



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

DATE: August 9, 2011

TO: Robert Baldwin, City Manager

VIA: Robert Daniels, Director *Robert Daniels*

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

SUBJECT: **RZ-15-11:** The applicant, Alex Nichols, is requesting to rezone property from Residential Single Family to Industrial, Research, Office, Marine – Airport Approach zoning district for a property located at the NW corner of SW 31st Street and SW 26th Terrace (Tram Road), South of State Road 84 (SECOND READING).

REZONING

To rezone the property from Residential Single Family (RS-6000) to Industrial, Research, Office, Marine – Airport Approach (IROM-AA) zoning district.

PROPERTY INFORMATION

EXISTING ZONING:	Residential Single Family (RS-6000)/ Industrial, Research, Office, Marine – Airport Approach (IROM-AA)
LAND USE DESIGNATION:	Industrial
OVERLAY DISTRICT	Westside Master Plan Study Area – Sub Area 2 Marine Mile

The subject property is approximately 1.65 acres, located between the Police Benevolent Association (PBA) and the overpass of Interstate 595 on SW 26 Terrace. In 2005, the property owner purchased the property from Broward County with the current zoning and land use designations. Currently, the northern portion of the property has a residential zoning designation (RS-6000), the southern portion is zoned industrial (IROM-AA). The entire property has a future land use designation of Industrial. Before development can occur on the property, the zoning and land use designations must be compatible.

The property is currently vacant except for a billboard located in the south east corner of the property, directed at vehicles traveling on Interstate 595. The owner has indicated that he would like to use the property for new and used boat sales and storage to compliment the New River Marina, a full service marina facility located on State Road 84, also owned by the applicant. New and used boat sales and storage is a permitted use in the IROM-AA zoning district provided a wall or fence and ten (10) foot perimeter landscape buffer is provided. This use and required landscaping is consistent with the recommendations of the Westside Master Plan.

In 1995, the City entered into an interlocal agreement with Broward County regarding certain property identified to be within the flight path of the north runway which this property is within the flight path. In the agreement, the city "agrees to support by all reasonable and legal means the platting, rezoning, and other such actions necessary to prepare certain lands in the vicinity of the airport for development or redevelopment for airport-related uses or airport compatible uses".

In addition, the subject property is located within Study Area 2, Marina Mile of the Westside Master Plan (WMP). The future use map in the WMP identifies this subarea as Commercial Employment; however one of the top priorities outlined for this subarea is to provide landscape screening and business retention which this request will help to achieve.

CITY COMMISSION PREVIOUS ACTION

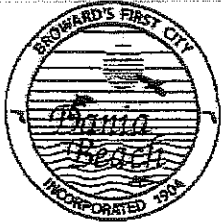
On July 12, 2011, the City Commission heard this item on first reading.

PLANNING AND ZONING BOARD RECOMMENDATION

On June 15, 2011, the Planning and Zoning Board sitting as the Local Planning Agency, heard this item and recommended approval.

STAFF RECOMMENDATION

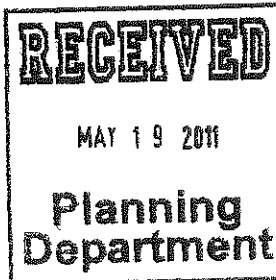
Approve.



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: 5/19/11

Petition No.: RZ-15/11

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. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: WEST SIDE OF SW 26th LANE, 550± SOUTH OF STATE ROAD 84

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: PARCEL A, RUNWAY LAKES FLL AIRPORT PLAT (PLAT 3) BOOK 158
PAGE 2

Folio Number(s): 50-42-20-48-0010 Legal Description: _____

Applicant Consultant/Legal Representative (circle one) ALEX NICHOLS

Address of Applicant: 3001 STATE ROAD 84, FORT LAUDERDALE, FL 33312
954-

Business Telephone: 584-2500 Home: 954-816-5993 Fax: 954-791-7522

Name of Property Owner: ALEX NICHOLS

Address of Property Owner: 2308 SUNRISE KEY, FORT LAUDERDALE 33304
~~3001 STATE ROAD 84~~

Business Telephone: 954 584 2500 Home: 954-816-5993 Fax: 954 791 7522

Explanation of Request: Rezone to I-20M-A-1
For Plats please provide proposed Plat Name for Variances please attach Criteria Statement as per Section 625.40 of the Land Development Code.

Prop. Net Acreage: 1.65 Gross Acreage: _____ Prop. Square Footage: 71,850

Existing Use: VACANT Proposed Use: MARINE SALES & STORAGE

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

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) _____ to make and file the aforesaid application.

Sworn to and subscribed before me

Corporation Name: _____

This _____ day of _____ 20____

Signature: _____

Date: _____

(Print Name)

(Print Title)

Sign Name of Notary Public
State of ()

Print Name of Notary

Street Address, City, State and Zip Code

Commission Expires: _____
Seal:

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 17 day of May 2011

Signature: _____

Date: _____

(Print Name)**

Sign Name of Notary Public
State of ()

Print Name of Notary

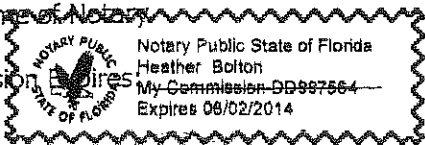
Street Address, City, State and Zip Code

Commission Expires: _____
Seal:

Telephone No. & Fax No.

HB

Heather Bolton



Alex Nichols

5/17/11

ALEX NICHOLS

2308 SUNRISE KEY
FT. LAUDERDALE FL. 33304

954-816-5993

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

I understand that all approvals automatically expire within 12 months of City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Land Development Code.

Alex Nichols ALEX NICHOLS 5/16/11
Applicant/Owner signature Print Name Date

APPLICANT, CONSULTANT, OR LEGAL REPRESENTATIVE NOTARIZED SIGNATURE

Sworn to and subscribed before me

Applicant/Consultant/Representative:

This ____ day of _____ 20__

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.

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 17 day of May 2011

Owner: Alex Nichols

Signature: ALEX NICHOLS

Date: 5/17/11

(Print Name) ALEX NICHOLS

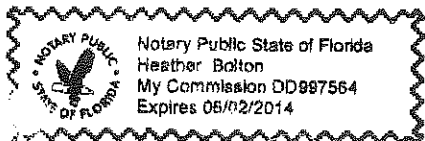
Sign Name of Notary Public
State of ()

Print Name of Notary Heather Bolton

Street Address, City, State and Zip Code 2308 SUNRISE KEY FL 33304

Commission Expires: 6/2/14
Seal:

Telephone No. & Fax No. 954-816-5993



APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.

3. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO HEIGHT RESTRICTIONS, AVIATION EASEMENTS, RUNWAY PROTECTION ZONES OR OTHER MATTERS RELATING TO "FORT LAUDERDALE INTERNATIONAL AIRPORT". BEFORE DESIGN OR CONSTRUCTION CONTACT THE BROWARD COUNTY AVIATION DEPARTMENT.

4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OF THE FEATURE IT REPRESENTS.

5. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED IN THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING AND MAPPING IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH BOUNDARY LINES AND LOCATE ABOVEGROUND IMPROVEMENTS.

6. THIS SURVEY IS "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".

7. OWNERSHIP OF FENCES AND WALLS WAS NOT DETERMINED BY STONER AND ASSOCIATES, INC. PROPERTY LINE TIES TO THESE IMPROVEMENTS ARE APPROXIMATE.

8. THE SURVEYOR DID NOT INSPECT THE PROPERTY FOR ENVIRONMENTAL HAZARDS OR JURISDICTIONAL WETLANDS.

9. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF THE SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS AT THAT TIME.

10. THE CONTOUR LINE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1988 (N.A.V.D. 88).

11. THE BEARINGS SHOWN HEREON ARE BASED ON N89°09'30"E., ALONG THE NORTH LINE OF PARCEL "A", RUNWAY LAKES FLL AIRPORT PLAT (PLAT 3), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 158, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

12. THE PROPERTY SHOWN HEREON CORRESPONDS TO BROWARD COUNTY AVIATION DEPARTMENT LEASE PARCELS NUMBERS 1600, 1601 AND 1602.

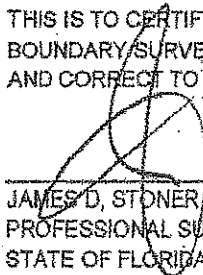
LEGAL DESCRIPTION:

PARCEL "A", RUNWAY LAKES FLL AIRPORT PLAT (PLAT 3), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE WITHIN BROWARD COUNTY, FLORIDA CONTAINING 1.65 ACRES (71,860 SQUARE FEET) MORE OR LESS.

CERTIFICATE:

THIS IS TO CERTIFY TO BROWARD COUNTY AVIATION DEPARTMENT THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.


JAMES D. STONER
PROFESSIONAL SURVEYOR AND MAPPER NO. LS. 4039
STATE OF FLORIDA

STONER & ASSOCIATES, INC. NO. L.B. 6633

RECEIVED
JUN 01 2011
Planning
Department

**BOUNDARY SURVEY
RUNWAY LAKES FLL AIRPORT
P.B. 158, PG. 2, B.C.R.
BROWARD COUNTY, FLORIDA**

DATE OF FIELD SURVEY: 6/22/98
DRAWN : JDLR
CHECKED: JDS
FIELD BOOK : 321/34

SEAL
NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

PROJECT
98-5757

SHEET NO.
1 OF 1

SW 26 TERRACE 1.65 ACRE PARCEL

The subject property is Parcel "A", Runway Lakes FLL Airport Plat (Plat 3)
Folio # 504220480100, West of SW 26 Terrace, 550' South of State Road 84.

0010
The owner of the parcel proposes to use the parcel for new and used boat sales and storage to compliment New River Marina, a full service marina facility located on State Road 84. *3001 W 26th St, Ft. Lauderdale*

The owner would like to fence the parcel with a security fence and clear and grade the parcel with crushed rock. Inside the fenced area, a small caretaker unit (400 sq ft or less) would be located at the rear of the property. The area would be compacted rock with proper drainage area, with a berm to prevent storm water run off, and security lighting.

*Gravel Drive
for
Modular Home
Sec. 265-100 (c) Requires
a paved parking surface.*

JIM NAUGLE
& COMPANY

JIM NAUGLE
Realtor

Office (954) 527-0835
Fax (954) 527-0865

P.O. Box 70
Fort Lauderdale, FL 33302 USA
jncorealty@aol.com

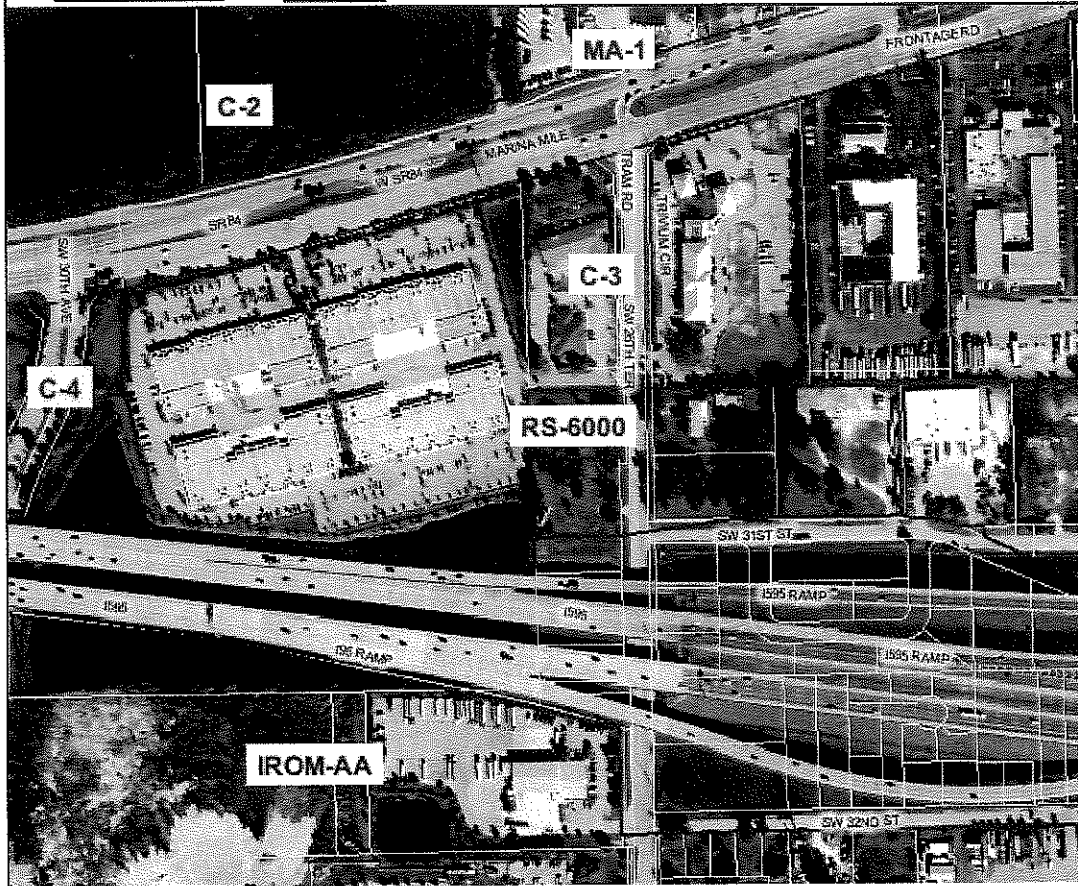


80 Ton Lift Full Service Shipyard

ALEX NICHOLS

3001 State Road 84
Ft. Lauderdale, FL 33312
Bus. (954) 584-2500
Fax (954) 791-7522
Cell (954) 816-5993
alex@newrivermarina.net

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



- City Zoning Codes
- Streets
- Parcels
- Aerials (2011)
- County Boundary

Map

0 156 ft

Created on 4/29/2011 9:14:11 AM using ArcIMS 4.0.1. © Copyright 2003 Broward County Property Appraiser



**RZ-15-11 REZONING
NOTICE OF PUBLIC HEARING
CITY OF DANIA BEACH**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Dania Beach City Commission, on Tuesday August 9, 2011 at 7:00 p.m., or as soon thereafter as possible in the Dania Beach City Commission Room, Administrative Center, 100 West Dania Beach Blvd., Dania Beach, Florida 33004, for the purpose of hearing any comments which might be made to the following request:

RZ-15-11: The applicant, Alex Nichols, property Owner is requesting a rezoning from Residential Single Family (RS-6000) to Industrial Research Office Marine – Airport Approach (IROM-AA) for the property general located at the NW corner of SW 31st Street and SW 26th Terrace (Tram Road), South of State Road 84 in Dania Beach, Florida.

ORDINANCE NO. 2011 - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING THE REQUEST MADE BY ALEX NICHOLS PROPERTY OWNER TO REZONE PROPERTY GENERALLY LOCATED AT THE NW CORNER OF SW 31ST STREET AND SW 26TH TERRACE (TRAM ROAD), SOUTH OF STATE ROAD 84 IN THE CITY OF DANIA BEACH, FLORIDA, AND LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM RESIDENTIAL SINGLE FAMILY (RS-6000) TO INDUSTRIAL RESEARCH OFFICE MARINA – AIRPORT APPROACH (IROM-AA), SUBJECT TO CERTAIN RESTRICTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

EXHIBIT "A" – Legal Description: PARCEL A, RUNWAY LAKES FLL AIRPORT PLAT (PLAT3), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE WITHIN BROWARD COUNTY, FLORIDA CONTAINING 1.765 ACRES (71,850 SQUARE FEET) MORE OR LESS.

Copies of the proposed request are available for viewing in the Community Development Department, 100 West Dania Beach Blvd., Dania Beach, Florida between the hours of 8:00 a.m. and 4:00 p.m., Monday – Friday please call (954) 924-6805 x3645 for more information. Interested parties may appear at the public hearing and be heard with respect to the proposed petition.

In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office, 100 W. Dania Beach Blvd, Dania Beach, FL 33004, (954) 924-6800 x3623, at least 48 hours prior to the meeting.

Please be advised that if a person decides to appeal any decision made by the Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not provide or prepare such record pursuant to f.s. 286.0105.

Lou Ann Patellaro
Building and Planning Operations Mgr.

Mail Friday July 29, 2011

LOCATION MAP



Rezoning
RZ-15-11
Alex Nichols
Runway Lakes FLL Airiport Plat 3

