



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

DATE February 22, 2010

TO Robert Baldwin, City Manager

VIA: Robert Daniels, Director *Robert Daniels*

FROM: Corinne Lajoie, AICP, Principal Planner *CA Lajoie*
Kristin Dion, Planner *KD*

SUBJECT **SP-39-09 MOD** - The applicant, Mark Engel, on behalf of Shaggy Dog Holdings, LLC, is requesting site plan modification for the construction of an office building located at 45 East Sheridan Street.

SITE PLAN

To allow the construction of a 5,777 square foot office building.

PROPERTY INFORMATION

PREVIOUS ZONING:	Transit Oriented Commercial (TOC-2)
CURRENT ZONING:	South Federal Mixed Use (SFED-MU)
PREVIOUS FUTURE LAND USE:	Commercial
CURRENT FUTURE LAND USE:	Regional Activity Center (RAC)
OVERLAY DISTRICTS:	Community Redevelopment Area (CRA) Principal Arterial Design District

The subject site has an existing 2,416 square foot office building, 10 onsite parking spaces, and no landscaping. The applicant received site plan approval on January 12, 2010 to construct additional building space on the ground level, as well as a second story addition on the eastern portion of the building for a total building area of 9,538 square feet. In conjunction with the approved site plan, a variance was also granted for the reduction of parking to allow for 6 onsite parking spaces, 6 parallel street parking spaces and 33 off site parking spaces by way of a shared parking agreement with New Bethany Baptist Church. The parking variance is still in effect as the applicant has submitted a building permit for approval.

At this time, the applicant is requesting approval to amend the site plan to eliminate the second story due to economic hardship. The total proposed square footage is reduced to 5,777 square feet. The reduction in building area reduces the magnitude of the parking variance that was previously approved. Although the building size will be reduced, the architectural elements proposed remain. The elevations add interest by providing a mixture of finishes including fishscale siding, simulated stucco, sand finish stucco, as well as features such as columns, aluminum railings, and multi level roof patterns. The finished product and yellow color scheme fulfills the desired Floribbean style identified in the CRA plan. The covered walkway, new sidewalk, use of decorative light posts, parallel parking, architectural design, and use of a shared parking agreement all work to further the goals of the CRA plan.

The site will be enhanced by this project by providing a landscaped perimeter buffer and interior landscaping to meet current code.

SITE PLAN

The site plan modification was reviewed by the Fire Marshal, Broward Sheriff's Office, Public Services, the City's landscape consultant, the CRA Director and the Planning Division. The following items must be addressed by the applicant prior to final approval for permitting:

Public Works

- Broward County surface water management license shall be provided.
- Provide enough grades at the site perimeter to show the proposed improvements will not cause the site to drain into public right of way.
- Provide grades for the proposed sidewalk in public right of way to ensure it can be constructed to meet ADA criteria for longitudinal and cross slope.
- Provide grades for the connection between the public sidewalk and the covered walkway, which would be the required ADA accessible route.
- Provide edge of pavement/face of curb grades at areas of pavement widening to ensure no ponding is caused in public right of way.
- Provide drainage calculations for handling additional impervious area as a result of the new addition.
- Provide a detail showing the pavement design for the new concrete driveway and loading area on northwest side of the property.
- Consider relocating the valve on the water line next to the tee and keep the valve closed to allow isolation of stagnate section.

Fire Marshal

- Fire flow demand, using ISO requirements or NFPA 1, Annex H, must be provided.

CITY COMMISSION PREVIOUS ACTION

On January 12, 2010, the City Commission approved the site plan and associated parking variance for a 9,538 square foot office building.

STAFF RECOMMENDATION

Approval provided all outstanding comments are addressed prior to permitting.

RESOLUTION NO. 2010-003

A RESOLUTION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN REQUEST (SP-39-09) SUBMITTED BY MARK ENGEL, ARCHITECT, REPRESENTING THE PROPERTY OWNER RUSSEL M. LAZEGA, PRESIDENT OF SHAGGY DOG HOLDINGS, FOR PROPERTY LOCATED AT 45 EAST SHERIDAN STREET, 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

WHERE Mark Engel, an architect representing the property owner Russel M. Lazega, President of Shaggy Dog Holdings, is requesting site plan approval to allow the construction of a 9,538 square foot addition for a proposed office building in the City of Dania Beach; and

WHEREAS, the Planning and Zoning Board on December 16, 2009, recommended that the City Commission grant the site plan request (SP-39-09), 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-39-09) for site plan approval, a copy of which is attached and made a part of this Resolution as Exhibit "A" is approved with the following conditions:

- Fire hydrant flow tests must be completed (Fire Marshal)
- Provide verification of Sanitary Waste service provider (Public Works/Planning)
- Provide renderings of proposed signage (Planning)

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 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 January 12, 2010.

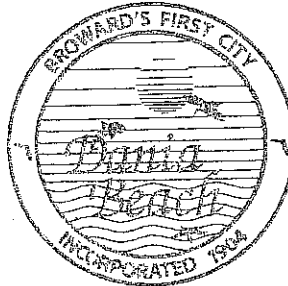


ANNE CASTRO
MAYOR-COMMISSIONER

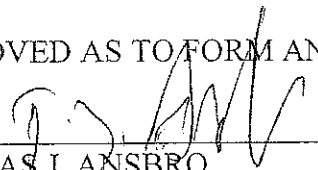
ATTEST:



LOUISE STILSON, CMC
CITY CLERK



APPROVED AS TO FORM AND CORRECTNESS:



THOMAS J. ANSBRO
CITY ATTORNEY

RESOLUTION NO. 2010-002

A RESOLUTION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE VARIANCE REQUEST SUBMITTED BY MARK ENGEL, ARCHITECT, REPRESENTING THE PROPERTY OWNER RUSSEL M. LAZEGA, PRESIDENT OF SHAGGY DOG HOLDINGS, LOCATED AT 45 EAST SHERIDAN STREET, DANIA BEACH FROM CHAPTER 28, "ZONING", ARTICLE 28, "21.17 SOUTH FEDERAL HIGHWAY TRANSIT ORIENTED CORRIDOR (TOC-2)"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Dania Beach Code of Ordinances, Chapter 28, "Zoning" Article 21.17 South Federal Highway Transit Oriented Corridor (TOC-2), prescribes the parking regulations within the City of Dania Beach TOC-2 zoning district; and

WHEREAS, Mark Engel, an architect representing the property owner Russel M. Lazega, President of Shaggy Dog Holdings, has applied for a variance to allow for 6 onsite parking spaces (Chapter 28, "Zoning", Article 21.17, "South Federal Highway Transit Oriented Corridor (TOC-2) District", requires a minimum of 41 onsite parking spaces) for property located at 45 East Sheridan Street, Dania Beach; and

WHEREAS, the Planning & Zoning Board on December 16, 2009, recommended that the City Commission grant the variance request 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 the variance application for the variance described above from requirements in Chapter 28, "Zoning" of Dania Beach Code of Ordinances, a copy of which application is attached and made a part of this Resolution as Exhibit "A", is approved with the following conditions:

- Fire hydrant flow tests must be completed (Fire Marshal)
- Provide verification of Sanitary Waste service provider (Public Works/Planning)

- Provide renderings of proposed signage (Planning)

Section 2. That this approval shall automatically expire and become null and void unless the applicant submits a building permit application and construction drawings within twelve (12) months of City Commission approval and the applicant obtains a building permit (including payment of all fees) within eighteen (18) months from the effective 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 January 12, 2010.

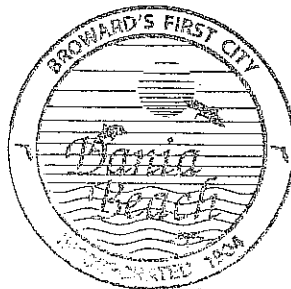


ANNE CASTRO
MAYOR-COMMISSIONER

ATTEST:



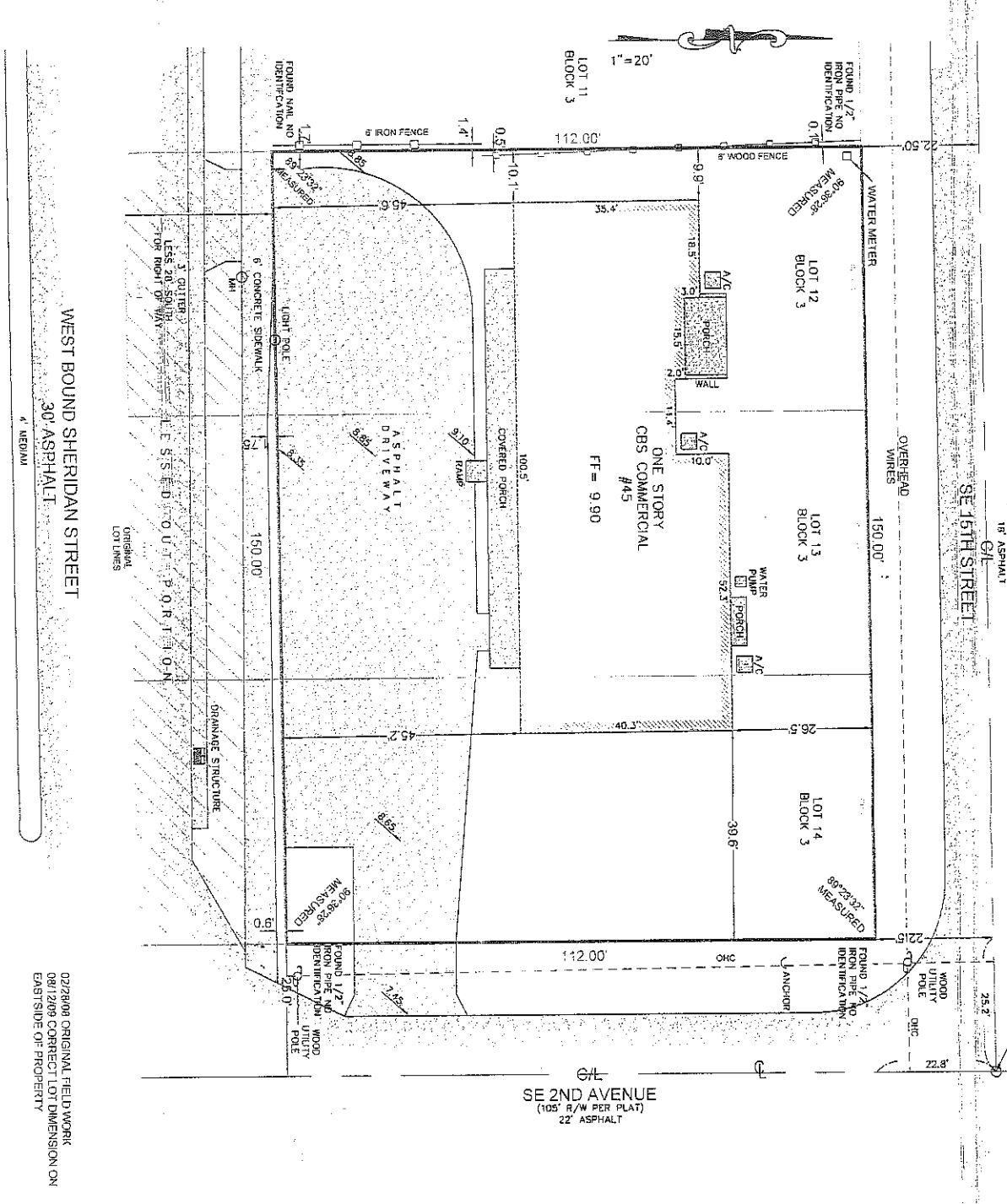
LOUISE STILSON, CMC
CITY CLERK



APPROVED AS TO FORM AND CORRECTNESS:



THOMAS J. ANSBRO
CITY ATTORNEY



ALL COUNTY SURVEYORS
PROFESSIONAL SURVEYORS AND MAPPERS
 LICENSE NO. 9571
 Phone: (954) 777-4747 - Fax: (954) 777-1707
 5950 W. Oakland Pk. Blvd. Suite 108 - Laytonville, FL 33315

INVOICE NO.: 32337
PROPERTY ADDRESS:
 45 EAST SHERIDAN STREET, DANIA BEACH, FLORIDA 33094

LEGAL DESCRIPTION:
 LOTS 12, 13 AND 14, LESS THE SOUTH 28 FEET FOR ROAD RIGHT-OF-WAY, BLOCK 3, ST. JAMES PARK NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 53, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFICATIONS:
 SHAGGY DOG HOLDINGS, LLC
 CHICAGO TITLE INSURANCE COMPANY
 ROTH, ROUSSO, KATSMAN, LLP
 BLUE HERON HOLDINGS, INC., ITS SUCCESSORS AND/OR ASSIGNS

FLOOD DATA:
 COMMUNITY NUMBER: 120034 FINISHED FLOOR ELEV. N/A
 PANEL & SUFFIX: 0309 F GARAGE: N/A
 FLOOD ZONE: X CENTERLINE: N/A DATE OF FIRM: 08/18/92

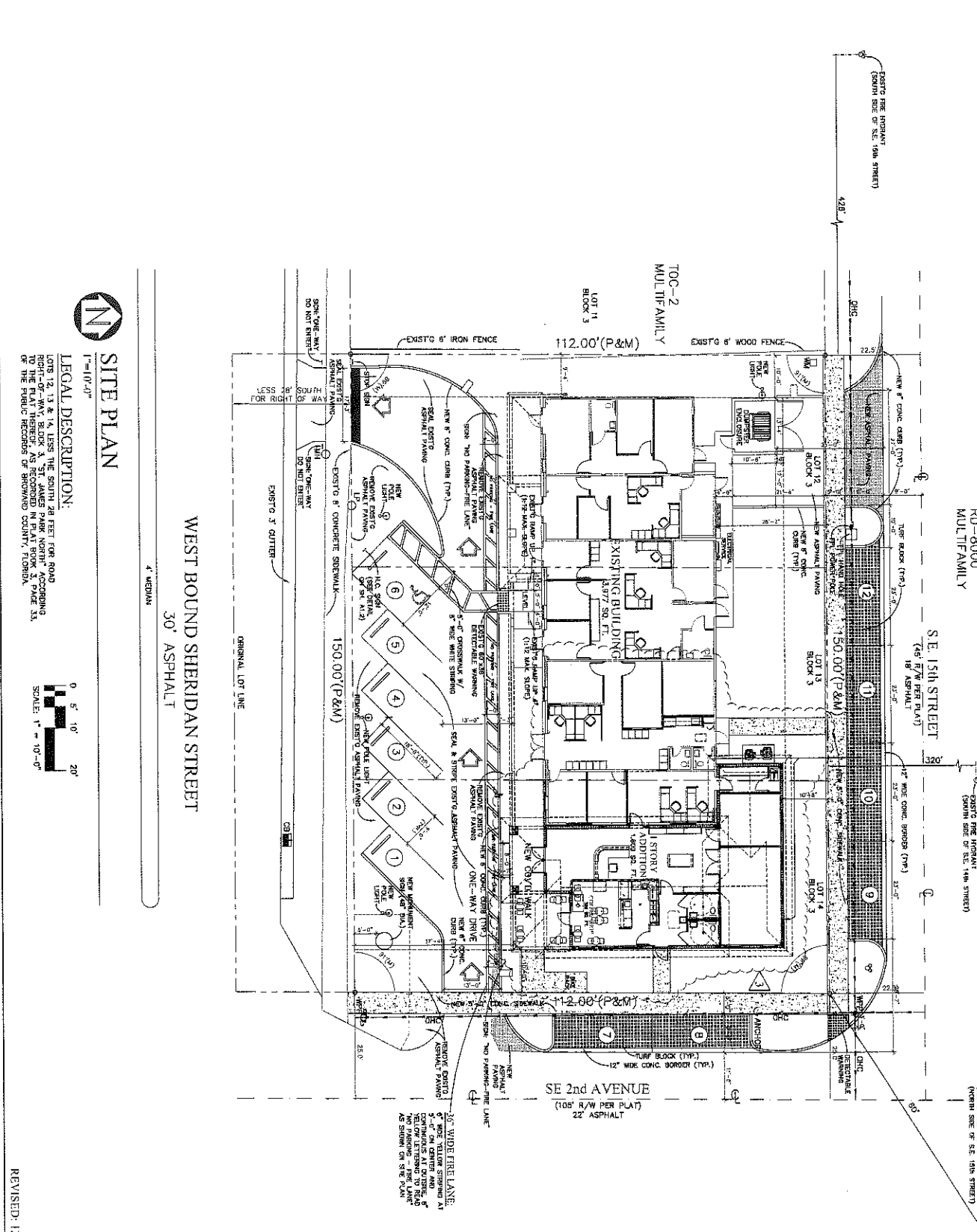
NOTES:
 1. THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
 2. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
 3. FENCE TYPES ARE NOT SHOWN EXCEPT WHERE SHOWN BY THE SURVEY.
 4. IN SOME CASES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED FOR CLEARER ILLUSTRATION. MEASURED RELATIONSHIPS SHALL HAVE PRECEDENCE OVER SCALE POSITIONS UNLESS OTHERWISE SPECIFIED. THIS SURVEY AND MAP HAVE BEEN MEASURED AND CALCULATED BY THE SURVEYOR.
 5. UNLESS IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 FT, ±, AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR IS WARRANTED.
 6. INFORMATION AND ITS NOT A GUARANTEE OR WARRANTY EXPRESSED OR IMPLIED.
 7. ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION. THIS SHOULD BE TAKEN INTO CONSIDERATION WHEN ORDERING SCALED DATA.

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE AMPLITUDE AND TECHNICAL STANDARDS FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 61G01, F.S. AND THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 475.08, F.S. AND SUCH STANDARDS.
 BEARINGS, IF SHOWN, ARE BASED UPON AN ASSUMED REFERENCE ON _____

SIGNED: _____
 DATE: OCT 06 2009

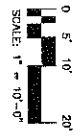
RECEIVED
 Planning Department
 OCT 06 2009

02286/008 ORIGINAL FIELD WORK
 08/12/08 CORRECT LOT DIMENSION ON EAST SIDE OF PROPERTY



SITE PLAN
1"=10'-0"

LEGAL DESCRIPTION:
LOTS 12, 13 & 14, LESS THE SOUTH 28 FEET FOR ROAD RIGHT-OF-WAY, BLOCK 3, ST. JAMES PARK NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



WEST BOUND SHERIDAN STREET
30' ASPHALT

RD-8000
MULTIFAMILY

S.E. 15th STREET
(76' R/W PER PLAT)
18' ASPHALT

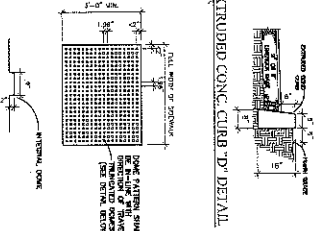
SE 2nd AVENUE
(105' R/W PER PLAT)
22' ASPHALT

NOTICE:
THIS DOCUMENT IS THE PROPERTY OF ENGEL AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ENGEL AND ASSOCIATES, INC. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF ENGEL AND ASSOCIATES, INC.

REVISED: 12/1/10

<p>Engel and Associates, Inc. Architecture & Planning</p> <p>4800 S.W. 94th Avenue, Suite 104 Dania, Florida 33114 754-791-6610 Fax 754-791-4811 E-MAIL: AAM03@AOL.COM</p>	<p>DATE: 12/1/10</p> <p>DRAWN: K.W.N.</p> <p>CHECKED: M.D.E.</p>	<p>ADDITION TO OFFICE BUILDING FOR SHAGGY DOG HOLDINGS, LLC 45 EAST SHERIDAN STREET DANIA BEACH, FLORIDA</p>	<p>REVISIONS:</p> <p>01 12/1/10 SEE COMMENTS</p> <p>02 12/1/10 SEE COMMENTS</p> <p>03 12/1/10 SEE COMMENTS</p>
	<p>11.1.2.08</p>	<p>11.1.2.08</p>	<p>11.1.2.08</p>

EXTRUDED CONC. CURB 'D' DETAIL

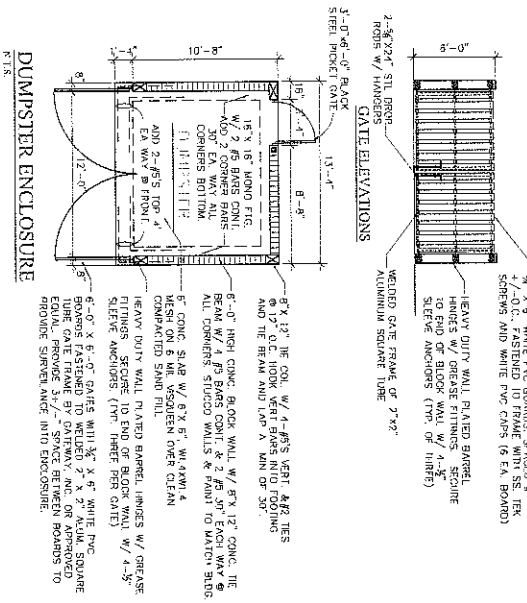


DETECTABLE WARNING SURFACE DETAIL

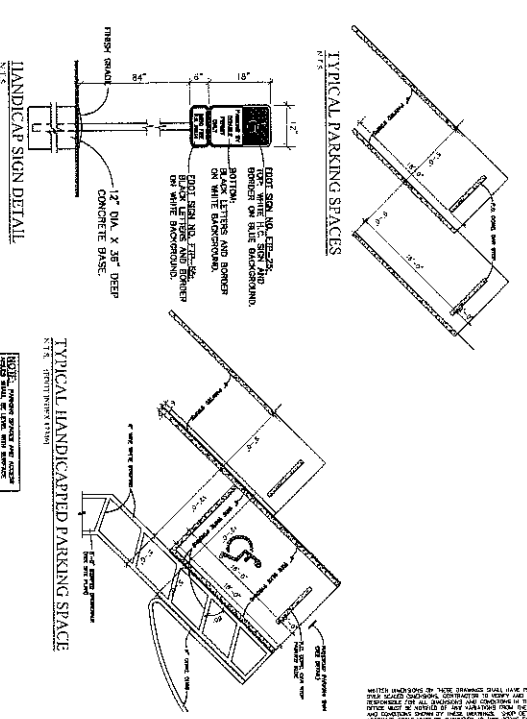
1. DETECTABLE WARNING SURFACES SHALL BE 0.15\"/>

MISC. DETAILS

DUMPSTER DETAIL



H.C. PARKING DETAILS



SITE INFO & CALCS

SITE INFORMATION:

ZONING: TOC-2
 EXIST'G. USE: OFFICE
 PROPOSED USE: OFFICE
 LAND USE: COMMERCIAL

UTILITIES:

WATER
 SANITARY WASTE
 GARBAGE
 ELECTRIC

SITE CALCULATIONS:

TOTAL SITE 16,800 SQ. FT. (38± ACRE) (100%)
 BUILDING AREA 5,777 SQ. FT. (34.4%)
 PAVING & WALKS 6,287 SQ. FT. (37.4%)
 LANDSCAPED AREA 4,736 SQ. FT. (28.2%)

BUILDING AREA BREAKDOWN:

EXISTING BUILDING 3,977 SQ. FT.
 ADDITION 1,800 SQ. FT.
 TOTAL 5,777 SQ. FT.

PARKING REQUIRED:

OFFICE 2,000 SQ. FT. / 200= 10 SPACES
 TOTAL REQUIRED 3,777 SQ. FT. / 250= 16 SPACES
 PARKING PROVIDED 26 SPACES

6 ON SITE SPACES (INCL. 1 H.C.)
 6 ON STREET PARKING SPOTS
 33 OFF SITE PARKING SPOTS
 45 SPACES PROVIDED

REVISED: 11/22/10

DATE: 8/10/10
 DRAWN: S.W.V.
 CHECKED: M.D.E.

Engel and Associates, Inc.
 Architecture & Planning
 1800 S.W. 54th Avenue, Suite 101 # Danby, Florida 32514
 904.791.8818 • Fax: 904.791.8811 • www.ENGELPA.com

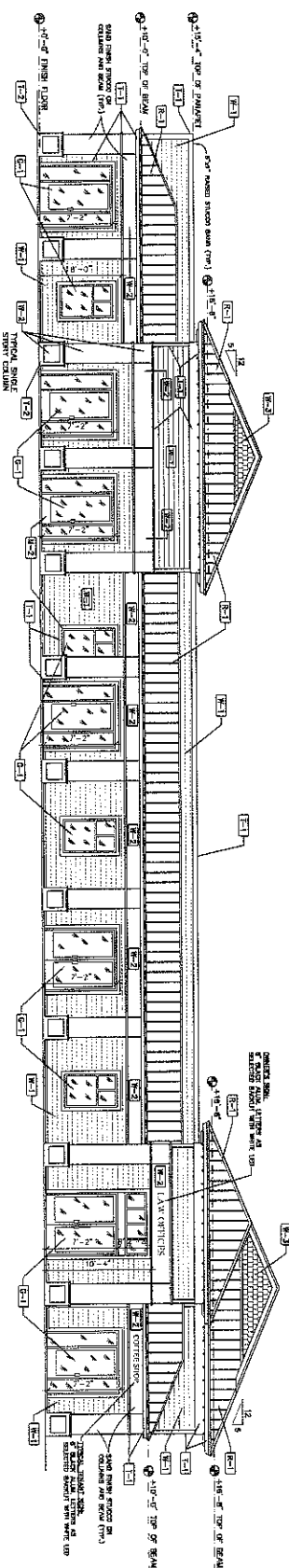
ADDITION TO OFFICE BUILDING FOR
SHAGGY DOG HOLDINGS, LLC
 45 EAST SHERIDAN STREET DANIA BEACH, FLORIDA

REVISIONS:
 01 8/2/2010 Issue Checked
 02 10/22/2010 Add Comments BUILDING AREA PARKING SPA
 03 11/22/10 ADDITION CHANGED TO THE STORY

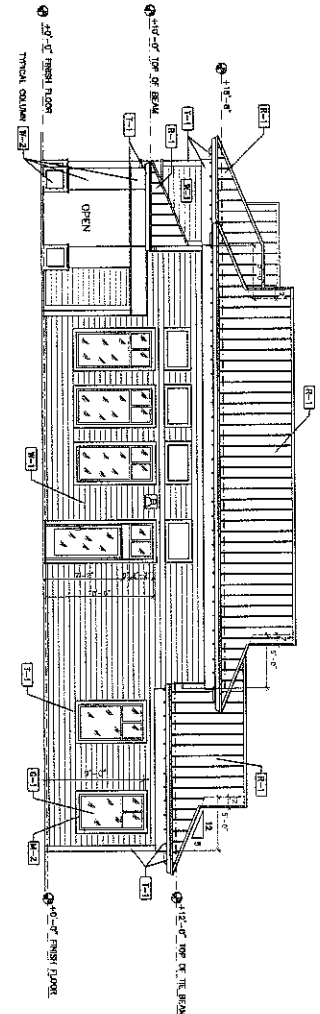
A1.2 3/0'

MARK	ITEM / MATERIAL	DESCRIPTION / FINISH	COLOR
C-1	IMPACT GLASS	TINTED	
M-1	ALUM. BALUNGS	POWDER COATED	WHITE
M-2	ALUM. WINDOW & DOOR FRAMES	POWDER COATED	WHITE
R-1	METAL ROOF	STANDING SEAM	GALVALUME (METALIC GREY)
F-1	TANK	SAND FINISH STUCCO PAINTED	ALABASTER (SW 7098)
F-2	TANK	SAND FINISH STUCCO PAINTED	SPRINGING (SW 8765)
F-3	TANK	SAND FINISH STUCCO PAINTED	GENERAL (SW 5793)
F-4	TANK	SAND FINISH STUCCO PAINTED	PUM YELLOW (SW 6308)
W-1	SIMULATED STUCCO SIDING		TAN YELLOW (SW 6008)
W-2	SAND FINISH STUCCO		ALABASTER (SW 7098)
W-3	PERSONAL SIDING		SPRINGING (SW 8765)

FRONT (SOUTH) ELEVATION
3/16"=1'-0"



RIGHT SIDE (EAST) ELEVATION
3/16"=1'-0"



WITH PERMISSION OF THE BOARD OF ARCHITECTS, THE ARCHITECTURE OF THIS PROJECT IS BEING REPRODUCED FOR THE PURPOSES OF THE PROJECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS FIRM.

REVISED: 12/2/10

<p>Engle and Associates, Inc. Architecture & Planning 8000 S.W. 44th Avenue, Suite 101 • 23162, Florida 33114 954.741.9100 • 954.741.9101 • 1111 N.W. 11th Street, Suite 100 • 305.463.1111</p>	DATE: 9/10/09 DRAWN: K.W.M. CHECKED: M.D.E.	ADDITION TO OFFICE BUILDING FOR SHAGGY DOG HOLDINGS, LLC 45 EAST SHERIDAN STREET DANIA BEACH, FLORIDA	REVISIONS: (1) 10/15/09: 100% PERMITS (2) 12/2/10: 100% PERMITS (3) 12/2/10: 100% PERMITS
	A3.1 7/09	100% PERMITS	100% PERMITS



City of Dania Beach, Florida
 Department of Community Development
 Planning and Zoning Division
 (954) 924-6805 Phone
 www.daniabeachfl.gov

General Development Application

- Administrative Variance
- Assignment of Flex/Reserve Units
- Land Use Amendment
- Plat
- Plat Delegation Request
- Rezoning
- Site Plan
- Special Exception
- Trafficway Waiver
- Variance
- Roadway Vacation
- Extended Hours
- Other: Site Plan Amendment

Date Rec'd: _____

Petition No.: SP 39-09 mod.

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City's Building Department.

Location Address: 45 East Sheridan Street

Lot(s): 12,13,14 Block: 3 Subdivision: St. James Park North

Recorded Plat Name: St. James Park North

Folio Number(s): 5142 03 07 0660 Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) Mark Engel, Engel and Associates, Inc.

Address of Applicant: 4800 SW 64th Ave, Suite 104 Davie, Florida 33314

Business Telephone: 954.791.4810 Home: _____ Fax: 954.797.4811

Name of Property Owner: Russel M. Lazega

Address of Property Owner: 13499 Biscayne Blvd. #107 N. Miami, Fl

Business Telephone: 305.981.9055 Home: _____ Fax: 305.981.9053

Explanation of Request: Site Plan Amendment Approval

For Plats please provide proposed Plat Name for Variances please attach Criteria Statement as per Article 10.13 of Chapter 28, Zoning Code.

Prop. Net Acreage: .38 Gross Acreage: .77 Prop. Square Footage: 16,800

Existing Use: Commercial Proposed Use: Commercial

Is property owned individually, by a corporation, or a joint venture? Shaggy Dog Holdings, LLC

I understand that site plan and variance approval automatically expires within 12 months of City Commission approval, pursuant to Ordinance No. 2005-040.

[Signature]
Applicant/Owner signature

Mark Engel
Print Name

1/5/11
Date

APPLICANT, CONSULTANT, OR LEGAL REPRESENTATIVE NOTARIZED SIGNATURE

Sworn to and subscribed before me
This 6th day of August 2009

[Signature]
Ken Nolan

Sign Name of Notary Public
State of (Florida)

Ken Nolan
Print Name of Notary Public


Commission Expires: _____
Seal:

Applicant/Consultant/Representative:

Signature: [Signature]

Date: 1/5/11

Mark Engel
(Print Name)

4800 SW 64th Ave #104 Davie, FL 33314
Street Address, City, State and Zip Code

p954.791.4810 f954.791.4811
Telephone No. & Fax No.

INDIVIDUAL OWNER NOTARIZED SIGNATURE:

This is to certify that I am the fee simple owner of subject lands described above and that I have authorized (Applicant/Consultant/Representative) _____ to make and file the aforesaid application.

Sworn to and subscribed before me
This _____ day of _____ 20____

Owner: _____

Signature: _____

Date: _____

Sign Name of Notary Public
State of (_____)

(Print Name)

Print Name of Notary _____

Street Address, City, State and Zip Code

Commission Expires: _____
Seal:

Telephone No. & Fax No.