINT OF COMMENCEMENT
- P.R.C.....POINT OF REVERSE CURVATURE
- P.R.M.....PERMANENT REFERENCE MONUMENT
- P.T.....POINT OF TANGENCY
- R.....RADIUS
- (R).....RECORD
- R/W.....RIGHT-OF-WAY
- R.E.E.....ROOF ENCROACHMENT EASEMENT
- SIR.....SET 1/2" IRON ROD
- SND.....SET NAIL AND DISC
- (TYP.).....TYPICAL
- U.E.....UTILITY EASEMENT
- W.E.....WATER'S EDGE
- OVERHEAD CABLES(OH)
- POLYVINYLCHLORIDE FENCE (PVCF)
- WIRE OR CHAIN LINK FENCE (CLF)
- WOOD FENCE (WF)
- METAL FENCE (MF)
- MASONRY OR CONCRETE BLOCK WALL
- CONCRETE
- OVERHANG(O/H) OR ROOF

CERTIFIED TO:

- * EBENEZER DELIVERANCE TEMPLE, INC.
- * FRASER TITLE, LLC
- * STEWART TITLE COMPANY GUARANTY
- * WACHOVIA BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR

APPROVED BY
CITY COMMISSION
DATE: 2-23-10



- COMMUNICATIONS BOX
- CATCH BASIN (CB)
- SEWER MANHOLE
- UTILITY POLE (UP)
- LIGHT POLE (LP)
- WATER METER (WM)
- UTILITY ANCHOR
- FIRE HYDRANT (FH)
- ELEVATION
- CENTER LINE
- PROPERTY LINE
- WATER VALVE RISER/ SEWER CLEANOUT
- CABLE BOX (CA.TV.)
- ELECTRIC METER (EM)
- ELECTRIC BOX (FPL)
- HANDICAP PARKING (HCP)
- PLANTER OR PLANTED
- GAS METER
- AIR CONDITIONER

NOT A VALID SURVEY WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

LOUIE P. JOHNSTON

PROFESSIONAL SURVEYOR & MAPPER No. 2177

NOTE:

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- * RECORD AND MEASURED CALLS ARE IN SUBSTANTIAL AGREEMENT AND POINTS ARE WITHIN 0.10' POSITIONAL TOLERANCE.
 - * THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT AND THE SAME, IF ANY MAY NOT BE SHOWN ON THIS SKETCH.
 - * UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
 - * ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM.
 - * FENCE TIES ARE TO THE CENTERLINE OF THE FENCE.
 - * WALL TIES ARE TO THE FACE OF THE WALL.
 - * BASIS OF BEARINGS, IF ANY, ARE ASSUMED PER PLAT AND/OR LEGAL DESCRIPTION.
 - * THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE PURPOSE FOR USE AS AN AID IN OBTAINING TITLE INSURANCE

