



CITY OF DANIA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT

DATE: March 9, 2011  
TO: Robert Baldwin, City Manager  
VIA: Robert Daniels, Director *Robert Daniels*  
FROM: Corinne Lajoie, AICP, Principal Planner *CA Lajoie*  
SUBJECT: **SP-64-07/SE-73-07ext:** The applicant, Sam Jazayri, is requesting an extension of an approved Site Plan and Special Exception request to construct a 240,560 square foot warehouse/office complex located at 2400 Collins Road (SW 36 Street).

**SITE PLAN**

To allow the construction of a 240,560 square foot warehouse/office complex.

**WAIVER**

27% pervious area is requested, code requires 30%.

**SPECIAL EXCEPTION**

To allow distribution use, the property is surrounded by industrial and is located near Interstate 595 and Interstate 95.

**PROPERTY INFORMATION**

|                       |   |
|-----------------------|---|
| PREVIOUS ZONING:      | Industrial, Research, Office, Marine (IROM)                       |
| EXISTING ZONING:      | Industrial, Research, Office, Marine - Airport Approach (IROM-AA) |
| LAND USE DESIGNATION: | Industrial  |
| OVERLAY DISTRICTS:    | West Side Master Plan Study Area - Sub Area 3; Marina Mile        |

The site plan was approved January 8, 2008 and extended for 2 years on January 27, 2009. The site plan includes a pervious area waiver and special exception request as shown above. The applicant is again requesting a two (2) year extension of the previously approved and extended site plan, waiver and special exception. The applicant is requesting this additional time to allow continuation of the ongoing remediation of the property, which is a brownfield site. The property owner has been working with the Broward County Pollution Prevention, Remediation and Air Quality Division regarding the cleanup efforts of the site.

**CITY COMMISSION PREVIOUS ACTION**

On January 8, 2008 the City Commission approved the site plan and pervious area waiver with conditions noted in Resolution No. 2008-002; the special exception request for distribution, Resolution No. 2008-001; and the second reading of the Lakeview Industrial Park Plat, Ordinance No. 2008-002.

On January 27, 2009 the City Commission granted a 2 year extension of the site plan and special exception.

**STAFF RECOMMENDATION**

Approve of the extension request with the original conditions identified in Resolution No. 2008-002.

36<sup>th</sup> Street Acquisitions, Inc.  
3001 West Hallandale Beach Blvd.  
Pembroke Park, Florida 33009

January 20<sup>th</sup>, 2011 ✓

City of Dania Beach, Florida  
Department of Community Development  
Division of Planning and Zoning  
Kristin Dion  
100 West Dania Beach Boulevard,  
Dania Beach, Florida 33004

RE: Lakeview Industrial Park: SP-64-07, 2650 SW 36<sup>th</sup> Street, Dania Beach Florida

Dear Ms. Dion:

Please accept this letter as My, Sam Jazayri, President of 36<sup>th</sup> Street Acquisition's, (Lakeview Industrial Park) formal notification letter to the City of Dania Beach, Divisions of Development Management/Planning and Zoning (the authorizing agency), that Resolution No. 2009-013 regarding SP-64-07 and Special Exception request SE 73-07 be extended for a minimum of two years. Said extension is respectfully requested to give applicant sufficient time continue its ongoing remediation of the property which scope has revealed to be much more extensive than originally anticipated. Unfortunately, the increased scope of remediation has come at great expense and cost to me and continues to incur great expenditures. To my detriment, I cannot begin construction until all existing debris is removed.

The site plan approval and special exception request (SE-73-07) from commission was approved on 01/08/2008 and was due to expire on January 9<sup>th</sup>, 2009, but was extended for two year to January 2<sup>7th</sup>, 2011. The requested extension, the subject of this letter, would begin on January 27<sup>th</sup>, 2011 and expire January 27, ~~2013~~  
2013 *SJ*

A check in the amount of \$1,275.00 is submitted herewith as the fee for extension request.

If you have any questions, kindly contact Sam Jazayri, 3001 West Hallandale Beach Blvd. Ste. 300 (954) 981-1154.

Thank You,



Sam Jazayri  
Prestige Duke, J.V.II, LLC

**Lajoie, Corinne**

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**From:** Schwerstein, Steven [SSCHWERSTEIN@broward.org]  
**Sent:** Monday, January 24, 2011 4:21 PM  
**To:** Lajoie, Corinne  
**Cc:** Unsal, Sermin  
**Subject:** RE: Lakeview Industrial Park/Motocross

Corinne,

Unfortunately there is no way for us to determine the time needed to clean the dirt. They are of course trenching material for future building and they are also bringing in clean material that they are separating for various projects such as the I-595 expansion. The timing of both projects can change depending on the economy and contracts. If you would like, I can forward your question to Brian Penick or you can email him at ([brian58769@aol.com](mailto:brian58769@aol.com)). He is the person doing the trench work and probably has some insight as to when they plan to have that job completed. Although as far as I know Brian is not directly involved with the clean debris operation, he might have an idea how long they plan to be going on for.

Steve



Steven P Schwerstein, Natural Resource Specialist II  
Pollution Prevention, Remediation and Air Quality Division (PPRAQD)  
1 North University Drive  
Plantation, Florida 33324  
Office: 954-519-1443  
[www.broward.org](http://www.broward.org)

*PPRAQD values your feedback as a customer. Please comment on the quality of service you received by clicking [this link to the PPRAQ Customer Survey](#). Thank you.*

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**From:** Lajoie, Corinne [mailto:[cchurch@ci.dania-beach.fl.us](mailto:cchurch@ci.dania-beach.fl.us)]  
**Sent:** Monday, January 24, 2011 3:43 PM  
**To:** Schwerstein, Steven  
**Subject:** RE: Lakeview Industrial Park/Motocross

Good afternoon,

The property owner of the above referenced property has submitted a request for a Site Plan extension for 2 year (until 2013). Can you please tell me how long it will take to clean the dirt on this site so that it can be developed?

Thank you for the technical assistance.

Corinne Lajoie, Principal Planner

2/16/2011

**RESOLUTION NO. 2008-002**

A RESOLUTION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN REQUEST AND PERVIOUS AREA WAIVER SUBMITTED BY SAM JAZAYRI, PRESIDENT OF 36<sup>TH</sup> STREET ACQUISITION, INC., FOR PROPERTY LOCATED AT 2400 COLLINS ROAD (GENERALLY LOCATED ON THE SOUTH SIDE OF COLLINS ROAD, WEST OF THE FORT LAUDERDALE HOLLYWOOD INTERNATIONAL AIRPORT) 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**, Section 18.60 of Article 18, "Industrial Research Office Marine (IROM) District" of Chapter 28 of the City Code of Ordinances of the City of Dania Beach, Florida, sets the pervious area and setback requirements for uses within the IROM zoning district; and

**WHEREAS**, Sam Jazayri, President of 36<sup>th</sup> Street Acquisition, Inc., is requesting site plan approval (SP-64-07) for the proposed construction of a 240,560 square foot warehouse/office complex to be located 2400 Collins Road (generally located on the south side of Collins Road, west of the Fort Lauderdale Hollywood International Airport), in the City of Dania Beach; and

**WHEREAS**, Mr. Jazayri is also requesting a waiver to provide 27% pervious area (30% pervious area is required); and

**WHEREAS**, the Planning and Zoning Board on November 29, 2007, recommended that the City Commission grant the site plan request (SP-64-07) and associated waiver, 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-64-07) for site plan approval and the associated request for waiver, a copy of which is attached and made a part of this Resolution as Exhibit "A" is approved with the following conditions:

1. Provide letter from service provider stating proposed number(s) and size(s) of dumpster(s) is or are adequate (Planning Division).
2. Provide color renderings of building elevations (11" x 17") required (Planning Division).
3. Provide recorded copy of plat prior to issuance of a building permit (Planning Division).
4. FAA approval letter required prior to issuance of a building permit; letter must address both building and light fixture height (Planning Division).
5. Dedicate 40 feet of right-of-way, measured from centerline of Collins Road (Planning Division).
6. Must provide 20% of the vehicular use areas with landscaping and provided calculations (Planning Division).
7. Bond of \$4,025.00 required prior to construction for relocation of 23 trees (Landscape Consultant).
8. Payment of \$500 required to tree preservation trust fund for removal of specimen tree (#11) (Landscape Consultant).
9. Fire Marshal comments.
10. Public Services Department comments.

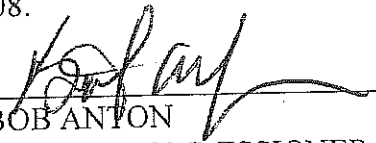
It is further noted that the original site plan is maintained in the office of the Community Development Department of the City of Dania Beach.

**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 building permits are obtained on or before 12 months from the date of this Resolution.

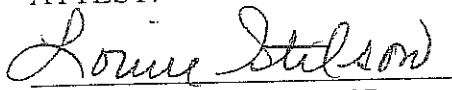
**Section 3.** That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

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

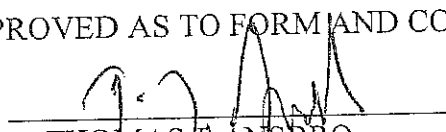
**PASSED AND ADOPTED** on January 8, 2008.

  
BOB ANTON  
MAYOR-COMMISSIONER

ATTEST:

  
LOUISE STILSON, CMC  
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS:

BY:   
THOMAS J. ANSBRO  
CITY ATTORNEY

## RESOLUTION NO. 2008-001

A RESOLUTION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST SUBMITTED BY SAM JAZAYRI, PRESIDENT OF 36<sup>TH</sup> STREET ACQUISITION, INC., FOR A SPECIAL EXCEPTION TO ALLOW DISTRIBUTION ACTIVITIES IN AN IROM (INDUSTRIAL RESEARCH OFFICE MARINE) ZONING DISTRICT, FOR PROPERTY LOCATED AT 2400 COLLINS ROAD, (SOUTH SIDE OF COLLINS ROAD, WEST OF THE FORT LAUDERDALE HOLLYWOOD INTERNATIONAL AIRPORT) IN THE CITY OF DANIA BEACH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the Dania Beach Zoning Code provides that “distribution” use is allowed as a special exception use in IROM zoning districts; and

**WHEREAS**, Sam Jazayri, President of 36<sup>th</sup> Street Acquisition, Inc., has applied for a special exception request to allow distribution use associated with the proposed construction of a 240,560 square foot warehouse/office complex to be located in an IROM (Industrial Research Office Marine) zoning district for property located at 2400 Collins Road, (south side of Collins Road, west of the Fort Lauderdale Hollywood International Airport), in the City of Dania Beach; and

**WHEREAS**, the Planning & Zoning Board on November 29, 2007, recommended that the City Commission grant the special exception request, based upon the criteria set forth in Chapter 28, “Zoning”, Article 6, “Supplementary Use Regulations”, Section 6.40, “Special Exception Uses”, 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 SE-73-07, for a special exception for distribution use in an IROM (Industrial Research Office Marine) zoning district, for property located at 2400 Collins Road (south side of Collins Road, west of the Fort Lauderdale Hollywood International

Airport), in the City of Dania Beach, (a copy of which application is attached and made a part of this Resolution as Exhibit "A"), is approved.

**Section 2.** That this approval shall automatically expire and become null and void unless building permits are obtained on or before twelve (12) 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 8, 2008.

  
\_\_\_\_\_  
BOB ANTON  
MAYOR-COMMISSIONER

ATTEST:

  
\_\_\_\_\_  
LOUISE STILSON, CMC  
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

BY:

  
\_\_\_\_\_  
THOMAS J. ANSBRO  
CITY ATTORNEY



# LAKEVIEW INDUSTRIAL PARK

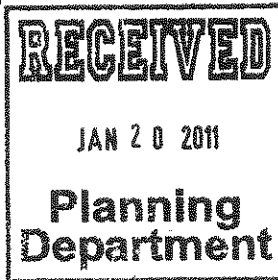




City of Dania Beach, Florida  
 Department of Community Development  
 Planning and Zoning Division  
 (954) 924-6805 X3643

**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
- Other: \_\_\_\_\_



Date Rec'd: 1/20/11  
 Petition No.: SP-64-07

**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: 2400 Collins Road, Dania Beach, FL

Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Recorded Plat Name: LAKEVIEW Industrial Park

Folio Number(s): 504229-54-0010 Legal Description: \_\_\_\_\_

Applicant/Consultant/Legal Representative (circle one) Sam Jazyri, Pres. 36<sup>th</sup> St Acquisitions Inc.

Address of Applicant: 3001 W. Hallandale Beach Blvd. Pembroke Park, FL 33009

Business Telephone: (954) 981-1154 Home: (951) 588-3800 Fax: (954) 964-7875

Name of Property Owner: 36<sup>th</sup> Street Acquisitions, Inc.

Address of Property Owner: 3001 W. Hallandale Beach Blvd. Pembroke Park, FL 33009

Business Telephone: (954) 981-1154 Home: (954) 588-3800 Fax: (954) 964-7875

**Explanation of Request:** To extend expiration date for approvals of the special exception request SE73-07 and SP64-07 until January 27, 2013.  
 For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per Article 10.13 of Chapter 28, Zoning Code.

Prop. Net Acreage: \_\_\_\_\_ Gross Acreage: \_\_\_\_\_ Prop. Square Footage: \_\_\_\_\_

Existing Use: 240,560 sq FT WAREHOUSE Proposed Use: SAME  
Complex

Is property owned individually, by a corporation, or a joint venture? Corporation

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

[Signature]                      SAM JAZAYRI                      1-20-11  
Applicant/Owner signature      Print Name                      Date

**APPLICANT, CONSULTANT, OR LEGAL REPRESENTATIVE NOTARIZED SIGNATURE**

Sworn to and subscribed before me

Applicant/Consultant/Representative:

This 20 day of January 2011

Signature: [Signature]

Date: 1-20-11

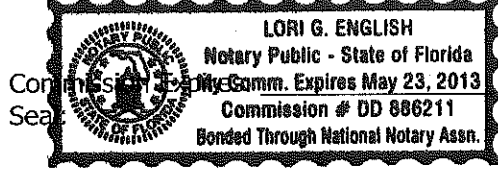
SAM JAZAYRI

(Print Name)

[Signature]  
Sign Name of Notary Public  
State of ( FLORIDA )

Lori G. English  
Print Name of Notary

3001 W. Hallandale Beach Blvd. Pembroke Park FL 33009  
Street Address, City, State and Zip Code



(954) 981-1154 / 954-964-7875 fax  
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.

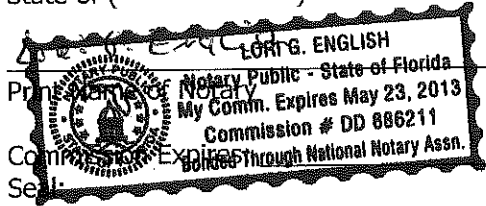
**CORPORATION NOTARIZED SIGNATURE:**

This is to certify that the below referenced corporation is the owner of subject lands described above and that I, as a duly authorized officer, have authorized (Applicant/Consultant/Representative) SAM JAZAYRI to make and file the aforesaid application.

Sworn to and subscribed before me

This 20 day of January 2011

[Signature]  
Sign Name of Notary Public  
State of ( )



Corporation Name:

36<sup>th</sup> Street Acquisitions, Inc

Signature: [Signature]

Date: 1-20-11

SAM JAZAYRI  
(Print Name)

President  
(Print Title)

3001 W. Hallandale Bch Blvd. Auburke Park, FL 33009  
Street Address, City, State and Zip Code

(954) 81-1154 / 954 964-7875  
Telephone No. & Fax No.

**JOINT VENTURE/PARTNERSHIP NOTARIZED SIGNATURE:**

This is to certify that the below referenced that the duly authorized persons are the owners of subject lands described above and that all partners have authorized (Applicant/Consultant/Representative) \_\_\_\_\_ to make and file the aforesaid application.

Sworn to and subscribed before me

This \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
Sign Name of Notary Public  
State of ( )

\_\_\_\_\_  
Print Name of Notary

\_\_\_\_\_  
Commission Expires:  
Seal:

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
(Print Name)\*\*

\_\_\_\_\_  
Street Address, City, State and Zip Code

\_\_\_\_\_  
Telephone No. & Fax No.

**\*\*Each partner must sign. Attach duplicate sheets as required.**