



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 *CL*
Kristin Dion, AICP, Planner *KD*

SUBJECT: **SP-05-03MOD:** The applicant, Lazaro Monteagudo, on behalf of HH Oaks LLC, is requesting a modification to a previously approved site plan to allow for a swimming pool on an individual lot located at 2828 Hidden Harbour Court.

PROPERTY INFORMATION:

EXISTING ZONING	Planned Residential Development (PRD-1)
LAND USE	Low (5) Residential
OVERLAY DISTRICT	Westside Master Plan Study Area – Sub Area 1 Griffin Road West

The site is located in the Oaks at Hidden Harbour subdivision, which is just east of SW 30th Avenue, north of SW 45 Street. The development was approved by the City Commission on March 25, 2003 per Resolution 2003-046. The site plan provided for 55 dwelling units comprised of zero lot line homes and town homes, with accessory boat slips and a common area providing a swimming pool for the community.

According to the condition number 4 of Resolution 2003-046, installation of screen enclosures and/or patios shall require approval of a revised site plan by the City Commission. Screen enclosures must comply with building setback requirements. At this time, the applicant is requesting a revision to the site plan to allow for an individual patio and pool in the rear yard of unit number 35 of lot 21, building 7 on the approved site plan. A screen enclosure is not being proposed. The proposed pool patio is located one foot from the rear (south) lot line, one foot from the eastern side lot line, and six feet from the western side lot line. The total area of the proposed pool is 250 square feet, and the proposed paver patio is 126 square feet for a total of 376 square feet of additional impervious area.

The total site area of the development is 368,563 square feet. The existing impervious area including all paving and building footprints is 183,534 square feet. The addition of 376 square feet of impervious area has negligible impact on the total pervious area of the site. With the addition of the private pool and patio, the overall pervious area remains at approximately 49 per cent of the total site area.

STAFF RECOMMENDATION

Approval.



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: 6/24/11
 Petition No.: SP-20/11
SP-05-03 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: 2828 HIDDEN HARBOUR CT.

Lot(s): _____ Block: _____ Subdivision: OAKS AT HIDDEN HARBOUR

Recorded Plat Name: _____

Folio Number(s): 5042 29 51 0210 Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) HH OAKS LLC

Address of Applicant: 4949 SW 75 AVE

Business Telephone: 305-467 1002 Home: 780-487-4112 Fax: _____

Name of Property Owner: SAME AS ABOVE

Address of Property Owner: 49

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: SITE PLAN REVISION

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: _____ Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: _____ Proposed Use: _____

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

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) LAZARO MONTEAUVO to make and file the aforesaid application.

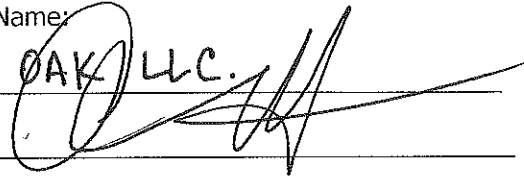
Sworn to and subscribed before me

This 22 day of July 2011

Corporation Name:

HH OAK LLC.

Signature:



Date: 7.19.11

ARNAUVO KARSENTI

(Print Name)

MANAGING MEMBER

(Print Title)

4949 SW 75 AVE MIAMI FL 33155
Street Address, City, State and Zip Code

786. 220. 0460 305. 663. 0440
Telephone No. & Fax No.



Sign Name of Notary Public
State of (Florida)

Ria Q. Picone

Print Name of Notary

Commission Expires: September 8, 2012
Seal: 0812



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 22 day of July 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.

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

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

ARNALDO KARSENIN
Print Name

Date

APPLICANT, CONSULTANT, OR LEGAL REPRESENTATIVE NOTARIZED SIGNATURE

Sworn to and subscribed before me

Applicant/Consultant/Representative:

This 22 day of JUNE 2011

Signature: [Signature]

Date: 6-22-11

LAZARO MONTENEGRO
(Print Name)

[Signature]
Sign Name of Notary Public
State of Florida
Ria Montenegro
Print Name of Notary

4444 SW 75 AVE MIAMI FL 33155
Street Address, City, State and Zip Code

Commission Expires: 09 08 12
Seal:

706-487-4412
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 ()

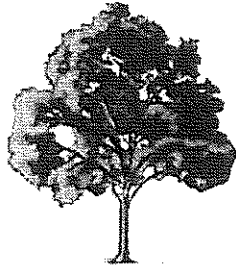
(Print Name)

Print Name of Notary

Street Address, City, State and Zip Code

Commission Expires: _____
Seal:

Telephone No. & Fax No.



The Oaks at Hidden Harbour HOA, Inc.

4449 Hidden Harbour Terrace – Dania Beach, Florida 33312 954-761-1899

Kristin Dion, AICP
Planner
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004-3643

July 26, 2011

Dear Kristin:

This letter is to inform you that regarding the townhome residence of David A. and Joan E. Skup 2828 Hidden Harbour Court in the Oaks at Hidden Harbour development, the owners have the right to construct a pool structure and has the Board of Directors consent to do so.

Please let us know should you have any questions.

Thanks,

Charlie Morris
Vice President – Director
Oaks at Hidden Harbour Association, Inc.

RESOLUTION NO. 2003- 046

A RESOLUTION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN REQUEST SUBMITTED BY MICHAEL SHIFF OF THE SHIFF GROUP, FOR PROPERTY GENERALLY LOCATED NORTH OF SW 45TH STREET, EAST OF SW 30TH AVENUE, WEST OF SW 28TH TERRACE AND SOUTH OF THE DANIA CUT-OFF CANAL, DANIA BEACH; 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, Michael Shiff of the Shiff Group has applied for site plan approval for the proposed construction of 55 dwelling units (zero lot line homes and town homes and accessory boat slips) to be generally located north of SW 45th Street, east of SW 30th Avenue, west of SW 28th Terrace and south of the Dania Cut-off Canal, Dania Beach; and

WHEREAS, the Planning & Zoning Advisory Board on January 22, 2003, recommended that the City Commission grant the site plan request (SP-05-03), 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-05-03) for site plan approval, a copy of which is attached and made a part of this Resolution as Exhibit "A" is approved, subject to the following:

- a) Town homes and zero lot line homes shall be limited to two stories, along SW 45th Street.

- b) The developer to construct a catch basin on SW 45th Street to address drainage in the area.
- c) Staff recommendation conditions as follows:
- (1) This project is located west of Ft. Lauderdale/Hollywood International Airport and may be impacted by current plans to extend the south parallel runway at the airport. The developer shall acknowledge and agree to provide notice to prospective purchasers of airport/runway expansion plans in HOA documents.
 - (2) Construction of the boat basin and parallel dockage will require multi-jurisdictional review and approval by federal, state, or county environmental permitting agencies. Please note that City Commission site plan approval of the boat basin and dockage creates no expectation of approval by any federal, state, and/or county environmental permitting agency.
 - (3) Building setbacks dimensions consistent with the approved site plan shall be clearly indicated on the construction plans.
 - (4) Installation of screen enclosures and/or patios shall require approval of a revised site plan by the City Commission. Please note screen enclosures must comply with building setback requirements.
 - (5) The applicant shall obtain the approval of the Assistant to the City Manager for any modifications to Griffin Marine Park, including approval of tree relocation, preservation, or replacement.
 - (6) Applicant to obtain the approval of Broward County Traffic Engineering regarding removal of the "no left turn" sign at SW 30th Avenue access.
 - (7) Applicant to show location of roll-out garbage containers. Applicant to identify location of mail boxes.
 - (8) Town homes located adjacent to SW 45th Street shall be limited to two stories in height.
 - (9) Identify a/c units on the site plan (a/c units may be prohibited in between zero lot line units based on window placement).
 - (10) Payment of additional cost recovery fees (as required) prior to issuance of any building permits.

(11) Applicant to comply with tree preservation, tree relocation, and landscape trust fund requirements. Prior to issuance of any tree removal permits, applicant to obtain City Commission approval of the final landscape plan, including Griffin Marine Park and proposed open space dedication areas. Landscape plan to show location of all wet and dry retention areas, including retention area cross-sections and dimensions.

(12) Prior to issuance of the last five certificates of occupancy, the City's landscape consultant shall evaluate the health of the preserved and relocated oak trees. If any oak trees are determined by the City's landscape consultant to be sick or dead due to improper relocation, lack of watering, lack of fertilization, or the result of failing to properly protect trees from adjacent construction, the applicant shall submit a revised landscape plan to the City Commission, including the payment of landscape fund fees for oak trees which the City's landscape consultant has determined cannot be saved. The revised landscape plan shall be approved by the Commission and required landscape fund fees shall be paid prior to issuance of the last five certificates of occupancy. Applicant shall not be responsible for oak trees which become sick or die from causes unrelated to the actions of the applicant as determined by the City's landscape consultant.

(13) Applicant to pay local park impact fees (set-off against open space dedication), landscape trust fund fees (as determined by the number and value of trees removed from the site) and tree removal permit fees prior to issuance of a building permit.

(14) Applicant to submit documentation of compliance with mammal/marsupial relocation requirements prior to tree removal or land clearing.

(15) Applicant shall clearly address the following parking issues on the building permit drawings: Provision for 121 parking spaces (excluding garage spaces) and parking detail sheet showing parking stall detail (typical and handicapped) and Type "D" curbing detail. Provide dimensions of parking spaces in front of each unit. Provide dimensions of internal garage space and garage doors. Provide dimension of turn-around area provided at the end of each dead end street. Show number of stacking spaces provided for visitors at entry call box. Identify on plans the location of entry gates or guard arms.

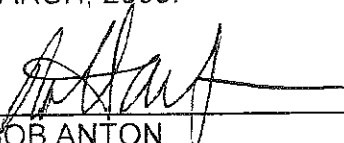
It is further noted that the original Site Plan is maintained in the office of the Growth Management Department of the City of Dania Beach.

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 18 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.

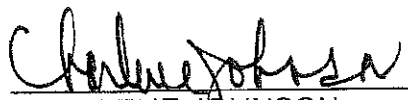
Section 4. That this resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS 25TH DAY OF MARCH, 2003.



BOB ANTON
MAYOR-COMMISSIONER


ATTEST:



CHARLENE JOHNSON
CITY CLERK

ROLL CALL:
COMMISSIONER CHUNN - YES
COMMISSIONER FLURY - YES
COMMISSIONER MIKES - NO
VICE-MAYOR MCELYEA - YES
MAYOR ANTON - YES

APPROVED AS TO FORM AND CORRECTNESS:

BY: 

THOMAS J. ANSBRO
CITY ATTORNEY

GENERAL NOTES

1. All dimensions are to the centerline of walls unless otherwise noted.
2. All openings are to be finished with the same material as the surrounding wall.
3. All doors are to be finished with the same material as the surrounding wall.
4. All windows are to be finished with the same material as the surrounding wall.
5. All stairs are to be finished with the same material as the surrounding wall.
6. All stairs are to be finished with the same material as the surrounding wall.
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9. All stairs are to be finished with the same material as the surrounding wall.
10. All stairs are to be finished with the same material as the surrounding wall.

NO.	DESCRIPTION	DATE	BY	CHK
1	Issue for Review	11-12-08	MS	MS
2	Issue for Construction	12-15-08	MS	MS

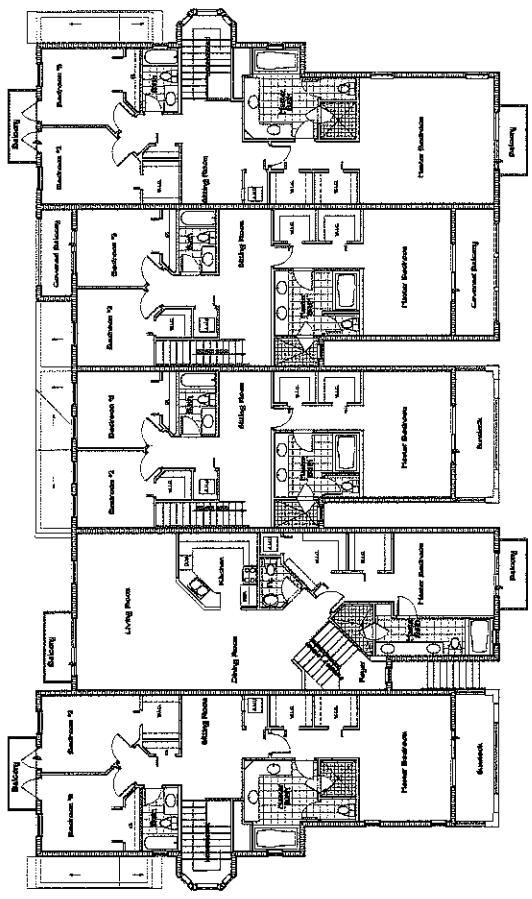
REVISIONS

DATE: 11-12-08
 BY: MS
 CHK: MS

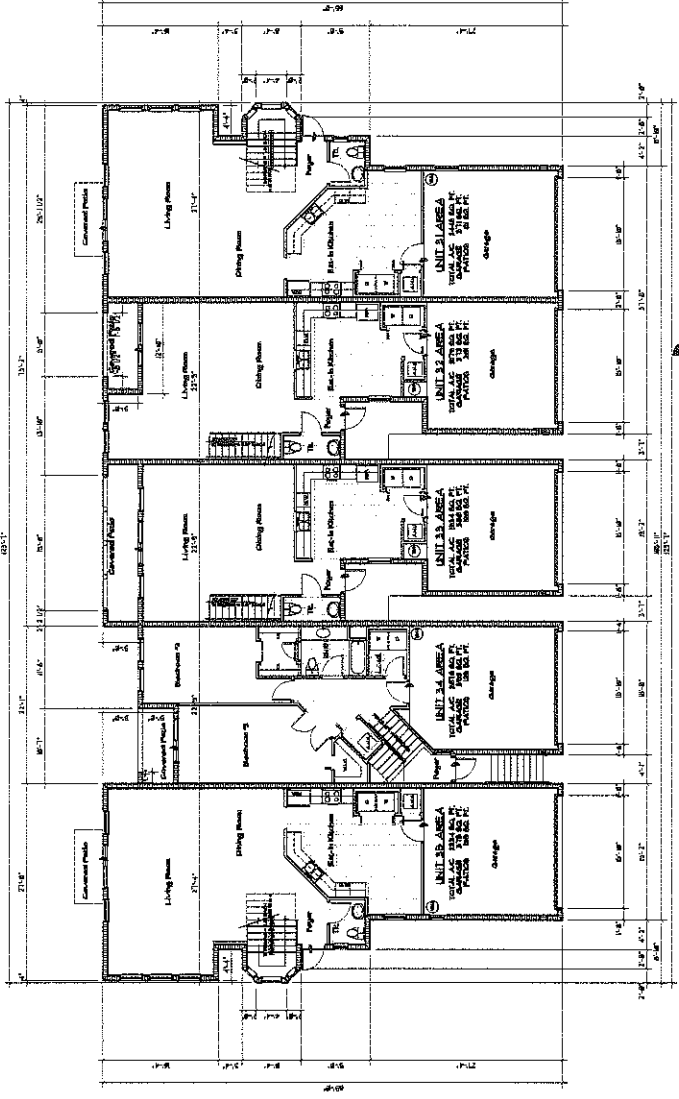
THE OAKS at HIDDEN HARBOR
 A WATER RELATED RESIDENTIAL DEVELOPMENT
 BY THE SHIFF GROUP

WALL TILE
 1/8" BUILDING
 PLAN
 UNITS 31-35
 SCALE: 1/8" = 1'-0"
 SHEET NUMBER

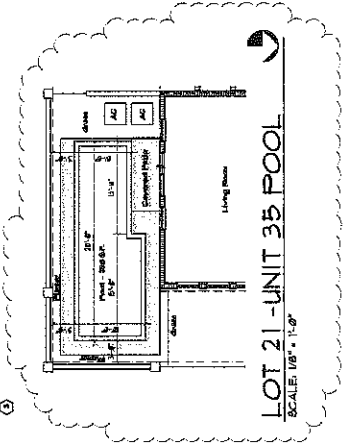
A-2



1/8" SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



1/8" FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



Revised Dania Beach Waterfront Project Statistics
 Dania Waterfront Development -----General Site Calculations

Area Description	Sq. Footage	Percentage
Gross Parcel Area	368,563	100%
Private Road Reservation (Road & Swale 40')	60,448	16.4%
Driveways	24,750	6.72%
Marina and Dock Walkways Area	42,525	11.54%
Park and Recreation Area – Open Space	105,536	28.64%
Dedication to City of Dania Beach	9,300	2.52%
S.W. 45 th Street Buffer & Drainage Strip	6,390	1.72%
Entry Feature	12,443	3.4%
Sub-Total of Above	261,642	71%
Townhouse Lot Areas:		
End Units (16)	28,860	7.83%
Mid Units (27)	39,926	10.83%
New Pool Lot 21 Unit 35	250	.06%
Sub-Total Townhouses	68,786	18.66%
Zero Lot Line Units (12)	38,135	10.34%
Grand Total	368,563	100%
Impervious Area		
Pavement including all driveways	74,113	
Ground Coverage Townhomes	68,786	
Ground Coverage Zero Lot Lines	38,135	
Ground Coverage Recreation Center	2,500	
New Pool Lot 21 Unit 35	250	
Total Impervious area	183,784	
Pervious Area	368,563 – 183,784=	184,779
Pervious Area as a Percent of total		49.86%